

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 **September 11, 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.

25-20Z 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 Parcel 39-00-01969-00-8.

25-21Z AGS Builders and Contractors requests the following relief from the Lower Gwynedd Township Zoning Ordinance to facilitate replacement of an existing dwelling with a new single-family dwelling upon real property in the A-Residential District commonly referred to as 1608 Swedesford Road and further designated as Montgomery County Parcel 39-00-04888-00-5:

- 1) Variances from Ordinance §1257.04 to allow intrusions into otherwise required front, rear, and side yard setbacks; and
- 2) a Variance from Ordinance §1298.12 to allow an intrusion into the 150-foot front yard setback required on highways.

25-22Z Anthony Pascale and Steven Fisher request a Variance from Lower Gwynedd Township Zoning Ordinance §1298.17 to allow fencing within the required wetland or riparian buffer upon real property in the A-Residential District commonly referred to as 126 Plymouth Road and further designated as Montgomery County Parcel 39-00-03511-00-5.

To be published in **The Reporter** on Thursday August 28, 2025 and Thursday September 4, 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 September 8, 2025.