



## **Lower Gwynedd Township**

1130 N. Bethlehem Pike, P.O. Box 625  
Spring House, PA 19477  
(215)646-5302- phone  
(215)646-3357-fax  
[www.lowergwynedd.org](http://www.lowergwynedd.org)

### **Request for a Public Hearing Before the Zoning Hearing Board**

#### **Instructions for the Completion of this Application**

1. An original and eight (8) copies of this application as well as all pertinent documents, plans, and drawings must be submitted to the Lower Gwynedd Township Zoning Officer with the appropriate filing fee. In addition, an electronic version of the complete submission including drawings/plans must be submitted via email or an external hard drive. A submission is not considered complete and will not be processed until the Township is in receipt of all the required components.
2. Each application must be accompanied by a plot plan of the property showing the exact dimensions of the property, the names of all immediately adjacent property owners within a 500 foot radius of subject parcel, all of the setbacks of the pertinent zoning district, the existing improvements on the property, the proposed improvements on the property, the total area of the lot in square feet, any water courses or rights of way which may extend through the property, and any other information pertinent to the specific issues to be raised before the Zoning Hearing Board. Except in cases where the Zoning Officer deems it unnecessary, every such plan is to be prepared and signed by a registered architect, surveyor or engineer. At the hearing itself, the applicant shall provide five (5) legal sized duplicates of any large, mounted exhibits so that duplicates may be folded and placed in the permanent Township files for this application. Any exhibits that are to be shown on the monitors must be provided to staff one day prior to the hearing.
3. Filing Fees will be set by resolution of the Lower Gwynedd Township Board of Supervisors and will be amended from time to time. Please refer to the attached fee schedule section pertaining to the Zoning Hearing Board.
4. After the initial full hearing (3 hours) on an application, each additional hearing needed to complete the testimony (whether or not such testimony is being offered by the applicant, by protestants or by the Township itself) shall require an additional filing fee as per the attached fee schedule to cover the Township's additional costs. The failure to deliver the additional filing fee prior to the scheduled hearing date shall be construed as the intention of the applicant to withdraw his application.



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**Appeal to the Zoning Hearing Board**

1. Date: August 23, 2024 (Amended January 27, 2025)
  
2. Classification of Appeal (check all that apply):
  - Request for a Special Exception                       Request a Variance
  - Validity Challenge (map or ordinance)     Appeal Zoning Officer's Decision
  - Other (specify): \_\_\_\_\_

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3. Applicant:
  - Name: Genterra Corporation c/o John Panizza (Equitable Owner)
  - Mailing Address: 56 Cricket Lane, Downingtown, PA 19335
  
  - Phone Number: 610-563-0209
  - Email Address: jpanizza@outlook.com
  - State owner of legal title, if other than Applicant: Charles and Dorothy Van Reed

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4. Applicant's Attorney:
  - Name: Daniel Lyons, Esq.
  - Mailing Address: Fox Rothschild LLP, 2800 Kelly Road, Warrington, PA 18976
  
  - Phone Number: 215-918-3693
  - Email Address: daniellyons@foxrothschild.com

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5. Property:
  - Location: 1348 Sumneytown Pike, Ambler, PA 19002
  - Present Zoning Classification: A - Residential Zoning District
  - Area: Approximately 15.60 acres
  - Frontage: Please see the attached plan.
  - Depth: Please see the attached plan.
  - Description of the current use and the existing improvements on the property:

The property is improved with a single existing 3-story stone historical residential structure and several small outbuildings apart from the historical structure.

Description of the proposed use and the proposed improvements (if different):

Applicant proposes to retain the existing historical residential structure and subdivide the property into twenty (20) individual residential lots

6. Legal grounds for appeal:

Applicant meets the criteria for Special Exception approval.

State each section of the zoning ordinance involved in this application and the specific interpretation or relief requested: Section 1298.19(d) to permit area and bulk regulations associated with a historical resource.

7. For a Variance, state the specific hardship claimed:

N/A. Special Exception requested.

8. Has any previous appeal or application been filed in connection with this property?

Yes     No    If yes, date and specifics: Applicant filed a Preliminary Subdivision/

Land Development Application on/about April 24, 2024.

9. For a validity challenge list the exact issue of fact to be interpreted, and attach to this application.

10. Is public water available to this property?

Yes    No

Is public sewer available to this property?

Yes    No

11. Does this Application involve a proposed subdivision?

Yes    No

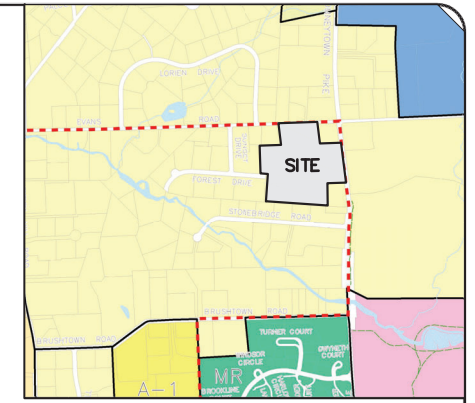
If yes, has a subdivision plan been filed with the Township?

Yes    No



Signature of Applicant

*Dan Lyons, Agent*



LOCATION MAP  
SCALE 1" = 1000'

**OWNER/APPLICANT**  
CENTERRA CORPORATION  
566 CRICKET LANE  
DOWNTOWN, PA. 19335

**SITE DATA**  
1348 SUMMERTOWN PIKE  
PARCEL ID: 39-00-04054-00-2  
DEED BOOK, PAGE: 5169-00521

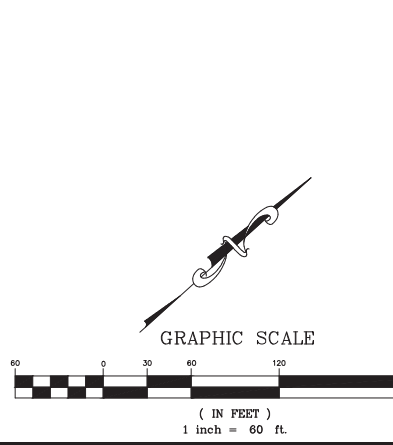
**BASE SITE AREA**

(AC)	
GROSS SITE AREA	15.60
LESS ULT. R/W EVANS RD.	0.41
LESS ULT. R/W SUMMERTOWN PK	0.26
<b>BASE SITE AREA</b>	<b>14.93</b>

**ZONING DATA**

Zone:	A RESIDENTIAL DISTRICT
Use:	HISTORIC RESOURCE (L206 19.4)
MIN. LOT AREA (SF)	18,000
MIN. LOT WIDTH (FT)	85
YARDS (FT)	25
FRONT	15
REAR	50
BUILDING COVERAGE	20%
IMPERVIOUS COVERAGE	40%

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	18,000	18,375	18,375
MIN. LOT WIDTH (FT)	85	85	85
YARDS (FT)	25	25	25
FRONT	15	15	15
REAR	50	50	50
BUILDING COVERAGE	20%	13.5%	3,750 SF MAX.
IMPERVIOUS COVERAGE	40%	23.9%	6,000 SF MAX.



**WHITEFIELD**

**LEGEND**

- BOUNDARY LINE
- ADJ. BOUNDARY
- ROW (ULTIMATE & LEGAL)
- PROPERTY SETBACK LINE
- EXISTING IRON PIN
- EXISTING CONC. MONUMENT

PLAN NOTATION - THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES, INC. OR THEIR USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THIS PROJECT OR OTHER THAN THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS) ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LOSSES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.

R. L. SHOWALTER AND ASSOCIATES, INC. ALL RIGHTS RESERVED.

NO.	DATE	COMMENT
REVISIONS		

**R. L. Showalter & Associates, Inc.**  
116 East Butler Avenue  
Chalfont, PA 18914  
(215) 822-2990  
(215) 822-5684  
Email: admin@rlshowalter.com

**SKETCH PLAN**

**DRAFT COPY**

SCALE: 1" = 60'  
DATE: 10/2/2024  
JOB NO.: 2023-141  
DRAWN BY: JHS  
CHECKED BY: WK

SITUATE: LOWER GWYNNED TOWNSHIP  
MONTGOMERY COUNTY, PA  
PREPARED FOR:  
**GENTERRA CORPORATION**  
566 CRICKET LANE  
DOWNTOWN, PA 19335

SHEET  
**2 OF 13**