November 18, 2026

RE: ***Application # 26-4 of 2nd Street Perkiomen Properties, LLC***

Dear Property Owner:

On the reverse side, please find a copy of a **REVISED** Legal Notice that a Zoning Hearing before the Perkiomen Township Zoning Hearing Board will be held on **Wednesday, December 2, 2026,** at **7:30 p.m.** at the Perkiomen Township Administration Building. The hearing is to consider the application of **2nd Street Perkiomen Properties, LLC** regarding their property located at **30 Second Street** in Perkiomen Township, Montgomery County, Pennsylvania.

Sincerely,

John T. Moran, Jr.

John T. Moran, Jr.
Perkiomen Township Zoning Officer

cc: Zoning Hearing Files

Legal Notice

PERKIOMEN TOWNSHIP ZONING HEARING

NOTICE IS HEREBY GIVEN, in accordance with Article IV Section 310-15 of the Perkiomen Township Zoning Ordinance of 1960, as amended by Comprehensive Amendment enacted December 17, 2019, as amended, of a Hearing before the Perkiomen Township Zoning Hearing Board on Wednesday, December 2, 2026, at 7:30 P.M., at the Perkiomen Township Building, 1 Trappe Road, Collegeville, Pennsylvania, to consider the following: Application No. 26-4 of 2nd St Perkiomen Properties, LLC, owners of the property located at 30 Second Street and at Gravel Pike, Perkiomen Township, in the R-4 Residential District for variances from § 310-111.A to permit a gross lot area of approximately 3.21 acres rather than the required 10 acres; from § 310.111.C to allow a maximum building coverage of 21% rather than the required 15%; from § 310.111.D to permit a side yard setback of 20 feet rather than the required 30 feet; from § 310.111.H to permit a 21.5 foot parking area setback rather than the required 50 feet; and from § 310-180.A.3 to not require 15% of the required common open space be used for active recreation.

Anyone interested in reviewing the Application and Plan may review this information in the Township Office at the Perkiomen Township Building, between 8:30 a.m. and 4:30 p.m., Monday through Friday.

At the time of the Hearing any person or parties interested will be given full opportunity to be heard. The Board reserves the right to conduct such other business as may come before it. If any person intending to attend the Hearing requires special accommodation, that person is requested to contact Cecile M. Daniel, Township Manager, at 610-489-4034.

PERKIOMEN TOWNSHIP
ZONING HEARING BOARD
Robert O'Donnell, Chairman