

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 **July 10, 2025 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 on the applications described below.

25-17Z **Claudio Zaccone** requests the following relief pursuant to and from the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to allow automobile sales upon real property located within the Township’s PO-2 Professional Office at 608 North Bethlehem Pike, further designated as Montgomery County Parcels 39-00-00190-00-5 and 39-00-00193-00-2:

- 1) a Special Exception pursuant to Ordinance §1296.03 to allow automobile sales;
- 2) a Special Exception pursuant to Ordinance § 1296.06(b) to expand a non-conforming use;
- 3) a Variance from Ordinance §1296.06(b) to allow a 33.4% expansion in the gross square footage of floor area currently dedicated to a non-conforming use;
- 4) a Variance from Ordinance 1289.1.02 to allow the proposed auto sales use;
- 5) a Variance from Ordinance 1289.1.03 to allow the proposed auto sales use; and
- 6) a Variance from Ordinance Section 1289.1.05(a) to allow a 4-car display within the otherwise-required front yard setback.

25-19Z **Seth C. and Kristen L. Myers** request the following relief from the Ordinance to allow a detached garage accessory to a single-family dwelling at 1413 Gypsy Hill Road in the A-Residential District, further designated as Montgomery County Parcel 39-00-01671-20-7:

- 1) a Variance from Ordinance §1257.04(b)(1) to allow an accessory structure with a 21.5-foot side yard setback;
- 2) a Variance from Ordinance §1257.04(c) to allow an accessory structure with a 58.5-foot rear yard setback; and
- 3) a Variance from Ordinance §1257.06(b) to allow an accessory structure height of 14 feet.

To be inserted in **The Reporter** on Thursday June 26, 2025 and Thursday July 3, 2025. 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 July 7, 2025.