

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 **August 14, 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, including (without limitation) action upon pending applications and appeals, and extensions of previously-granted relief, at which time interested citizens of Lower Gwynedd Township may attend and will be given the opportunity to be heard:

24-21Z William and Frances Goldstein request the following relief pursuant to and from Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to allow three existing buildings (the “Buildings”) upon 821 North Bethlehem Pike, in the D-Business District, further designated as Montgomery County Parcel 39-00-00367-00-8, 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.

25-17Z Claudio Zaccone requests the following relief pursuant to and from 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.

25-20Z Natalia Gigliotti requests Variances from Ordinance §1250.04 (Definitions), §1262.02 (Permitted Uses), and §1298.11 (Home Occupations) to allow parking and storage of commercial landscaping vehicles within the Township’s C-Residential District at 441 Houston Road, further designated as Montgomery County Parcels 39-00-01969-00-8.

To be inserted in **The Reporter** on Thursday July 31, 2025 and Thursday August 7, 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 August 11, 2025.