

NOTICE

The Zoning Hearing Board of Upper Providence Township will meet on **Tuesday, June 24, 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. 25-06 of **RISE UP TOWERS, LLC**, tenant with permission of owner of legal title; **CONCERNING** certain premises situate at 101 Station Avenue, Upper Providence Township, Montgomery County, Pennsylvania, in the M-2 Manufacturing Industrial Zoning District, containing a 20.89-acre lot, bearing Tax Parcel No. 61-00-04480-00-4; **REQUESTING** the following relief from provision of the Upper Providence Township Zoning Ordinance: (i) a **variance** from **Section 300-108** (providing for permitted uses within the Floodplain Conservation District); (ii) a **variance** from **Section 300-109** (relating to prohibited uses within the Floodplain Conservation District); **TO PERMIT** a wireless telecommunications facility within the Floodplain Conservation District.

APPLICATION NO. 25-08 of **FLAGSHIP PENNSYLVANIA PROPCO, LLC**, owner of equitable title; **CONCERNING** certain premises situate at 1851 Ridge Pike, Upper Providence Township, Montgomery County, Pennsylvania, in the NC Neighborhood Commercial Zoning District, containing an approximate 1.19-acre lot, bearing Tax Parcel No. 61-00-04402-00-1; **REQUESTING** the following relief from provision of the Upper Providence Township Zoning Ordinance: (i) a **variance** from **Section 300-505** (providing for permitted uses within the Zoning District); (ii) a **special exception** to **Section 300-581.B** (providing that the requirement of at least one permanently maintained off-street loading and unloading space shall be provided may be waived); (iii) a **variance** to **Section 300-506.B(2)(b)[1]** (providing a 20-foot parking area setback requirement); (iv) a **variance** to **Section 300-506.C(5)** (providing front yard requirement for shade trees and landscaping); (v) a **variance** from **Section 506.B(1)(b)[2]** in conjunction with **Section 506.C(5)(a)[2]** (providing for minimum side yard buffer and minimum side yard setback requirements); **TO PERMIT**: (i) a car washing facility in the Zoning District; (ii) the waiver of the loading space requirement; (iii) a minimum front parking setback of no less than three (3) feet; (iv) modified landscaping requirements pursuant to the request for the front yard setback; (v) a minimum side yard setback of 6.5 feet for the buffer area.

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