



HATFIELD TOWNSHIP ZONING HEARING BOARD AGENDA
September 28, 2023
7:00 P.M.

I. CALL TO ORDER

- II. PUBLIC HEARINGS – The Board may deliberate and announce decisions for any of the applications listed below.

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Hatfield Township (the “Board”) will meet on **Thursday, September 28, 2023 at 7:00 p.m.**, in the Hatfield Township Building, 1950 School Road, Hatfield PA, to conduct public hearings on the applications listed below, together with any other business coming before the Board, at which time interested citizens may attend and will be given the opportunity to be heard:

Z23-17 Edmund and Colleen Bresnahan request variances from Hatfield Township Zoning Ordinance (the “Ordinance”) §282-26.B (Yard regulations) and §282-202.B(1) (Accessory uses) to allow an additional shed within the required 20-foot side yard setback of real property used as a single-family dwelling, located in the Township’s RA-1 Residential District at 1600 Lynrose Circle, designated as Montgomery County Parcel 35-00-06377-284.

Z23-18 Jeffrey Fink requests variances from Hatfield Township Zoning Ordinance §282-147.B (Side yards) and §282-193.E (Extension by special exception) to allow an addition within the required 50-foot side yard setback of real property used as a single-family dwelling, located in the Township’s LI-Light Industrial District at 2966 East Walnut Street, designated as Montgomery County Parcel 35-00-10996-003.

Z23-19 VegTrug USA, Inc. requests a variance from Hatfield Township Zoning Ordinance §282-182.A(2) (Signs) to allow a 490 square-foot sign upon real property located within the Township’s LIRC-Light Industrial Restricted Commercial District, at 1900 Bethlehem Pike (Suite 130), designated as Montgomery County Parcel 35-00-00460-018.

Z23-21 Light of Mine LLC requests a variance from Hatfield Township Zoning Ordinance §282-105 (Use regulations) to allow a day care use upon real property located in Hatfield Township’s LPO-Limited Professional Office District, at 2321 North Broad Street, designated as Montgomery County Parcel 35-00-01117-009.

Z23-20 Kerrstead Farm Family LLC appeals the Zoning Officer’s determination that Hatfield Township Zoning Ordinance (the “Ordinance”) §282-203.B(1)(c) (Flag lots) prohibits an 8-lot “re-subdivision” creating three flag lots; and, in the alternative, a variance from that same Ordinance Section to allow three flag lots as part of the desired 8-lot “re-subdivision” of real property located in Hatfield Township’s RA-1 Residential District at 2504 and 2544 Trewigtown Road, designated as Montgomery County Parcels 35-00-10441-009, 35-00-10438-003, and 35-00-10444-006.

III. ADJOURN