

**LOWER GWYNEDD TOWNSHIP ZONING HEARING BOARD**  
**Lower Gwynedd Township Building**  
**1130 N. Bethlehem Pike, Spring House PA 19477**  
**LEGAL NOTICE**

Please be advised that the Zoning Hearing Board of Lower Gwynedd Township (the “Board”) will meet on **February 11, 2021 at 6:00 p.m.**, to conduct public hearings on the applications described below. Due to restrictions related to the COVID-19 pandemic and the Governor’s Disaster Declaration, these hearings will be conducted virtually through the use of telecommunication devices on a Zoom Conference platform. Further information for participation in the hearings will be provided on the Lower Gwynedd Township website, [www.lowergwynedd.org](http://www.lowergwynedd.org) at least 24 hours prior to commencement of the hearings. The public may also submit questions or comments, received no later than February 10, 2021, by mail to the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, PA (attention: Zoning Officer), or by email to [pfurber@lowergwynedd.org](mailto:pfurber@lowergwynedd.org).

**21-01Z**        **David Perlman** requests variances from the Lower Gwynedd Township Zoning Ordinance to permit construction of an accessory building upon property located in the Township’s A-Residential District at 1211 Turnbury Lane, as follows: 1) a variance from §1257.04(c) (Rear yards) to allow an accessory building less than 10 feet from the main building; and 2) a variance from §1298.16 (Height of accessory structures) to allow the side yard setback for a 22-foot high accessory structure to be 21 feet, rather than the 26-foot side yard setback otherwise required by the Ordinance, together with any additional relief deemed necessary or appropriate by the Board.

**21-03Z**        **Patrick McCusker Jr.** requests variances from §1292.02(b) (Residential districts) and §1298.12 (Highway setbacks) of the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to permit a sign larger than 12” by 24” less than 50 feet from the abutting road’s centerline, relative to real property within the Township’s C-Residential Zoning District at 421 North Bethlehem Pike, together with any other relief deemed necessary or appropriate by the Board.

**21-04Z**        **Joseph A. and Alison M. Rossi** request a variance from the Lower Gwynedd Township Zoning Ordinance §1257.04(c) (Rear yards) to permit less than 75-foot rear yard setback to permit a covered porch addition upon real property located in the Township’s A-Residential District at 820 Brushstown Road, together with any other relief deemed necessary or appropriate by the Board.

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To be inserted in **The Reporter** on Thursday January 28, 2021, and Thursday February 4, 2021. Please send proof of publication to Joseph C. Kuhls, Esquire, of Kuhls Law, 500 Office Center Drive, Suite 400, Fort Washington, PA 19034 (and [jckuhls@kuhlslaw.com](mailto:jckuhls@kuhlslaw.com)) by Monday February 8, 2021.