

**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 **May 13, 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 May 12, 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).

**21-05Z 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.

**21-07Z BETH PK, LLC** requests special exceptions pursuant to, or (in the alternative) variances from, the use provisions of Chapter 1271 (Lower Pike Overlay District) and Chapter 1280 (D-Business District) of the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to permit a daycare center and doctor’s office upon real property located in the Township’s Lower Pike Overlay District and D-Business District at 820 Bethlehem Pike, together with any other relief deemed necessary or appropriate by the Board.

**21-08Z 300 Brookside Residential, L.P.** requests variances from the following sections of the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”), to facilitate construction of an office building and parking lot relative to real property designated on Block 24 of the Township Tax Map as Units 4, 5, 6, 7, 15, 16, and 19, within the Township’s C-Residential and F-Industrial Zoning Districts, together with any other relief deemed necessary or appropriate by the Board:

- §1262.02 (Permitted uses) to allow Office and Professional Use upon Unit 5 within the C-Residential District;
- §1262.04(a) (Front Yards) to allow a front yard setback of 4.5 feet;
- §1262.05(b) (Impervious Coverage) to allow a total impervious calculation among all parcels and in excess of 40%;
- §1262.07(c) (Setbacks) to allow less than five-foot off-street parking setback;
- §1287.04(d) (District Yard) to allow less than 100-foot district yard setback; and
- §1287.07(b) (Setbacks) to allow less than required side and rear yard setbacks for off-street parking and loading.

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To be inserted in **The Reporter** on Thursday April 29, 2021, and Thursday May 6, 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 May 10, 2021.