

Upper Chichester Zoning Hearing Board
April 6, 2021 – 7:00pm
Agenda

I. Call the meeting to order

II. Pledge of Allegiance

III. Roll Call

IV. Presentations

3300 Market Street - M&C Enterprises

Applicant Extension requested to April, 2021

(10-5-20(1)) The petition of M & C Enterprises Inc., appealing Ordinance Violation Notice dated July 22, 2020,

Sect 600.61 Uses permitted by right, in a C2 Highway Commercial District.

In the alternative the Applicant will be seeking a Variance from Zoning Ordinance No. 678, Adopted Dec. 13, 2012

Sect 600.61 to allow for “machine shop, welding and fabrication” at 3300 Market Street Aston PA19014, the location of the property

4260 Bethel Rd.

UCT received a written application on February 15, 2021

Applicant is proposing to sub-divide into six lots.

(4-6-21(1)) The petition of Ellen Diamond for Variances and Special Exceptions from Zoning Ordinance No. 678, Adopted Dec. 13, 2012

Variances:

#1 – Sect 600- 124 (A)(1)(e) to allow structures to be located less than 20 feet from the edge of a very steep or steep slope. Lots 1, 2, 3 and 6

Special Exceptions:

#2 – 600- 124 (B)(1)(C) to allow driveways in an area of steep slope. Lots 1 and 6

The location of the property is 4260 Bethel Road, Boothwyn PA 19061 and is zoned R1

1832 Plum Street

UCT received a written application on March 2, 2021.

Applicant is requesting rear yard setback from 50’ required to 20’ request for the construction of an addition.

(4-6-21(2)) The petition of Christine Thompson for Variance from Zoning Ordinance No. 678, Adopted Dec. 13, 2012

Sect 600– 22 (A)(8) Rear Yard Set Back from 50 ft. required to 20ft., for the construction of a 20ft. by 30ft. addition.

The location of the property is 1832 Plum St. Boothwyn, PA 19061 and is zoned R2.

464 A Conchester Ave

UCT received the written application on March 5, 2021(94-5-21(3)) Applicant is proposing a Drive thru Dunkin on C-2 parcel on Rte. 322

(4-6-21(3))Several variances are being requested for yard setbacks, buffer and landscaping and parking regulations.

Signage variances are being requested.

Future Application

3709 Chichester Avenue – WP Boothwyn, LLC

UCT received a written application on Dec 31, 2020 but a complete application with a zoning denial on January 8, 2021.

(3-2-21(1)) Applicant is a proposing a self-storage facility building consisting of two buildings with footprints of 42,100 square feet for building A and 17,200 square feet for building B, along with associated improvements.

Applicant is proposing a self-storage facility and is requesting the following relief:

1. Use variance for a self-storage facility pursuant to § 600-52;
2. De Minimis/dimensional variance for front and rear yards pursuant to § 600.56.A(3) and (5);
3. De Minimis/dimensional variance for the building coverage pursuant to § 600.56.A(6); and
4. Any other relief deemed necessary by the Zoning Hearing Board.

V. Public General Comment

VI. Other

VII. Adjournment