

Legal Notice
Upper Hanover Township

Notice is hereby given that Upper Hanover Township has received an application to the Zoning Hearing Board from 644 Gravel Pike Associates, LLC located at 644 Gravel Pike, East Greenville, PA 18041 in Upper Hanover Township, Tax Parcel Number 57-00-01456-00-8, Block 26, Unit 16. The property is currently zoned CB Commercial Business District, and the proposed uses is Retail and apartment(s) above. The application is for seven variances and/or interpretations as follows:

1. A variance under Section 500-836 to permit more than one principal use on A lot.
2. In the alternative to the preceding variance for more than use per lot, the Applicant seeks an interpretation from the ZHB that such a variance is required. Sections 500-1503.E and 500-1503.F imply that the Zoning Ordinance permits more than one use per lot in the CB zoning district. Section 500-1503.E allows building coverage to be divided between two or more buildings on any one lot and Section 500-1503.F allows each story of a building to be "divided into no more than two leasable spaces, each of which may contain a permitted use." Here, the Applicant proposes multiple uses in two separate buildings as leasable spaces.
3. A variance from Section 500-702.D.(6) to allow the expansion of a non- conforming building by an amount greater than 25% of its gross floor area and that does not comply with the dimensional standards of the CB zoning district.
4. A variance from Section 500-1503.C.(2)(b) to allow the building expansion to be 6.65 feet from the side property line where 50 feet is required. The current building is 7.77 feet.
5. A variance from Section 500-1503.J.(1) to allow off street parking less than 10 feet from the existing building.
6. A variance from Section 500-1503.J.(2)(a) to allow off street parking to be less than 25 feet from the property line abutting a non-residential use.
7. A variance from Section 500-1503.J.(2)(b) to allow off street parking to be less than 50 feet from a property line abutting a residential use.
8. A variance from Section 500-1503.1 to allow impervious surface coverage of 69.6% where the Ordinance has a maximum impervious surface coverage of 65% in the CB Commercial Business Zoning District.
 - (a) The Applicant believes that relief should be granted because without the additional relief, no use can be made of the second existing structure on the property. The proposed uses are permitted by right and given the size and shape of the property, the Applicant is unable to comply with the dimensional requirements of the CB Zoning District.

The Upper Hanover Township Zoning Hearing Board will convene at 7:00 PM at the Upper Hanover Township Building, 1704 Pillsbury Road, East Greenville, PA 18041 on Wednesday, November 15, 2023 to consider this application. The hearing is open to the public and the application is available at the Township Building for inspection during normal business hours. Questions can be directed to Anne W. Klepfer, Township Manager at aklepfer@upperhanovertownship.org.