

2011 WORCESTER TOWNSHIP ZONING HEARING BOARD

APPLICANT	DESCRIPTION	HEARING DATE
<p>APPL #11-06 MAMAN 2051 & 2101 BERKS RD</p>	<p>ZONED – “LPD”</p> <ul style="list-style-type: none"> • VARIANCE FROM SECTION 150-15(A) TO PERMIT A STABLE TO BE ERECTED THAT MEASURES 20’ IN HEIGHT (15’ IS THE MAXIMUM HEIGHT ALLOWED FOR ACCESSORY STRUCTURES). • VARIANCE FROM SECTION 150-177(B) (5) TO PERMIT A PRIVATE STABLE ON LESS THAN 5 ACRES. • VARIANCE FROM 150-177(B) (5) TO PERMIT A PRIVATE STABLE WITHIN 150’ OF A PROPERTY LINE. • VARIANCE FROM 150-192(B) TO PERMIT A CORRAL TO BE LOCATED LESS THAN 75’ FROM A PROPERTY LINE. <p align="center">AND/ OR</p> <ul style="list-style-type: none"> • SUCH OTHER RELIEF; INCLUDING BUT NOT LIMITED TO INTERPRETATIONS, AS THE BOARD MAY DEEM NECESSARY OR APPROPRIATE. <p>RECORD CLOSED. ZONING HEARING BOARD HAS TAKEN RENDERING A DECISION UNDER ADVISEMENT. THE DECISION IS SCHEDULED FOR ANNOUNCEMENT AT THE JULY 26th, 2011 ZONING HEARING BOARD MEETING. CONTINUANCE REQUESTED AND 45 DAY WAIVER GRANTED BY APPLICANT FOR ZONING HEARING BOARD TO RENDER DECISION AT THE AUGUST 23, 2011 MEETING.</p> <p align="center">“APPLICATION WITHDRAWN BY APPLICANT ON 8/22/2011.”</p>	<p>6/28/2011 7/26/2011 8/23/2011 WITHDRAWN</p>
<p>APPL #11-07 FIELDS 2993 ARTMAR RD</p>	<p>ZONED – “R-75”</p> <p>THE FOLLOWING RELIEF HAS BEEN REQUESTED TO PERMIT THE CONVERSION OF THE EXISTING OFFICE INTO AN IN-LAW SUITE:</p> <ul style="list-style-type: none"> • SPECIAL EXCEPTION AND/OR IN THE ALTERNATIVE, A VARIANCE PURSUANT TO SECTION 150-163 TO PERMIT A CHANGE IN USE OF THE EXISTING NON-CONFORMING OFFICE AS AN IN-LAW SUITE. • VARIANCE FROM SECTION 150-75 TO PERMIT TWO SINGLE-FAMILY DETACHED DWELLINGS ON THE PROPERTY. • VARIANCE FROM SECTION 150-76 TO PERMIT THE EXISTING UNDERSIZED LOT AREA. • VARIANCE FROM SECTION 150-77 TO PERMIT THE EXISTING UNDERSIZED YARD 	<p>7/26/2011</p>

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<p>APPL #11-07 FIELDS 2993 ARTMAR RD</p>	<ul style="list-style-type: none"> • SETBACKS. • SPECIAL EXCEPTION PURSUANT TO SECTION 150-9, DEFINITION OF “FAMILY”, TO PERMIT TWO DWELLINGS AT THE PROPERTY, ONE OF WHICH SHALL CONTAIN AN “IN-LAW SUITE”, FOR FAMILY MEMBERS WHO HAVE NOT YET REACHED THE AGE OF 60. <p>“SPECIAL EXCEPTION REQUESTS GRANTED ON 7/26/2011.”</p>	<p>7/26/2011</p>
<p>APPL #11-08 GROWING GREENER PARTNERS/ WILLOW CREEK FARMS, LP 3125 STUMP HALL RD/ 3220 HEEBNER RD</p>	<p>ZONED – “AGR” WILLOW CREEK FARMS, LP HAS OPERATED A FARM AND FARM MARKET ON THE PROPERTY IN RECENT YEARS PURSUANT TO AND IN ACCORDANCE WITH A CONDITIONAL USE GRANTED BY ORDER OF THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP DATED JUNE 18, 2003. WILLOW CREEK FARMS, LP HAS SUBLEASED THE FARM AND FARM MARKET TO GROWING GREENER PARTNERS, WHICH INTENDS TO USE THE FARM MARKET IN FULL ACCORDANCE WITH THE APPROVED CONDITIONAL USE.</p> <p>GROWING GREENER PARTNERS HAS APPLIED FOR A VARIANCE FROM SECTION 150-11(D)(6)(b) WHICH PROVIDES THAT A FARM MARKET BE OWNED AND OPERATED BY THE OWNER OR IMMEDIATE FAMILY OF THE OWNER OF THE PARCEL OF LAND, SINCE WILLOW CREEK FARMS, LP REMAINS THE IMMEDIATE OWNER OF THE LAND.</p> <p>RECORD CLOSED. ZONING HEARING BOARD IS UNDER LEGAL ADVISEMENT. THE DECISION IS SCHEDULED FOR ANNOUNCEMENT AT THE SEPTEMBER 27, 2011 HEARING. WAIVER GRANTED BY APPLICANT FOR ZONING HEARING BOARD TO RENDER DECISION AT THE DECEMBER 20, 2011 MEETING.</p> <p>“APPLICATION WITHDRAWN BY APPLICANT ON 11/21/2011.”</p>	<p>8/23/2011 9/27/2011 12/20/2011 WITHDRAWN</p>
<p>APPL #11-09 FARMER 3122 WATER ST</p>	<p>ZONED – “AGR” VARIANCE FROM SECTION 150-13(3)(a) TO PERMIT THE PROPOSED ADDITION TO PROJECT 6’ FEET 4” INCHES INTO THE SIDE YARD SETBACK. THE SIDE YARD SETBACK REQUIREMENT IS 50’ FEET.</p> <p>“GRANTED 8/23/2011”</p>	<p>8/23/2011</p>

APPLICANT	DESCRIPTION	HEARING DATE
APPL #11-10 DIPRINZIO 3118 GERMANTOWN PK	ZONED – “RO” VARIANCE FROM SECTION 150-93(A) TO PERMIT A FRONT YARD SETBACK OF 50’ RATHER THAN THE REQUIRED 60’ IN ORDER TO CONSTRUCT A 24’ x 24’ GARAGE AT THE PREMISE. THE RECORD HAS BEEN KEPT OPEN FOR FURTHER REVIEW BY THE TOWNSHIP ENGINEER & STAFF REGARDING THE RIPARIAN CORRIDOR AND ITS IMPACT ON THE APPLICATION. THE RECORD SHALL CONTINUE AT THE 12/20/2011 HEARING. “APPLICATION WITHDRAWN BY APPLICANT ON 12/15/2011.”	11/22/2011 12/20/2011 WITHDRAWN
APPL #11-11 BEHRLE 2201 VALLEY FORGE RD	ZONED – “R-175” THE FOLLOWING RELIEF HAS BEEN REQUESTED TO PERMIT A 1 STORY ADDITION, PATIO, & POOL AT THE PREMISES: <ul style="list-style-type: none"> • SPECIAL EXCEPTION PURSUANT TO SECTION 150-166(B) TO PERMIT EXPANSION OF A NONCONFORMING BUILDING WHICH DOES NOT EXCEED 25% OF THE GROSS SQUARE FOOTAGE OF THE FLOOR • VARIANCE FROM SECTION 150-181(C) TO PERMIT A PATIO TO LOCATED WITHIN THE FRONT YARD SETBACK • VARIANCE FROM SECTION 150-177(B)(3) TO PERMIT A SWIMMING POOL TO BE LOCATED WITHIN THE FRONT YARD SETBACK “GRANTED 11/22/2011”	11/22/2011
APPL #11-12 BOYD’S CARDINAL HOLLOW WINERY CORP. 2665 SKIPPACK PK	ZONED – “R-175” THE FOLLOWING RELIEF HAS BEEN REQUESTED TO PERMIT THE PREMISE TO BE USED AS A WINERY: <ul style="list-style-type: none"> • SPECIAL EXCEPTION PURSUANT TO SECTION 150-163 TO PERMIT THE CHANGE FROM ONE NONCONFORMING USE TO ANOTHER AND/ OR TO PERMIT A CHANGE OF USE OF A MORE RESTRICTIVE ZONING CLASSIFICATION THAN RESTAURANT; OR IN THE ALTERNATIVE • VARIANCE FROM SECTION 150-35 TO PERMIT WINERY USE, AND • VARIANCE FROM SECTION 150-38(B) TO PERMIT GREATER IMPERVIOUS 	11/22/2011 WITHDRAWN

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APPL #11-12 BOYD'S CARDINAL HOLLOW WINERY CORP. 2665 SKIPPAK PK	COVERAGE THAT WHAT IS PERMITTED IN THE CODE "APPLICATION WITHDRAWN BY APPLICANT ON 11/11/2011."	11/22/2011 WITHDRAWN
APPL #11-13 NEW CINGULAR WIRELESS PARCEL #: 67-00-05001-00-8 SITE NO: PAL01543/ CITY PARK BERKS RD NORTHWEST OF LANDIS RD & SOUTHWEST OF VALLEY FORGE RD	ZONED – "R-175" VARIANCE FROM SECTION 150-39 TO PERMIT AN UPGRADE OF ITS EXISTING TELECOMMUNICATIONS FACILITY TO INCLUDE 3 NEW LTE ANTENNAS TO BE INSTALLED AT A HEIGHT OF 114' FEET, ROUGHLY 2' FEET HIGHER THAN PREVIOUSLY APPROVED BY THE ZONING HEARING BOARD PURSUANT TO DECISION NO. #00-17. "GRANTED 12/20/2011"	12/20/2011

Last Revised: 12/21/2011