

NOTICE OF HEARING

TINICUM TOWNSHIP ZONING HEARING BOARD

NOTICE IS HEREBY GIVEN, that the Zoning Hearing Board of Tincum Township, Delaware County, Pennsylvania will hold public hearing(s) on the following application(s) on Thursday, September 15, 2022, beginning at 7:00 p.m.:

005-2022 Applicant: Finish Line Containers LLC
Property: 39 Industrial Highway, Tincum Township
Application: Applicant requests: special exception pursuant to Section 395-189 to allow continuation of pre-existing, non-conforming use as a storage lot for commercial and industrial equipment in the C-2 zoning district. In the alternative, variance from Section 395-41 is requested to allow such use.

008-2022 Applicant: Route 95 Gas LLC
Property: 211 N. Governor Printz Boulevard, Tincum Township

Application: Site in the C-1 zoning district currently includes convenience store, auto repair (2 buildings) and fuel dispensing facilities. In connection with proposed conversion of the connected auto repair facility to all convenience store use, Applicant requests: (1) variance from §395-154.D requiring that whenever a structure is altered or a use is changed or extended which increases the parking requirements of §395-156, then the total additional parking required for the alteration, change or extension shall be provided in accordance with §395-156.; and (2) variance from: (a) §395-156.D(3) to allow 7 parking spaces for convenience store (16 required); and (b) Section §395-156.D(18) to allow 22 spaces for auto repair (25 required)

009-2022 Applicant: Cynthia Joseph
Property: 127 E. Third Street, Tincum Township
Application: Variance from requirements of 395-28.A(4) side yard, §395-28.A(5) rear yard, §395-28.A(6) building coverage and §395-28.A(7) impervious coverage to construct a roof over existing permitted deck in the R-2 zoning district.

010-2022 Applicant: City of Philadelphia
Property: Tincum Island Road and surrounding properties, Tincum Township

Application: Applicant seeks variance relief from §§395-55 and 395-50(B) to permit relocation of existing Tincum Island Road and creation of walking

trial. Applicant proposes the consolidation and re-subdivision of 13 existing parcels into 4 new parcels for purpose of constructing new Tincum Island Road and walking trail to replace the existing roadway. In connection therewith Applicant requests the following variances from: (1) §395-55 to allow Conservation Use for Lot 1; (2) §395-55 to allow Walking Trail Use for Lot 2; (3) §395-55 to allow Public Roadway and associated features Use for Lot 3; (4) §395-60(B) for relief of minimum lot width for Lot #2; and (5) §395-60(B) for relief of minimum lot width for Lot #3. All affected properties are in the C-4 zoning district.

The hearing(s) will be held at the Tincum Township Building, 629 N. Governor Printz Boulevard, Essington, Pennsylvania. Any person who would be affected by the granting of an application is entitled to appear and be heard for or against the application. Copies of each application are available at the Township Building during regular business hours.

Zoning Hearing Board
Tincum Township
Delaware County
Edward Rubillo, Chairman