

NOTICE IS HEREBY GIVEN that the East Whiteland Township Zoning Hearing Board will hold an in-person public meeting and hearing on Monday, June 26, 2023, beginning at 7:15 p.m., at the East Whiteland Township Building, 209 Conestoga Road, Frazer, Pennsylvania, to consider and potentially act upon the following Zoning Applications:

Appeal No. 2023-01: Application of Covenant United Presbyterian Church, owner of the property located at 384 Lancaster Ave., Frazer, PA, which is presently improved as “The Covent Community Life Center” and “The People’s Pantry at Church Road”, and more particularly identified as UPI No. 42-4-304-E (the “Property”). Applicant is seeking a variance from the district boundary line setback requirement pursuant to Section 200-33(C) (Development Standards for FC Frontage Commercial District – with reference to Section 200-31 (Development Standards for Mixed Use Districts – with reference to Table of Development Standards for Mixed Use Districts (Attachment 7)) of the Ordinance in order to construct a 20’ x 33’ addition to The People’s Pantry at Church Road building for additional storage space and a glass enclosed entry vestibule. The Property is located in the FC Frontage Commercial District which requires a 20 foot district boundary line setback, whereas Applicant is requesting a 5 foot district boundary line setback.

Appeal No. 2023-03: Application of Great Valley Owners Association c/o Brite Realty, who is an association of owners of the Great Valley Corporate Center and created to maintain the common areas for the benefit of the Corporate Center. WPT Land 2 LP is the owner of certain real estate within the Corporate Center located at 2 West Liberty Blvd. (UPI No. 42-4-29.2); 40 Liberty Blvd. (UPI No. 42-4-53.15); and 7 Great Valley Parkway (UPI No. 42-2-12) (collectively the “Property”). The Property is located in the O/BP Office/Business Park District. Applicant is seeking a variance from Section 200-83.F(1) (Article XIII. Signs. Signs Permitted in all districts; exceptions – Development identification sign in O/BP District for large office development) of the Ordinance in order to update, modernize and replace the existing signage currently located at various locations at the Property with three (3) new freestanding signs – one at each Property access point identifying the Great Valley Corporate Center. Pursuant to Section 200-83.F(1), two (2) single-faced development identification signs are permitted per intersection providing access to large office developments, subject to certain area, illumination and height restrictions. Applicant is also seeking variances from Section 200-83.F(1)(a) to permit the maximum sign area of each sign to exceed 60 square feet; Section 200-83.F(1)(b) to permit the signs to be internally illuminated rather than indirectly illuminated; and Section 200-83.F(1)(c) to permit the signs to be a maximum height above the finished grade of 14 feet rather than the maximum height of 6 feet above finished grade.

The Board may also conduct and act upon such other business or continued matters as may come before it.

Anyone with a disability requiring a special accommodation to attend the hearing should notify the Township at 610-648-0600. The Township will make every effort to provide a reasonable accommodation.

Andrew D.H. Rau, Esquire
Zoning Hearing Board Solicitor