



HATFIELD TOWNSHIP ZONING HEARING BOARD AGENDA

October 26, 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, October 26, 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:

Z23-04 Approval Extension – WB Homes Land Acquisition, LP received approval from the Hatfield Zoning Hearing Board in January 2023 and is requesting the Zoning Hearing Board grant an extension to the Z23-04 approval.

Z23-22 Hatfield Township Municipal Authority requests variances from Hatfield Township Zoning Ordinance (the “Ordinance”) §282-172 (Uses permitted); §282-173 (Uses prohibited); and §282-201 (Fences and walls) to allow grading, construction, and placement of a wall, fencing, stone leveling pad, and related structures upon, and partially within the open space of, real property in Hatfield Township’s C-Commercial District commonly referred to as 3200 Advance Lane and designated as Montgomery County Parcels further identified in the submitted application. Applicant further requests a variance from Ordinance §282-232 (Expiration), to postpone variance expiration to a date no sooner than three years following approval thereof.

Z23-23 Cornerbrook LLC requests the following relief from the Hatfield Township Zoning Ordinance (the “Ordinance”) to allow thirteen (13) apartment units in two (2) buildings proposed upon real property located in the Township’s C-Commercial District at 958 Old Bethlehem Pike, designated as Montgomery County Parcel 35-00-00505-009:

- * a variance from Ordinance §282-121 to allow the proposed apartment use;
- * a *de minimus* variance from Ordinance §282-124.B to allow 61% impervious surface coverage, where the Ordinance mandates a maximum of 60%;
- * a variance from the Ordinance §282-190 requirement for a separate off-street loading space; and
- * a modification of conditions previously imposed upon the subject property by a prior February 23, 2023 Decision of the Board.

Z23-24 Hatfield Volunteer Fire Company requests a variance from Hatfield Township Zoning Ordinance §282-201 (Fences and walls) to allow an eight (8) foot high security fence within required setbacks of real property located within the Township’s LI – Light Industrial District at 380 Fairgrounds Road, designated as Montgomery County Parcel 35-00-04691-008.

Z23-25 John Devlin requests a variance from Hatfield Township Zoning Ordinance §282-26.A (Front yard) to allow a front door portico within the required 50-foot front yard setback upon real property located in Hatfield Township’s RA-1 Residential District at 2036 Roosevelt Boulevard, designated as Montgomery County Parcel 35-00-09463-006.

III. ADJOURN