

PUBLIC NOTICE

Notice is hereby given to all parties in interest that the Ivyland Zoning Hearing Board will hold a Public Hearing on **Wednesday, July 17, 2024 at 7:00 p.m.** at the Ivyland Borough Municipal Building, located at 991 Pennsylvania Avenue, Warminster, PA 18974.

This Hearing is scheduled to consider an application of David Brekher and Alex Gamarnik, concerning a property that is located at 1061 Greeley Avenue, Ivyland, PA 18974 and identified as Tax Map Parcel No. 17-003-021 and 17-003-027. The Property is located in the Borough's B-C, Borough Commercial zoning district. The Applicant is seeking a use variance pursuant to Sections 27-501 and 27-506 of the Ivyland Borough Zoning Ordinance to permit a multi-family dwelling. The Applicant is also seeking the following variances from 27-506: to permit a multi-family dwelling on a lot that is 0.39 acres instead of the required 6 acres; to permit an impervious surface area greater than the 50%; to permit less than the required setback lines of 50 feet from the street line, 30 feet from the parking line and 50 feet from other lot lines; to permit less than the required minimum open space of 40%; and a variance to allow 1 parking space for every 750 square feet of living space instead of 500 square feet resulting in a total of 8 parking spaces.

Interested parties may view the application relating thereto at the Ivyland Borough Office located at 991 Pennsylvania Ave. Ivyland, PA during Borough business hours.

Scott A. MacNair, Esquire
Clemons Richter & Reiss, P.C.
Solicitor, Ivyland Borough Zoning Hearing Board
2003 S. Easton Road, Ste. 300
Doylestown, PA 18901