



# BOROUGH OF HATBORO

414 South York Road • Hatboro, Pennsylvania 19040-4799

Phone: 215-443-9100 • Fax: 215-443-0182

Myhatboro.org

Diane C. Hegele, Borough Manager

Tim Schultz, Mayor

George Bollendorf, President  
Dave Stockton, Vice President  
Nicole McMenamain, Pro-Tem  
Amanda Jacobus  
Alexander Myers  
Nicole Shay  
Nicole Reichner

## AGENDA

### Zoning Hearing Board

December 13, 2023

7:00 PM

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

---

#### 1. Call to Order

#### 2. Presentations

- a. **Application 2023-04:** Brian Mann, AIA, Omnia Group Architects (representing Yarrington Mills Corporation), 412 S. Warminster Road, Hatboro, PA 19040 in request of a variance from Section 27-504 A(1) of the Borough of Hatboro Code of Ordinances to permit the construction of a 1,270 square feet addition to the existing building located within the Floodway.
- b. **Application 2023-03:** 14 E. Moreland LLC, 14 E. Moreland Avenue, Hatboro, PA 19040 in request of an appeal from an action taken by the Zoning Officer. The Zoning Officer issued a notice of violation to the applicant that determined the property is being used as a warehouse space which is not permitted in the RC-2 Retail Commercial District. The applicant is appealing this determination, stating that the property is used as Retail Auctions, and is seeking a determination from the Zoning Hearing Board that the current use is consistent with the RC-2 Retail Commercial District Use Regulations
- c. **Application 2023-08:** Pennypack Mill Investments, LLC, 18 Horsham Road, Hatboro, PA 19040 in request of the following relief to allow a brewery/tap room at the property:
  - i. An interpretation from the Zoning Hearing Board that the manufacturing of beer is a normal part of and subsumed under the restaurant/tap room or similar establishment use under Section 27-1202.C of the Borough of Hatboro Code of Ordinances; or, in the alternative, an interpretation that manufacturing of beer on the premises could be considered conditional use under artisan manufacturing; or, in the alternative, a variance from Section 27-1202 of the Borough of Hatboro Code of Ordinances permitting the manufacturing of beer on the premises.

- ii. An interpretation that the required on-site parking can be reduced 50% due to the use being located in a historic structure per section 27-2009 of the Borough of Hatboro Code of Ordinances; or, in the alternative, a variance from section 27-2009 of the Code of Ordinances permitting the reduction of required onsite parking spaces required for the brewery/tap room use.

**3. Upcoming Meeting Dates**

- a. January 10, 2024 (if needed)
- b. February 14, 2024 (if needed)
- c. March 13, 2024 (if needed)

**4. Adjournment**