



BOROUGH OF NORTH WALES

300 School Street, North Wales, PA 19454

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<http://northwalesborough.org>

ZONING HEARING BOARD MEETING

Tuesday, July 29, 2025 – 7:00 P.M.

Andrew Berenson, Chair
Charles Blackledge
Nicholas Polidore
Joel Roberts
Colin Beatty
Jeff Beck, Alternate

Call to Order, Date and Time

Roll Call

Pledge of Allegiance

Z-25-02 – Station Place North Wales, LLC - The property is located at 501 E. Walnut Street, North Wales, PA in the TOD -Transit Oriented District. The parcel ID# of the property is 14-00-04204-00-3. The Applicant is proposing a mixed residential/commercial use with 35 residential dwelling units and approximately 1800 s.f. of commercial/café space and associated off-street parking facilities. The Applicant is requesting variance relief from: Section 208-43.A.for Front Building Setback; Maximum side yard setback, and Rear yard setback adjacent to R-3 zoning; Section 208-43.D, Maximum Building Height; Section 208-43.E., Maximum Residential Density; Section 208-43.F, Minimum Landscape Buffer; Section 208-62, Minimum Parking Requirement; Section 208-64, Loading Area Size; and Section 208-68, Sight Triangle.

Z-25-03 – Tarun and Hina Patel - The property is located at 405 School Street., North Wales, PA in the R-3 Residential District. The parcel ID# of the property is 14-00-02712-00-1. The Applicant is requesting variances from: Sections 208-28 and 208-16.B.(4) to allow a duplex that is not detached and Section 208-62 to permit only 2 parking spaces whereas 2 parking spaces per unit is required.

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 info@northwalesborough.org; these must be received no later than 12 Noon on the day of the meeting. 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.