

**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 **October 10, 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, including (without limitation) acting upon the pending application of Bethlehem Baptist Church of Penllyn and Spring House, at which time interested citizens of Lower Gwynedd Township may attend and will be given the opportunity to be heard on the application described below.

**24-25Z**      **Anthony R. Tokarchyk and Holly E. Rich** request the following relief pursuant to and from the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to allow construction of a private outdoor courtyard and new garage accessory to a single-family dwelling at 439 Gwynedd Valley Drive, further identified as Montgomery County Parcel 39-00-01581-08-1, in the A-Residential District.

- 1) A Special Exception pursuant to Ordinance 1250.04(a)(1) to allow a total size of accessory buildings equal to 48.42% the size of the subject property’s principal building;
- 2) a Variance from Ordinance §1257.05(b)(1) to allow 31.24% impervious coverage;
- 3) a Variance from Ordinance §1257.06(b) to allow a proposed accessory garage height of 16 feet; and
- 4) a Variance from Ordinance §1298.03(b)(1) to allow an accessory structure closer to the street line than the principal structure.

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To be inserted in **The Reporter** on Thursday September 26, 2024, and Thursday October 3, 2024. Please send proof of publication to Joseph C. Kuhls, Esquire, Kuhls Law, 352 N Easton Road, Glenside, PA 19038 (and [jckuhls@kuhlslaw.com](mailto:jckuhls@kuhlslaw.com)) by Monday October 7, 2024.