

**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, June 25, 2026, at 7:00 pm to hear and potentially take action on the following:

Appeal #2025-14: Application of North American Islamic Trust, Inc./Devon 50 Inc, 958/966 N Valley Forge Rd, Devon, PA 19333, (Tax Parcel #43-5-85 and #43-5-86) located in a R-1 Residential District. for a variance from zoning ordinance Section 208-46.A to permit a minimum lot area of less than 10 acres, specifically 4.11 acres; a variance from zoning ordinance Section 208-46.B to permit a building height of 50 feet instead of the maximum 42 feet; a variance from zoning ordinance Section 208-46.C to permit an impervious surface coverage of 46%; a variance from zoning ordinance Section 208-46.D(2) to permit/maintain a distance of 41.3 feet (same as the existing building) from a residential district or use, instead of the minimum required 100 feet; and any other relief that may be required. **(REQUEST FOR A 12 MONTH EXTENSION)**

Appeal #2026-18: Application of Colmar Hotels LLC, 888 Chesterbrook Blvd, Wayne, PA 19087, (Tax Parcel #43-5-26.9) located in the C-2 Commercial District for a variance from Section 208-119.C and D to install an eight foot fence in the front yard, where four-foot is permitted; and any other relief that may be required.