

**ZONING HEARING BOARD
OF THE BOROUGH OF AMBLER
MEETING AGENDA
September 23, 2024**

1. **Application Number ZHB – 0001 – 24:** Cindy Jimenez and Manuel Jimenez (sublessee) for the real property located at: (1) 27 W. Butler Avenue, Ambler, PA 19002 parcel number 01-00-00532-00-7; and, (2) a portion of an adjacent parcel of land owned by SEPTA (the “Adjacent Land”); the Adjacent Land is located immediately adjacent to and lying northeast of the property identified as Parcel Identification Number 01-00-00532-00-7, and which Adjacent Land has as its boundaries: (1) to the southeast, Butler Avenue, (2) to the southwest, the northeasterly boundary of Parcel Number 01-0-00532-00-7, (3) to the northeast, the northeast boundary of the Adjacent Land, and (4) to the northwest, a line extending northeast from the most northwesterly boundary of Parcel Number 01-0-00532-00-7 to the northeast boundary of the Adjacent Land. The Adjacent Land is depicted as the cross-hatched area on the marked-up tax map excerpt attached to the Applicant’s Amended Zoning Hearing Board Application as Exhibit A. The metes and bounds description of the Adjacent Land is included in the Deed recorded the Office of the Montgomery County Recorder of Deeds at Deed Book 4534, page 101. Parcel Number 01-00-00532-00-7 and the Adjacent Land will be collectively referred to as the “Tract”. The Tract is located in a Commercial (C) district requesting a special exception pursuant to Section 27-1910.G to permit grading within the Floodplain Conservation District. The applicant further requests a special exception pursuant to the provisions of 27-1910.I to permit a fence within the Floodplain Conservation District. In addition the applicant is requesting a variance from Section 27-1911.3 and Section 27-1911.4 as well as a special exception pursuant to 27-1912.2 and 27-1910.G to permit the patio within the Floodplain Conservation District.