

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 **April 11, 2024 at 6:00 p.m.**, in the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, PA, to conduct public hearings on applications described below, and to address and act upon any other business that properly comes before the Board, at which time interested citizens of Lower Gwynedd Township may attend and will be given the opportunity to be heard.

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.

24-10Z **Papul Nichini and Heidi Volpe** request a Variance from Lower Gwynedd Township Zoning Ordinance §1298.06 to allow an eight-foot-high fence at real property known as 876 Penn Oak Road in the AA-1 Residential District .

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.

To be inserted in **The Reporter** on Thursday March 28, 2024, and Thursday April 4, 2024. Please send proof of publication to Joseph C. Kuhls, Esquire, Kuhls Law, 352 N Easton Road, Glenside, PA 19038 (and jckuhls@kuhlslaw.com) by Monday April 8, 2024.