



HATFIELD TOWNSHIP ZONING HEARING BOARD AGENDA
September 26, 2024
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 26, 2024 at 7:00 p.m.**, in the Hatfield Township Building, 1950 School Road, Hatfield PA, to conduct a public hearing on the application listed below, together with any other business coming before the Board, at which time interested citizens may attend and will be given the opportunity to be heard:

Z23-20 Kerrstead Farm Family LLC requests an additional one-year extension pursuant to Hatfield Township Zoning Ordinance §282-232, of Variances granted by the Board on September 28, 2023 to allow three flag lots within an eight-lot subdivision at real property located in the RA-1 Residential District on Trewigtown Road.

Z23-23 Corner Brook LLC requests an additional one-year extension pursuant to Hatfield Township Zoning Ordinance §282-232, of Variances granted by the Board on October 26, 2023 to allow 13 apartment units and 61% impervious surface coverage at real property located in the C-Commercial District in the vicinity of 958 Old Bethlehem Pike, now or formerly designated as Montgomery County Parcel 35-00-00505-00-9.

Z24-11 Electronic Mechanical Services USA Inc. requests the following relief pursuant to, and from, the Hatfield Township Zoning Ordinance (the “Ordinance”) to allow a manufacturing and assembly business to include (among other things) the restoration, shipping, and overseas sales of used and damaged vehicles upon real property located in the C-Commercial District at 1313 North Broad Street, further identified as Montgomery County Parcel 35-00-01222-00-3:

- a) a Special Exception pursuant to Ordinance §282-121.K(6), or (in the alternative) a Variance from Ordinance Section 282-121, to allow the proposed uses; and
- b) a Variance from Ordinance §282-186 to allow fewer than the required number of parking spaces.

Z24-12 Parsons Barbecue, LLC requests the following relief pursuant to, and from, the Hatfield Township Zoning Ordinance (the “Ordinance”) to allow (in addition to existing retail, office, and residential uses) a new restaurant with outdoor smokers upon real property located in the C-Commercial District at 808 Bethlehem Pike, further identified as Montgomery County Parcel 35-00-00544-00-6:

- a) a Special Exception pursuant to (or Variance from) Ordinance §§282-127.D and E to allow all uses described above; and
- b) Variances from Ordinance §282-126 and Ordinance §282-186.B(10) to allow fewer than the required number of parking spaces.

Z24-13 HD Investments LLC requests the following relief pursuant to, and from, the Hatfield Township Zoning Ordinance (the “Ordinance”) to allow parking and storage associated with paving and sealcoating operations upon real property located in the C-Commercial District on Walnut Street, identified as Montgomery County Parcel 35-00-11205-00-1:

- a) a Variance from the use regulations of Ordinance §282-121; and
- b) Variances from Ordinance §282-123.A to allow less than the required 50’ minimum front yard setback along Walnut Street and abutting paper street.

III. ADJOURN