

**HATFIELD TOWNSHIP ZONING HEARING BOARD
HEARING NOTICE**

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Hatfield Township (the “Board”) will meet on **Thursday, February 25, 2021 at 7:00 p.m.**, to conduct public hearings on the applications described below. Due to restrictions related to the COVID-19 pandemic and the Governor’s Disaster Declaration, these hearings will be conducted virtually through the use of telecommunication devices on a Zoom Conference platform. Further information for participation in the hearings will be provided on the Hatfield Township website, www.hatfield.org at least 24 hours prior to commencement of the hearings. The public may also submit questions or comments, received no later than January 20, 2021, by mail to the Hatfield Township Building, 1950 School Road, Hatfield PA, or by email to kamey@hatfield.org :

Z20-19 Francesco and Maria Tosco request variances from the Hatfield Township Zoning Ordinance Sections listed below to permit re-development of an existing restaurant upon properties located in Hatfield Township’s C-Commercial and RA-1 Residential Districts commonly referred to as 1431 Cowpath Road and designated as Montgomery County Parcels 35-00-02518-003; 35-00-07498-009; and 35-00-07495-003:

- §282-24 (Use regulations);
 - §282-27 (Coverage regulations);
 - §282-29 (Parking regulations);
 - §282-123 (Yard regulations);
 - §282-124 (Coverage regulations);
 - §282-126 (Parking regulations); and
 - §282-186 (Required off-street parking facilities)
- together with any other relief deemed necessary or appropriate by the Board.

Z20-20 JW Acquisitions, LLC requests variances from the Hatfield Township Zoning Ordinance Sections listed below relative to a proposed two-lot residential subdivision upon property located in the Hatfield Township’s RA-1 Residential District at 2010 East Vine Street and designated as Montgomery County Parcel 35-00-10588-006:

- §282-25.A (Minimum lot area);
 - §282-25.B (Minimum lot width); and
 - §282-203.I (Flag lots)
- together with any other relief deemed necessary or appropriate by the Board.

Z21-01 **Gavin Property Management, LLC** requests a variance from the Hatfield Township Zoning Ordinance §282-12 (Use regulations) to permit single-family residential, contractor, and agricultural uses associated replacement of two existing barns with a new pole barn structure upon real property located in Hatfield Township's ER Residential District at 1426 Derstine Road designated as Montgomery County Parcel 35-00-02893-006, together with any other relief deemed necessary or appropriate by the Board.

Z21-02 **Kirit and Jaymina Patel** request a variance from the Hatfield Township Zoning Ordinance Section §282-26 (Yard regulations) for a front yard setback less than 50 feet to accommodate a proposed addition to a residence upon real property known 2081 Hawthorne Lane, Montgomery County Parcel 35-00-04660-354, together with any other relief deemed necessary or appropriate by the Board.

To be inserted in **The Reporter** on Thursday, February 11, 2021, and Thursday, February 18, 2021. Please send proof of publication to Joseph C. Kuhls, Esquire, of Kuhls Law, 500 Office Center Drive, Suite 400, Fort Washington PA 19034 (and jckuhls@kuhlslaw.com) by Monday, February 22, 2021.