

**NOTICE
ZONING HEARING BOARD
LANSDALE, PENNSYLVANIA**

NOTICE is hereby given by the Borough of Lansdale that the following Zoning applications will be heard at a public hearing scheduled for Tuesday, September 21, 2021 at Lansdale Borough Hall, One Vine Street, Lansdale, PA. The hearings are as follows and will be heard at 7:00 p.m.

To hear the applications of:

1. **Andrew McDermott**, 110 Susquehanna Avenue, Lansdale, PA 19446 (hereinafter "Applicant"). The Applicant is the owner of real property located at 110 Susquehanna Avenue, Tax Parcel No. 11-00-16224-00-1, Lansdale Borough, Montgomery County, Pennsylvania (hereinafter "Subject Property"). The Subject Property is located in the Residential C Zoning District, and the Applicant is requesting multiple zoning relief to construct a larger garage on the Subject Property. The Applicant has requested a special exception from Section 407-1901.A to have an accessory structure greater than 580 square feet. The Applicant has also requested zoning relief from Section 405-1904.A(1) and (3) to allow a total area of 1408 square feet, where only 700 square feet is permitted; and to allow an accessory structure that does not comply with all yard requirements for the District in which it is located. The Applicant has also requested zoning relief from Section 405-1904.E to allow a height of 22 feet, and from Section 405-1604.C and D(1), and E, to allow reduced front yard, side yard, and rear yard setbacks.

2. **ABP Investments, Inc.**, 775 Pennlyn Blue Bell Pike, Blue Bell, PA 19422 (hereinafter "Applicant"). The Applicant is the equitable owner of real estate located at 138 W. Fifth Street and 440 Pierce Street, Tax Parcel Nos. 11-00-13196-00-5 and 11-00-05320-00-6, Lansdale Borough, Montgomery County, Pennsylvania (hereinafter "Subject Property"). The Subject Property is located in the Industrial District and the Downtown Business Overlay District. The Applicant has requested zoning relief to demolish the existing buildings and construct a duplex and a quadraplex building with a total of six (6) units. The Applicant has requested zoning relief from Section 405-1905 to allow parking to be located 5' from the railroad right-of-way, where 10' is required; from Section 405-1703.A(6) to allow parking to be located 5' from the rear of the building, where 20' is required; from Section 405-3504 to allow the proposed building to be located within 50' of a Residential District; and from Section 405-3205 to allow a quadraplex and duplex dwelling units in said Districts, or alternatively, to make an interpretation that said quadraplex and duplex dwellings are multi-family dwellings as described in the Zoning Code.

All interested parties will be given an opportunity to be heard. At the completion of the hearing, the Board will continue in public meeting to discuss the above Applications and to render its decision thereon, unless it deems additional time is required for consideration and discussion, in which latter case it will hold an adjourned Public Meeting at an announced date and time for that purpose.

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