

**BEFORE THE ZONING HEARING BOARD OF WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

IN RE: APPLICATION OF
BLUE EAGLE PROPERTY, LLC

NO. 2019-14
APPLICATION FOR VARIANCES

DECISION

The Applicant/Owner, Blue Eagle Property, LLC, proposes to expand one of the buildings on the property located at 3019 Germantown Pike, Worcester Township, in the R-100 Residential and AGR-Agricultural Zoning Districts.

A public hearing on the above Application was held on December 17, 2019 at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance, as amended (hereinafter "Zoning Ordinance") and the Pennsylvania Municipalities Planning Code. Upon consideration of the evidence and testimony presented regarding the Application, the Zoning Hearing Board of Worcester Township enters the following Order:

ORDER

- (1) Variances from Sections 150-162.1 and 150-162.2 of the Zoning Ordinance, so as to permit expansion of the nonconforming building, are **GRANTED**.
- (2) Variances from Sections 150-67 and 150-11, so as to permit office use, are **GRANTED**.
- (3) The condition imposed by this Board's Decision at No. 1986-08, prohibiting expansion of the building, is modified so as to permit the expansion as shown on the plans, however, there shall be no further expansions of the buildings on the property without further relief from the Zoning Hearing Board.

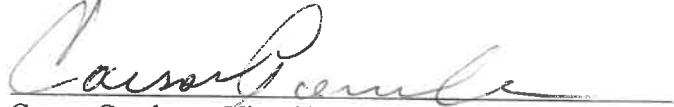
This Decision is subject to the following conditions:

1. The Applicant shall construct the additions to the building in conformity with the Plans marked as Exhibits A-5, A-7, A-8, A-9 and A-10. The use of the building shall be limited to office use. There shall be no further expansions of the buildings on the property without further relief from the Zoning Hearing Board.
2. The Applicant shall apply for and obtain all applicable Township, County and State permits and approvals relative to the construction and use in a timely manner.
3. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
4. Except as permitted by prior Decisions of this Board, the use of the subject property shall otherwise comply with the Worcester Township Code, including, but not limited to, all storm water management, fencing, setback, parking, lighting, sign and noise regulations, and all other codes, regulations and ordinances of Worcester Township.
5. Pursuant to Section 150-225 of the Worcester Township Zoning Ordinance, a special exception or variance shall expire if the applicant fails to obtain a permit in connection therewith within one (1) year of the date of authorization thereof. When land development/subdivision approval is required, the special exception or variance shall expire if the applicant fails to make a diligent effort to obtain such approval within six (6) months following the date of the Zoning Hearing Board's Order. Upon receipt of land development/subdivision approval, the special exception or variance shall expire if a building permit is not obtained within six (6) months of the date of the land development/subdivision approval. The expiration date for obtaining the building permit as set forth herein may be extended by the Township for two (2) successive six (6) month periods, if, in the opinion of the Zoning Officer, the applicant is diligently pursuing the building permit.

WORCESTER TOWNSHIP ZONING HEARING BOARD



Michael Libor, Chair



Caesar Gambone, Vice Chair



John D'Lauro, Secretary

Alternate

Bradford Smith

Order Entered: 1-2-20

Circulation Date: 1-2-20

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the Circulation Date set forth above. The Board reserves the right to prepare Findings of Fact and Conclusions of Law in support of this Decision if an appeal is filed.