

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 **May 14, 2026 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.

26-08Z Hallmark Building Group, Inc. requests the following relief from the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to allow the construction of three carriage homes upon real property within the Township’s E-2 Residential District at 1217 North Bethlehem Pike, designated as Montgomery County Parcel 39-00-00412-00-8:

- 1) a reinstatement of Zoning Hearing Board Decision 19-05Z; and
- 2) a Variance from Ordinance §1269A.03(a) to allow a development on a lot less than 20 acres in size.

26-09Z Laura Stulb requests a Variance from Ordinance §1257.06(b) to allow a subdivision with a lot width of less than 200 feet in the Township’s A-Residential District at 1048 Gypsy Hill Road, designated as Montgomery County Parcel 39-00-01765-00-5.

26-10Z Penn Florida Realty, L.P. requests a Variance from Ordinance §1284.04 to allow a veterinary medical office/clinic upon real property within the Township’s D-2 Planned Business District at 1111 North Bethlehem Pike, designated as Montgomery County Parcels 39-00-03950-00-7, 39-00-00403-00-8, and 39-00-00401-00-1.

26-11Z Thomas and Mary Ellen Doran request the following relief pursuant to the Ordinance to facilitate the construction of a detached in-law suite upon real property within the Township’s A-Residential District at 1509 Latchstring Lane, designated as Montgomery County Parcel 39-00-02356-00-8:

- 1) a Special Exception pursuant to Ordinance §1250.04(a)(27)B to allow a second, nonprofit housekeeping unit; and
- 2) an appeal from the Zoning Officer’s determination that the 26-foot high in-law suite does not conform with the Ordinance, or (in the alternative) a Variance from Ordinance §1298.16 to allow the in-law suite to be 26 feet in height.

26-12Z Armen and Elena Petrossian request the following relief from and pursuant to the Ordinance to facilitate the construction of a new pool, pavilion, and tennis court upon real property within the Township's A-Residential District at 1389 Lamplighter Court, designated as Montgomery County Parcel 39-00-02347-11-6:

- 1) a Special Exception pursuant to Ordinance §1298.03(b)(3) to permit a tennis court;
- 2) a Variance from Ordinance §1257.05(b)(1) to allow 28.34% impervious coverage; and
- 3) a Variance from Ordinance §1298.03(b)(3)A to allow the tennis court to have a rear yard setback of 15 feet.

To be published in **The Reporter** on Thursday, April 30, 2026 and Thursday, May 7, 2026. 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, May 11, 2026.