

## **UPPER MERION TOWNSHIP ZONING HEARING BOARD NOTICE**

Notice is hereby given that the Zoning Hearing Board of Upper Merion Township will hold a public meeting on Wednesday, February 6, 2013 at 7:00 p.m. in Freedom Hall at the Upper Merion Township Building, 175 West Valley Forge Road, King of Prussia, Pennsylvania, to hear the following matters:

NO. 2012-21 The application of Roland W. Muller and Anh Pham, as to a certain property located at 123 Gypsy Lane. The property is located in the R-1 Residential Zoning District. The applicant is requesting a variance from section 165-22 in order to convert the existing single family dwelling into a Bed and Breakfast facility.

NO. 2012- 30 The application of VF Center Associates, L.P., as to a certain property located at 105 Town Center Road and 205 Dekalb Pike (a.k.a Route 202), which is commonly known as the Valley Forge Shopping Center. The property is located in the SC-Shopping Center Zoning District. The applicant seeks a special exception in accordance with section 165-168.O of the Upper Merion Township Code to allow two "special signs". The applicant also seeks certain interpretations of, or in the alternative seeks variances from the provisions of (i) section 165-168.M.1(b) to permit four entrance signs in excess of 100 s.f., (ii) section 165-168.M.1(c) to permit entrance signs that are not separated by at least 400 feet, (iii) section 165-168.M.1(d) to permit more than three entrance signs for a single shopping center, (iv) section 165-168.A(1) to permit a retail store with two qualifying building frontages to have various wall mounted signs in excess of 300 s.f., (v) section 165-168.A(1) to permit a retail store with only one Building Frontage to have various wall mounted signs on two building facades, (vi) section 165-168.A to permit a freestanding coffeehouse/restaurant to have various wall mounted signs on four building facades, (vii) section 165-168.A to permit a freestanding restaurant to have various wall mounted signs on three building facades, (viii) section 165-168.A to permit a retail store and mattress retailer to each have various wall mounted signs on three building facades, (ix) section 165-168.A(1) to permit a retail store to have various wall mounted signs on its principal Building Frontage in excess of 300 s.f., and (x) section 165-168.A(2) to permit a retail store to have various wall mounted signs on its secondary Building Frontage in excess of 100 s.f.

NO. 2013-34 The application of Pep Boys, as to a certain property located at 214 East Dekalb Pike. The property is located in the HI Heavy Industrial and CO Commercial Office Zoning Districts. The applicant is requesting the following relief: 1) Special exception pursuant to Section 165-97.C to permit the proposed Automotive Service Center (including the retail sales of automotive parts) in the CO District as a use of the same general character as the other uses in the CO District; in the alternative, a use variance from Section 165-97.A to permit the proposed use for an Automotive Service Center (including the sale retail sales of automotive parts in the CO District. 2) Variance pursuant to Section 165-153 to permit retail sales of automotive parts in the HI District.

If you require assistance in attending the meeting, please contact the ADA Coordinator at least 24 hours in advance at Tel. No. 610-265-2600.

Mark A. Zadroga, Zoning Officer