

**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, October 18, 2022 at Lansdale Borough Hall, One Vine Street, Lansdale, PA. The hearings are as follows and will be heard at 7:00 p.m.

To hear the applications of:

1. **Harborview Rehab & Care Center Lansdale**, 25 W. Fifth Street, Lansdale, PA (hereinafter “Applicant”). The Applicant runs a nursing home and care center on real estate owned by GPH Lansdale LP, 1000 Fianna Way, Fort Smith, AR, Tax Parcel No. 11-000508-00-4, Lansdale Borough, Montgomery County, Pennsylvania (hereinafter “Subject Property”). The Subject Property is located in the Residential Class C Zoning District and is an existing non-conforming use. The Applicant is requesting zoning relief from §405-604.D to allow the Applicant to build a structure to contain a fire pump that will encroach into the required side yard setback by approximately 4 feet.

2. **C&J Automotive of Lansdale**, 750 N. Cannon Avenue, Lansdale, PA (hereinafter “Applicant”). The Subject Property is 750 N. Cannon Avenue, Tax Parcel No. 11-0004734-00-7, Block 11-02, Unit 7, Lansdale Borough, Montgomery County, Pennsylvania (hereinafter “Subject Property”). The Subject Property is owned by Nicholas Sheridan, 125 Forge Hill Lane, Lansdale, PA. The Subject Property is located in the Industrial Zoning District of Lansdale Borough and part of the Business Park Overlay District. The Applicant is seeking relief from §405-1511.A to allow a reduced parking setback to add an additional 14 space parking lot to the Subject Property.

3. **401 W. Main, LLC**, 834 Pennsylvania Blvd., Suite 101, Feasterville, PA (hereinafter “Applicant”). The Applicant is the equitable owner of real property located at 401-403 W. Main Street, Tax Parcel No. 11-0009544-00-3, Lansdale Borough, Montgomery County, Pennsylvania (hereinafter “Subject Property”). The Subject Property is located in the Business District and is also part of the Professional Office and Specialty Restaurant Conservation (POSRC) and the Downtown Business Overlay Districts. The Applicant has requested zoning relief from Section 405-1700 to 1709 to permit reduced off-street parking and to eliminate the required loading and unloading area. The Applicant is also requesting zoning relief from Section 405-3504 to have an increased density of up to 32 apartment dwellings on the Subject Property.

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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BOROUGH OF LANSDALE