

The Upper Gwynedd Township Zoning Hearing Board will hold a public hearing at the Township Building, Parkside Place, at 7:00 p.m. on Tuesday, December 22, 2015

**Hearing No. 15-21;** Cottage Avenue Realty LP, 1030 Reed Ave., Suite 100, Wyomissing, PA 19610 has filed an Application requesting certain zoning relief to permit the construction of a twin homes development on properties located at 80 and 100 Cottage Avenue, West Point (Upper Gwynedd) PA, 19486 which are currently located in an LI Limited Industrial Zoning District and are the subject of an outstanding rezoning Application to rezone said properties to an R-4 Residential Zoning District and Applicant is the equitable owner of the subject properties.

The following zoning relief is requested from an R-4 Residential Zoning District:

1. A 1.1 acre tract area variance from Article V, section 195-14G(1)(a) of the Upper Gwynedd Township Zoning Code (Code) to permit the minimum tract area to be less than the required 5 acres.
2. A density variance from Article V, section 195-14G(1)(c) of the Code to permit a maximum of 22 twin homes on the properties in accordance with the plan which will be presented at the time of the hearing.
3. Screening and softening buffer variances from Article IV, section 195-9O(1) and (2) of the Code to permit a 16 ft. high wall along the rear of the propertie by the concrete crushing operation and an 8 ft. high fence along the railroad tracks instead of the required screening and softening buffers.
4. Special exceptions pursuant to Article IV, section 195-9I of the Code for the 16 ft. high wall and the 8 ft. high fence.