

**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 **June 11, 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.

**26-11Z Thomas and Mary Ellen Doran** request the following relief pursuant to the Lower Gwynedd Township Zoning Ordinance (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.

**26-13Z Eric Plover** requests the following relief from the Ordinance to allow the construction of a detached shed/garage upon real property at 1445 East Lamplighter Lane, designated as Montgomery County Parcel 39-00-02281-00-2:

- 1) a Variance from Ordinance §1298.03(b)(1) to allow an accessory building less than ten feet from the subject property’s principal building; and
- 2) a Variance from Ordinance §1298.03(b)(1)C to allow an accessory structure in a front yard.

**26-14Z Joseph T. Sweeney** requests a Variance from Ordinance §1298.06 to allow an eight-foot-high fence at real property known as 920 Red Stone Lane, designated as Montgomery County Parcel 39-00-00640-04-1.

**26-15Z Marisa F. Baldasanno** requests a Variance from Ordinance §1298.05(c) to allow an uncovered deck to project into the required side yard setback by more than ten feet at real property within the Township’s A-Residential at 101 Hillcrest Lane, designated as Montgomery County Parcel 39-00-04462-01-7.

**26-16Z David Marsh** requests the following relief from and pursuant to the Ordinance to facilitate the construction of an accessory dwelling unit upon real property within the Township's A-Residential District at 532 Plymouth Road, designated as Montgomery County Parcel 39-00-03658-00-2:

- 1) a Special Exception and /or Variance pursuant to/from Ordinance §1250.04(a)(27)B to allow a second non-profit housekeeping unit;
- 2) a Variance from Ordinance §1257.04(b)(1) to allow a side yard setback less than 50 feet;
- 3) a Variance from Ordinance §1257.04(c) to allow a rear yard less than 75 feet; and
- 4) a Variance from Ordinance §1298.16 to allow an accessory structure higher than 15 feet and one story.

**26-17Z Michael McCormack and Richard Seitchick** request a Variance from Ordinance §1260.04(b)(1) to allow a side yard setback less than 30 feet for an addition to a residence upon real property within the Township's B-Residential District at 729 Knight Road, designated as Montgomery County Parcel 39-00-02254-44-3.

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To be published in **The Reporter** on Thursday, May 28, 2026 and Thursday, June 4, 2026. Please send proof of publication to Joseph C. Kuhls, Esquire, Kuhls Law, 352 N Easton Road, Glenside, PA 19038 (and [jckuhls@kuhlslaw.com](mailto:jckuhls@kuhlslaw.com)) by Monday, June 8, 2026.