

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 **December 9, 2021 at 6:00 p.m.**, in the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, PA, to conduct public hearings on the applications described below, and to address and act upon any other business before and/or 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.

21-17Z Elisha Mike Boswell requests the following variances from the Lower Gwynedd Township Zoning Ordinance to facilitate construction of a single-family dwelling upon real property located in the Township’s A-1 Residential District at 801 Norristown Road, together with any other relief deemed necessary or appropriate by the Board:

- Ordinance §1257.03(a)(3) (Lot area) to permit less than the required 40,000 square-foot minimum lot area;
- Ordinance §1257.03(b) (Lot width) to permit less than the required 200-foot minimum lot width;
- Ordinance §1257.04(c) (Rear yard) to permit less than the required 75-foot minimum rear yard setback; and
- Ordinance §1298.12 (Highway setbacks) to permit less than the required minimum 150-foot front yard setback.

21-18Z Spring House Farmer’s Market, Inc. requests the following variances from the Lower Gwynedd Township Zoning Ordinance to permit proposed signage for a new retail sales and farmers market use upon real property located in the Township’s D-Business Zoning District at 900 North Bethlehem Pike, together with any other relief deemed necessary or appropriate by the Board:

- Ordinance §1292.03(c) to permit three signs and a total signage area exceeding 40 square feet; and
- Ordinance §1292.05(k) to permit signage higher than applicable building height limitations and higher than the actual building upon which it is located.

To be inserted in **The Reporter** on Wednesday November 24, 2021, and Wednesday December 1, 2021. 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 November 29, 2021.