

## NOTICE

The Zoning Hearing Board of Upper Providence Township will meet on **Tuesday, August 26, 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. 25-05 of MOSCIAIELLO DEVELOPMENT, LLC, owner of legal title; CONCERNING certain premises situate at Mennoite Road, Upper Providence Township, Montgomery County, Pennsylvania in the R-3 Residential-Agricultural Zoning District, with an area of 11.15 acres, bearing Tax Parcel Nos. 0100-03634-013 and 0100-05072-00-0, REQUESTING the following relief from provision of the Upper Providence Township Zoning Ordinance: (i) a variance from **Section 300-382.A(4)** (providing that at least some portion of the perimeter of the receiving tract shall be adjacent to a commercial, office, or industrial district or be adjacent to a R-3 or R-4 District or a residential development with an average lot size of 30,000 s.f. or less); **TO PERMIT** a transfer of development rights in which the receiving tract does not share a perimeter any of the above districts or developments to allow a proposed sixteen lot residential subdivision.

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

The application has been withdrawn and the hearing scheduled for August 26, 2025 at 7:00 has been cancelled. Copies of the withdrawal letter can be reviewed at the Township building. Please call the Director of Planning, Geoffrey Grace, AICP at 610-933-9179 with any questions.