



# BOROUGH OF HATBORO

414 South York Road • Hatboro, Pennsylvania 19040-4799

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## AGENDA

### Zoning Hearing Board

March 11, 2026

7:00 PM

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

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#### 1. Call to Order

#### 2. Presentations

- a. **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.
- b. **Application 2026-03:** Alita Investments, LLC, 19 Byberry Road, Hatboro, PA 19040 in request of the following variances to permit the conversion of the existing commercial building into a three-unit multi-family dwelling:
  - i. A variance from Section 27-1202.1 of the Borough of Hatboro Code of Ordinances to permit a three-unit multi-family residential use that is otherwise not allowed in the RC-2 Zoning District.
  - ii. A variance from Section 27-2002.3 of the Borough of Hatboro Code of Ordinances to permit a total of 3 off street parking spaces where 6 spaces would otherwise be required.

#### 3. Adjournment