

NOTICE

The Zoning Hearing Board of Upper Providence Township will meet on **Tuesday, March 25, 2025, at 7:00 p.m.**, in the Upper Providence Township Administration Building, 1286 Black Rock Road, Phoenixville, Pennsylvania, and hold a public hearing to consider the following:

APPLICATION NO. 25-01 of **CRESSON 4, LLC**, owner of legal title; **CONCERNING** certain premises situate at 600 Cresson Boulevard, Upper Providence Township, Montgomery County, Pennsylvania, in the M-1 Office & Limited Industrial District, containing an 25,400 s.f. building with associated parking, bearing Tax Parcel No. 61-00-03697-50-8; **REQUESTING** the following relief from provision of the Upper Providence Township Zoning Ordinance: (i) a **variance** from **Section 300-540** (providing that a building or group of buildings may be erected, altered or used and a lot may be used or occupied only for specific uses and no other); (ii) a **variance** to **Section 300-540.K(1)** (providing that accessory uses on the same lot may include storing within a completely enclosed building in conjunction with a permitted use); (iii) a **variance** to **Section 300-576.B.(2)(a)** (providing off-street parking spaces with proper access from street or alley shall be provided for a retail shop to allow one space for each 100 s.f. of gross floor area); (iv) a **variance** to **Section 300-579.A.** (providing that all parking lots in industrial or commercial districts shall not be for the sale, repair or dismantling of any vehicles, equipment, materials or supplies); **TO PERMIT** (i) the retrofit of the former sports casino building for a Tractor Supply retail store; (ii) outside storage in conjunction with the requested retail use; (iii) 226 off-street parking spaces where 254 spaces is required; and, (iv) seasonal outdoor sales displays.

The meeting and hearing will be held in-person. All citizens and interested persons may appear, in-person, at the hearing, and will be given the opportunity by the Zoning Hearing Board to participate and be heard. If you would like to review the Application, or are a person with a disability and require accommodations to attend or participate in the hearing, please contact the Township at 610-933-9179. Any individual wishing party status has a right to obtain an attorney.

The Zoning Hearing Board reserves the right, at the meeting, to consider such other matters and to conduct such other business as may properly come before the Board.

Alex Zacney
Chairman

Michael B. Murray, Jr., Esquire
Solicitor