

LOWER GWYNEDD TOWNSHIP ZONING HEARING BOARD AGENDA

April 11, 2024 @ 6:00 P.M.

I. CALL TO ORDER

II. PUBLIC HEARINGS — The Board may conduct Public Hearings on, deliberate upon, and decide any of the applications listed below, at which time interested citizens of Lower Gwynedd Township may attend and will be given an opportunity to be heard.

24-06Z **Richard I Rosen Co., LLC** requests the following relief from and pursuant to the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”), relevant to real property in the D-Business District, known as 901 North Bethlehem Pike:

- a) a Special Exception pursuant to Ordinance §1280.02(g) (Permitted uses) to allow a restaurant and catering use; and
- b) a Variance from Ordinance §1294.01 (Off-street parking) to allow that use to be supported by fewer than the required number of parking spaces.

24-08Z **Zach Minter** requests Variances from the Lower Gwynedd Township Zoning Ordinance §1298.03(b)(2) 25-foot side and rear yard setback requirements to allow an in-ground pool 8 feet from the rear property line and 10 feet from a side property line of a single-family dwelling at 809 Norristown Road in the A-1 Residential District.

24-09Z **Robert and Anna Welsh** request the following relief pursuant to the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) relative to a proposed garage accessory to a single-family dwelling at 1117 DeKalb Pike in the A-Residential District:

- 1) a Special Exception pursuant to §1250.04(a)(1) to allow an accessory-to-principal building size ratio greater than 25%; and
- 2) a Special Exception pursuant to Ordinance §1257.06(b) to allow an accessory building height of 19.9 feet, or (in the alternative) an appeal from the Zoning Officer’s interpretation that the requested 19.9-foot height is not permitted by Ordinance §1298.16.

24-11Z **John and Angela Creed** request Variances from Lower Gwynedd Township Zoning Ordinance §1258.10(e) to allow a 48-foot front yard setback where a minimum distance of 54 feet is required; a 28.7-foot side yard setback where a minimum distance of 31.5 feet is required; and a 30-foot rear yard setback where a minimum distance of 45 feet is required, for a single-family dwelling addition upon real property known as 1203 Kingsley Court in the A-1 Residential District.

III. ADJOURN