

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 Tuesday, May 5, 2026, at 6:30 PM at the Worcester Township Community Hall, 1031 Valley Forge Road, Worcester, PA, as to:

Application 25-13 - Continuation of the hearing regarding the application of Primrose School Franchising Company, LLC, equitable owner, to construct and operate a child day-care center at 1501 North Wales Road, Worcester Township, Montgomery County, PA, TPN 67-00-02608-00-7, located in the C-Commercial and AGR-Agricultural Zoning Districts, requesting a variance from Zoning Ordinance §150-118.B, to permit a 15,415 SF building, rather than the 6,500 SF permitted, and variances from Zoning Ordinance §150-147.C(1), §150-150.B, and §150-150.D, to permit a 54 SF internally-illuminated freestanding sign, and two (2) internally-illuminated building-mounted wall signs.

Application 26-02 - Applicant, Methacton School District, legal owner, proposes to demolish and reconstruct a portion of the high school at 1001 Kriebel Mill Road, Worcester Township, Montgomery County, PA, TPN 67-00-01393-00-7, located in the AGR-Agricultural Zoning District, and requests the following variances from the Zoning Ordinance:

1. A variance from Section 150-13.B(2) of the Zoning Ordinance to permit a 147-foot setback from the ultimate right-of-way of Kriebel Mill Road, rather than the 250 feet required.
2. A variance from Section 150-162.1 of the Zoning Ordinance to permit expansion/extension of the nonconforming structure without complying with the required setback regulations.
3. A variance from Section 150-14.B of the Zoning Ordinance to permit an 8% increase in impervious coverage, rather than the 40% permitted.
4. A variance from Section 150-16.B(1) of the Zoning Ordinance to permit parking and parent drop off drive aisles within the required front yard setback along Kriebel Mill Road.

5. A variance from Section 150-16.B(2) of the Zoning Ordinance to permit parking and parent drop off drive aisles within 100 feet of the property line along Kriebel Mill Road.
6. A variance from Section 150-200.A of the Zoning Ordinance to permit the installation of exterior parking lot and driveway lighting 20 feet above grade, rather than the 12 feet above grade permitted.

Application 26-03 - Applicant, Commerce Pursuit Capital, LP, equitable owner, proposes to build a townhouse development at 1035 N. Trooper Road, Worcester Township, Montgomery County, PA, TPN 67-00-01540-00-4, located in the R-100 Residential, C-Commercial, and MR Multi-Residential Overlay Zoning Districts, and appeals the determination of the Zoning Officer regarding the definition of a building “story”, and in the alternative, requests a variance from Section 150-87.A(1) of the Zoning Ordinance to permit the proposed townhouses with walk-out basements to exceed 2 stories in height.

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