



HATFIELD TOWNSHIP ZONING HEARING BOARD AGENDA
September 25, 2025
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 25, 2025 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, including (without limitation) action upon pending applications and appeals, and extensions of previously-granted relief, at which time interested citizens may attend and will be given the opportunity to be heard:

Z25-13 Andrew Gist requests the following relief from the Hatfield Township Zoning Ordinance (the “Ordinance”) to facilitate the construction of an additional non-profit housekeeping unit accessory to a single-family dwelling upon real property located in the RA-1 Residential District at 2184 Stewart Drive, further designated as Montgomery County Parcel 35-00-10130-34-7:

- a) a Variance from Ordinance §282-26.B to allow a 10-foot side yard setback; and
- b) a Variance from the Ordinance §282-6 definition of “Family” to allow a second non-profit housekeeping unit with an area of 750 square feet.

Z25-14 PB6 Auto LLC requests a Special Exception pursuant to Ordinance §282-121 to allow an automotive repair shop upon real property located in the C Commercial District at 1341 N. Broad Street, further identified as Montgomery County Parcel 35-00-01213-00-3.

Z25-15 Missing Marble FLP requests the following relief from the Ordinance to facilitate the consolidation of two properties and the construction of a new warehouse building upon real property located in the LI Light Industrial District at 3413 and 3419 Unionville Pike, further identified as Montgomery County Parcels 35-00-10504-00-9 and 35-00-10507-00-6:

- a) a Variance from Ordinance §282-147.A to allow a front yard setback of 39.64 feet;
- b) a Variance from Ordinance §282-147.B(1) to allow a side yard setback of 25 feet; and
- c) a Variance from Ordinance §282-147.C to allow a rear yard setback of 33.64 feet.

Z25-16 Imprint Beer Company LLC requests the following relief from the Ordinance to expand the operations of a brewery upon real property located in the LI Light Industrial District at 1500 Industry Road, Suites O and R, further designated as Montgomery County Parcel 35-00-04833-36-1:

- a) a modification of conditions previously imposed by the Board's Decisions on October 27, 2017, June 1, 2018, and November 30, 2018, including (among other things) conditions related to hours of operation, food sales, and items to be offered for sale; and
- b) a Variance from Ordinance §282-145 to expand existing operations (as modified) into new area.

Z25-17 Shelly and Christopher Williams request the following relief from the Ordinance to facilitate the lining of an existing pond with concrete and the construction of a car port accessory to a single-family dwelling upon real property located in the RA-1 Residential District at 2425 Trewigtown Road, further identified as Montgomery County Parcel 35-00-10318-00-6:

- a) a Variance from Ordinance §282-27.B(1) to allow impervious surface coverage beyond 35%;
- b) a Variance from Ordinance §282-173.A to allow construction of an accessory structure within the Floodplain Conservation District; and
- c) a Variance from Ordinance §282-173.A to allow concrete lining of an existing pond within the Floodplain Conservation District.

III. ADJOURN