

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 **June 10, 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 at least 24 hours prior to commencement of the hearings. The public may also submit questions or comments, received no later than June 9, 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.

21-09Z Precision Watches, Inc. and Gwynedd Gate Ltd. request the following variances from the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to facilitate construction of 2.5 story building for the retail sale of watches and jewelry, together with related accessory parking and drive aisles, upon real property located in the Township’s D-3 Special Business District and PO-Professional Office District, at 1612 North Bethlehem Pike and 1600 North Bethlehem Pike, respectively, together with any other relief deemed necessary or appropriate by the Board:

- Ordinance §1289.02 (Permitted uses) to permit retail sales;
- Ordinance §1285.05(b) (Lot coverage) to permit 68.5% impervious coverage in the D-3 Special Business District;
- Ordinance §1285.06 (Building height) to permit a building height of 36 feet and 2.5 stories;
- Ordinance §1285.08(b) (Special requirements) to permit Gross Building Floor Area of 8,900 square feet;
- Ordinance §1285.07(b) (Off-street parking-Setbacks) to permit a parking setback of less than 5 feet
- Ordinance §1294.01(b)(6) (Required off-street parking facilities) to permit fewer than 26 parking spaces;
- Ordinance §1292.03(c) (Signs) to permit more than one 40 square-foot sign; and
- Ordinance §1289.06(b) (Lot coverage) to permit 45.85% impervious coverage in the PO-Professional Office District.

21-10Z Brian Brown and Stephanie Harding request a special exception pursuant to, and variances from, §1250.04(27)B of the Lower Gwynedd Township Zoning Ordinance to permit use of an accessory dwelling unit upon real property at 730 Meadowcreek Circle, together with any other relief deemed necessary or appropriate by the Board.

To be inserted in **The Reporter** on Thursday May 27, 2021, and Thursday June 3, 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) by Monday June 7, 2021.