

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 17, 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.

24-15Z **David Dimm** requests the following Variances from Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to allow single-family dwelling additions at 1 Pump House Place, in the CD – Cluster Development Residential District:

- 1) a Variance from Ordinance §1264.04 to allow a rear yard setback of less than 30 feet; and
- 2) a Variance from Ordinance §1298.05 to allow a deck projection into the required 15-foot setback.

24-17Z **Bethlehem Baptist Church of Penllyn and Spring House** requests a Special Exception pursuant to Ordinance §1258.02(g) to allow a religious use upon real property at 833 Dager Road, further identified as Montgomery County Parcel 39-00-00748-00-5, within the A-1 Residential District.

24-18Z **AY Commercial, L.P.** requests a Variance from §1287.02 of the Ordinance to allow two (2) accessory “storage container” structures, 12’ x 22’ in size, behind building #35 at 300 Brookside Avenue within the F-Industrial District.

24-19Z **727 Norristown Rd LP** requests a Variance from Ordinance §1282.02 to allow small batch drug manufacture/production as accessory to a laboratory use at 727 Norristown Road, more specifically designated as Montgomery County Parcel 39-00-02959-008, within the D-1 Special Use District.

24-21Z **William and Frances Goldstein** request the following relief pursuant to and from the Ordinance to allow three existing buildings (the “Buildings”) upon 821 North Bethlehem Pike, in the D-Business District, to be used for warehousing and storage:

- 1) a determination that Ordinance §1296.02 allows current use of the Buildings to continue;
- 2) a Special Exception pursuant to Ordinance §1296.03 to allow the Buildings to be used as they are currently;
- 3) a determination that Ordinance §1296.05 allows the Buildings to be used as they are currently; and
- 4) a Variance from Ordinance §1280.02 to allow the Buildings to be used as they are currently.

To be inserted in **The Reporter** on Monday June 3, 2024, and Monday June 10, 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 Friday June 14, 2024.