

**NOTICE
ZONING HEARING BOARD
LANSDALE, PENNSYLVANIA**

NOTICE is hereby given by the Borough of Lansdale that the following Zoning applications will be heard at a public hearing scheduled for Tuesday, June 21, 2016 at Lansdale Borough Hall, One Vine Street, Lansdale, PA. The hearings are as follows and will be heard at 7:30 p.m.

To hear the application of:

1. **LKP Properties LLC**, c/o Brian W. Derbyshire, 100 Christopher Lane, Harleysville, PA 19438 (“Applicant”). The Applicant is the owner of real property located at 503 Walnut Street, on the corner of Walnut and 5th Streets, Block 12, Unit 28, Lansdale Borough, Montgomery County, Pennsylvania (“Subject Property”). The Subject Property is located in the Class C Residential Zoning District of Lansdale Borough, and the Applicant proposes to build a two family duplex dwelling. The Applicant has requested an interpretation from Section 122-1002, that the existing dwelling is a pre-existing two family dwelling, and is being fully converted back to that use. Alternatively, the Applicant has requested a variance to convert the existing building to a two family dwelling. The Applicant is also requesting zoning relief from Section 122-2003(A)(3), to allow off-street parking between the street line and the building.

2. **John Daveler**, 333 S. Valley Forge Road, Lansdale, PA 19446 (“Applicant”). The Applicant is the owner of real property located at 333 S. Valley Forge Road, Lansdale Borough, Montgomery County, Pennsylvania, Parcel No. 11-00-11064-00-4 (“Subject Property”). The Applicant has requested zoning relief from Section 122-2204(A)(1) and (E), to allow an accessory structure in excess of 700 square feet, and to allow more than two accessory buildings on the Subject Property. The Applicant proposes a structure of 1,144 square feet, and wishes to keep the existing shed and gazebo on the Subject Property.

3. **Lansdale United Methodist Church**, 300 North Broad Street, Lansdale, PA 19446 (“Applicant”). The Applicant is the owner of real property located at 300 North Broad Street, Lansdale Borough, Montgomery County, Pennsylvania, Tax Parcel No. 11-11-00736-00-9, Block 13, Unit 39 (“Subject Property”). The Subject Property is located in the Business Base Zoning District, along with the Downtown Business and the Professional Office and Specialty Restaurant Conservation Overlay Districts. The Applicant has requested zoning relief from Section 122-1912(B), to allow a changeable electronic variable message sign (CEVMS) in a zoning district other than the Industrial Zoning District.

4. **Kartikeya N. Patel**, 6284 Fulton Avenue West, Bensalem, PA 19020 (“Applicant”). The Applicant has entered into a signed Agreement of Sale for the purchase of 310 & 320 S. Broad Street, Lansdale Borough, Montgomery County, Pennsylvania (“Subject Property”). The Applicant is requesting a Special Exception, pursuant to Section 122-1501, to allow an Adult Day Care facility at the site of the former Marjeane Caterers, as the proposed use is of the same general character as those uses specifically permitted in the zoning district.

All interested parties will be given an opportunity to be heard. At the completion of the hearing, the Board will continue in public meeting to discuss the above Applications and to render its decision thereon, unless it deems additional time is required for consideration and discussion, in which latter case it will hold an adjourned Public Meeting at an announced date and time for that purpose.

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