

NOTICE

THE SCHUYLKILL TOWNSHIP ZONING HEARING BOARD will meet at 7:00 p.m., prevailing time, on Monday, September 10, 2018, at the Schuylkill Township Building, 111 Valley Park Road, Phoenixville, Pennsylvania, to hear the following:

THE APPLICATION OF WHITEHORSE ROAD-PHOENIXVILLE, LLC, APPLICATION #2018-04. The properties are UPI Nos. 27-6A-73, 27-6A-86 and 27-6A-85, also known as 808 Valley Forge Road, 11 S. Whitehorse Road and 19 S. Whitehorse Road, respectively. The applicant is the equitable owner of the properties, which are located in the C-Commercial District of the Township, totaling approximately 111,118 square feet. The Applicant proposes to consolidate the parcels and then subdivide them into two lots; Lot 1 will comprise 69,991 square feet and will be developed with a 4,736 square foot Wawa convenience store with fuel dispensing facilities, and Lot 2 will comprise 41,127 square feet and will retain the Jacob Rossiter dwelling and will be developed with a 3,840 square foot retail building. The Applicant seeks variances from §§370-79 and 370-87 (Lot size, height, area and bulk regulations) to permit a side yard width not abutting a street of 3 feet where 25 feet is required. Applicant also seeks the following variances: §§370-86.H(3), 370-86.J (Permitted use regulations) and 370-171 (Two uses on one lot in Commercial District) to allow two permitted uses on one lot that which does not contain the required minimum of five acres; §370-169.C (Convenience store) to permit a portion of the fueling canopy covering gasoline pumps to be set back less than the required 75 feet from the legal right-of-way line; §§370-177.B(2) and 370-177.B(2)(a) (Administrative Research, Commercial and Industrial District regulations) to permit six signs for the Wawa convenience store use where the number of permitted signs is three, and to permit three signs that exceed the maximum 50 square feet in area on any one side, and to permit a total of 241.38 square feet of exposed sign area where 100 square feet is permitted; §370-183.C (General parking and loading requirements) to permit parking spaces to be located closer than the required distance of ½ the yard width or depth along the subdivision line, and any other such relief deemed necessary by the Zoning Hearing Board.

The Board may consider other such matters as may properly come before it.

All persons desiring to be heard may attend and be heard. If any person who wishes to attend the meeting has a disability and/or requires auxiliary aid, service or other accommodation to observe or participate in the proceedings, please contact the Township Manager at 610-933-5843 to discuss how those needs may be best accommodated.

**SCHUYLKILL TOWNSHIP
ZONING HEARING BOARD**
Patrick M. McKenna, Solicitor