



BOROUGH OF HATBORO

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AGENDA

Zoning Hearing Board

February 11, 2026

7:00 PM

Loller Academy – 414 S. York Road, Hatboro, PA 19040

1. Call to Order

2. Presentations

- a. **Application 2026-01:** Gary Bulicki/JSC Rehabs LLC, 73 Byberry Road, Hatboro, PA 19040 in request of a variance from Section 27-1202.1.M of the Borough of Hatboro Code of Ordinances to allow the addition of a studio apartment on the first floor of the existing duplex, therefore converting the existing duplex into a triplex use within the RC-2 Retail Commercial District.
- b. **Application 2026-02:** Gary Bulicki/JSC Rehabs LLC, equitable owner, 14 E. Moreland Avenue, Hatboro, PA 19040 in request of the following variances to permit the conversion of the existing building into a mixed-use development containing a total of 21 apartments and one commercial storefront:
 - i. A variance from Section 27-1202.1.M of the Borough of Hatboro Code of Ordinances to permit 12 dwelling units to be located on the first floor of the building within the RC-2 Retail Commercial District.
 - ii. A variance from Section 27-2002.3 of the Borough of Hatboro Code of Ordinances to permit a total of 39 off-street parking spaces on the property as opposed to the 53 total spaces required by code for the residential and commercial uses.

3. Upcoming Meeting Dates (if needed)

- a. Wednesday, March, 11, 2026
- b. Wednesday, April 8, 2026

4. Adjournment