

**TREDYFFRIN TOWNSHIP
ZONING HEARING BOARD**

Dan McLaughlin, Robyn Forbes Drucker, Bradford Murphy

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Tredyffrin Township will hold a public hearing at the Township Building, 1100 DuPortail Road, Berwyn, PA on Thursday, August 28, 2025, at 7:00 pm to hear the following:

Appeal #21-24: Application of YSC Sports LP and PECO, 1001 Old Eagle School Rd, Wayne, PA 19087 (Tax Parcel #43-6F-10) located in an O Office District, for a special exception from Section 208-40 to allow a parking lot as the principal use of the lot; and any other relief that may be required. **(REQUEST FOR A 6 MONTH EXTENSION)**

Appeal #2025-23: Application of Mark & Shanel Baylor, 1000 Mount Pleasant Avenue, Wayne, PA, 19087 (Tax Parcel #43-6R-13) in a R-4 Residential District for a variance from Section 208-112.A(1), and Section 208-34.A to permit a side yard setback of 7 foot and 9.33 foot where 15 foot is the minimum required to construct a shed; and any other relief that may be required.

Appeal #2025-24: Application of K R Best Assoc, LP, 260 W. Swedesford Rd, Berwyn, PA 19312 (c/o Brixmor, 270 W Swedesford Rd) (Tax Parcel #43-5-61.3B) in a C-2 Commercial District for a variance from Section 208-126.B to allow the installation of a 94.5 square foot a wall sign where 40 square feet is the maximum allowed; and any other relief that may be required. **(CONTINUED TO SEPTEMBER 25)**

Appeal #2025-25: Application of James Sioutis (c/o Alqasr Café), 2 Paoli Pike, Paoli, PA 19301 (Tax Parcel #43-9L-234) in a TCD Town Center District for a variance from Section 208-103.C(14) to permit less than the required number of off-street parking; and any other relief that may be required.