

AGENDA
WORCESTER TOWNSHIP ZONING HEARING BOARD
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
TUESDAY, APRIL 26, 2022, 6:00 PM

1. Application 21-14 – Nancy A. Palmer and Stephen T. Palmer, III, Trustees of the Stephen T. Palmer, Jr. Residuary Trust, Antonia W. Palmer, Executrix and Stephen T. Palmer III, Executor of the Bruce B. Palmer Estates, Marilyn K. Palmer, Trustee of the Wayne L. Palmer Living Trust, and Roberta P. Body, Owners of Record of 2951 Skippack Pike, Lansdale, PA, consisting of TPNs 670003223004, 670003427007, and 670003424001, portion of which are located in the LPD Land Preservation District, C Commercial District, and R-75 Residential District, has filed a substantive validity challenge to the Zoning Ordinance pursuant to §916.1(a)(1) of the Pennsylvania Municipalities Planning Code, as to the allowance of research facilities, hotels, indoor recreational facilities, clinics, department stores and supermarkets.
2. Application 21-17 – Lee A. & Thomas C. Williamson, Owners of 3112 Skippack Pike, Worcester, PA, TPN 670003383006, located in the R-100 Residential District, having requested the Zoning Hearing Board grant a reasonable accommodation pursuant to the Fair Housing Act to permit sober living residences at three dwelling units at the property, have amended the application to seek: (1) special exceptions pursuant to Zoning Ordinance §150-9, definition of “Family” to permit three unrelated individuals to reside in one unit and four unrelated individuals to reside in a second unit, and (2) variances from §150-9, definition of “Family”, and §150-67 to allow up to eight persons unrelated by blood, marriage or legal adoption to reside as a single housekeeping unit in the third dwelling unit, with a total occupancy at the property of fifteen (15) individuals.
3. Application 22-04 – MikeLen, LCC, Owner in Equity of a portion of 2961 Artmar Road, Worcester PA, TPN 670000103001, and John Haganir, Owner of Record of same property, located in the R-75 Residential District, seek a special exception from Zoning Ordinance §150-163 to permit a nonconforming use of a building or premises to be changed to a use of the same or of a more restricted zoning classification or, in the alternate, a variance from §150-77.A to allow a less than 50’ front-yard setback and/or a less than 35’ front-yard setback at a corner lot.
4. Application 22-05 – Ben & Cynthia Gallo, 3048 Mill Road, Worcester, PA, TPN 670002425028, located in the AGR Agricultural District and R-175 Residential District, seek a variance from Zoning Ordinance §150-182.K to permit a driveway pillar greater than five feet in height.
5. Application 22-06 – Michael Owen & Layla Abubshait, 1895 Cassel Road, Worcester, PA, TPN 670002648236, located in the AGR Agricultural District, seek a variance from Zoning Ordinance §150-182.A to permit a fence within a property-line setback.