



BOROUGH OF NORTH WALES

300 School Street, North Wales, PA 19454
Phone: 215-699-4424 • Fax: 215-699-3991
<http://northwalesborough.org>

ZONING HEARING BOARD MEETING Tuesday, May 3, 2022 – 7:00 P.M.

Andrew Berenson, Chair
Charles Blackledge
Amanda Combs, Vice Chair
Perry Francis
Joel Roberts, Alternate
Gregory Lord

Call to Order, Date and Time

Roll Call

Pledge of Allegiance

1. **Z-22-03** —Rudolph Holdings, LLC– The property is located at 426 E. Montgomery Ave., North Wales, PA in the RM Residential Multifamily District. The parcel ID# of the property is 14-00-01700-00-5. The Applicant is proposing to subdivide the property into 2 lots. Proposed Lot 1 will consist of the existing multifamily residential dwelling with 3 units and proposed Lot 2 will consist of the existing 2-family semi-detached dwelling with 2 units. The Applicant is requesting variance relief from: Section 208-49.B, Lot area, for proposed Lot 2 to consist of 3,637 s.f rather than the required 7,000 s.f.; Section 208-50, Impervious surfaces, to permit building coverage of 38.7% for proposed Lot 2 whereas 35% is permitted; and Section 208-61.A, Lot area, for proposed Lot 1 to exceed the permitted dwelling units per acre.

Adjournment

*All interested parties may participate on the date and time noted above and when called upon by the Chair. The public may also submit questions or comments prior to the meeting by e-mail to aguzzardo@northwalesborough.org; these must be received no later than 12 Noon on May 3, 2022. Persons with disabilities who wish to attend the meeting and require auxiliary aid, service, or other accommodation to participate in the meeting should contact North Wales Borough at 215-699-4424 or by e-mail to info@northwalesborough.org.