

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 **March 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 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.

19-03Z Gregory & Kathryn Horn request an extension of relief previously-granted by the Board in the form of variances from Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) §1257.03 (Lot width) to permit a lot width of 131.6 feet where 200 feet is required; and from Ordinance §1257.04(b)(1) (Side yard) to permit one side yard setback of 30 feet where 50 feet is required, all subject to conditions previously-imposed by the Board, with such relief being relative to real property commonly referred to as 1013 Evans Road, within the Township’s A- Residential District, and requested in order to permit construction of a new single family dwelling upon the subject property.

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.

21-05Z Brian and Kathleen Hannan request the following relief from and pursuant to the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to facilitate construction of a two-car detached garage, outdoor patio, and related improvements accessory to a single-family dwelling upon real property located in the Township’s A-Residential District at 1202 Hunt Seat Drive, together with any other relief deemed necessary or appropriate by the Board:

- a special exception pursuant to Ordinance §1250.04(a)(1) (Accessory building) to allow an accessory use building area to principal building area ratio of 1 to 3.75;
- a special exception pursuant to Ordinance §1257.06(b) (Building height) to allow an accessory building height of 20 feet;

- a variance from Ordinance §1257.04(c) (Yards) to allow accessory building placement 4.13 feet forward of the rear portion of the existing dwelling where 10 feet is required;

- a variance from Ordinance §1298.03(b)(1) (Permitted residential uses) to allow accessory building placement 4.13 feet forward of the rear portion of the existing dwelling where 10 feet is required; and

- a variance from Ordinance §1257.06(b) (Building height) to allow an accessory building height of 20 feet.

21-06Z Michele and David Hermance request the following relief from and pursuant to the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to facilitate construction of a detached garage accessory to a single-family dwelling upon real property located in the Township’s AA-1 Residential District at 916 Swedesford Road, together with any other relief deemed necessary or appropriate by the Board:

- a special exception pursuant to Ordinance §1250.04(a)(1) (Accessory building) to allow an accessory use building area ratio to principal building are ratio of 1 to 3.75;

- a special exception pursuant to Ordinance §1256.02(g) (Permitted uses) to allow an accessory use in accordance the terms of 1250.04(2) to allow 38.1% whereas 25% is permitted;

- a variance from Ordinance §1256.04(c) (Yards) to allow placement of the garage in the front yard; and

- a variance from Ordinance §1298.03(b)(1) (Permitted Residential Uses) to allow the proposed garage in front of the main house.

To be inserted in **The Reporter** on Thursday February 25, 2021, and Thursday March 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) by Monday March 1, 2021.