

LEGAL NOTICE

WORCESTER TOWNSHIP ZONING HEARING BOARD

NOTICE: Per §150-224 of the Worcester Township Zoning Ordinance, as amended (“Zoning Ordinance”), the Worcester Township Zoning Hearing Board will conduct public hearings on Monday, November 2, 2026, at 6:30 PM at the Worcester Township Community Hall, 1031 Valley Forge Road, Worcester, PA, as to:

Application 2026-09 –Applicant, Thompson Family Trust, legal owner of the property located at 3221 Water Street Road, Worcester Township, Montgomery County, PA, TPN 67-00-03853-00-4, in the AGR-Agricultural Zoning District, requests a variance from Section 150-11.B of the Zoning Ordinance to permit a short-term rental/tourist home use.

Application 2026-10 – Applicant, Burnett Farm and Garden, LLC, tenant of the property located at 2590 Bean Road/1698 Whitehall Road, Worcester Township, Montgomery County, PA, TPN 67-00-04057-00-7 in the AGR–Agricultural Zoning District for modifications of conditions imposed in Zoning Hearing Board Decision No. 2024-09 regarding expansion of retail and operational limitations related to the operation of a plant nursery, tree care business, and garden center, and in the alternative, variances from Section 150-11 of the Zoning Ordinance to allow such uses.

Application 2026-11 - Vincent and Barbara Cane, owners of record of a vacant lot on Germantown Pike, between Valley Forge Road and Windy Hill Road, near the intersection with Vienna Avenue, Worcester Township, Montgomery County, PA, TPN 67-00-01516-00-1, located in the C-Commercial Zoning District for a modification of the expiration condition imposed in ZHB Decision No. 2025-08 and a Variance from Section 150-225 of the Zoning Ordinance, to allow an additional year to acquire building permits for the proposed single-family dwelling on the subject property.

Application 2026-12 - Applicant, Jim Crawford, legal owner of the property located at 2511 Crestline Drive, Worcester Township, Montgomery County, PA, TPN 67-00-00689-71-1, in the R-50 Residential Zoning District, requests a variance from Section 150-22 of the Zoning Ordinance to permit impervious coverage of 36%, rather than the 35% permitted, and a variance from Section 150-177.A.(1)(b) to establish a 10.5 setback, rather than the 15 feet required, related to the installation of a covered deck.

Application 2026-13 - Applicant, Melanie Nasuti, legal owner of the property located at 2617 Windstorm Way, Worcester Township, Montgomery County, PA, TPN 67-00-04102-11-8, in the AGR-Agricultural Zoning District, requests a variance from Section 150-110.7 of the Zoning Ordinance to permit impervious coverage of 26.5%, rather than the 25% permitted, related to the installation of a patio.

Applications may be examined at the Township Office, 1721 Valley Forge Rd., M-F, 7AM-4:30PM. At the time of the hearing, any person or party interested will have full opportunity to be heard. The Board reserves the right to conduct such other business as may come before it. Persons with a disability who wish to attend the public hearings and require an accommodation to participate in the hearings should contact Worcester Township at (610) 584-1410.

Michael R. Libor, Esq., Chair
Michael E. Furey, Esq., Solicitor