

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 13, 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 and from 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.

26-18Z Kefelonias Properties, L.P. requests a Special Exception pursuant to Ordinance §1280.02(g) to allow a restaurant upon real property in the D-Business and Lower Pike Overlay Districts at 900 North Bethlehem Pike, designated as Montgomery County Parcel 39-00-00229-00-2.

26-19Z James Kniele requests a Variance from Ordinance §1262.04(b) to allow a single-family dwelling with side yard setbacks of less than 15 feet in the C-Residential District at 430 Hoover Avenue, designated as Montgomery County Parcel 39-00-01873-00-5.

26-20Z CDHB Ventures, LLC requests a Variance from Ordinance §1298.21(c) to allow more than two flag lot access strips to be adjacent to each other in the A-Residential District at 813 Plymouth Road, designated as Montgomery County Parcel 39-00-03589-00-8.

26-21Z 529 Penllyn Pike LLC requests the following relief from the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to facilitate the construction of a new single-family dwelling upon real property within the Township’s A-Residential District at 529 Penllyn Pike, designated as Montgomery County Parcel 39-00-03274-00-8:

- 1) a Variance from Ordinance §1257.04(a) to allow a front yard setback of less than 75 feet; and
- 2) a Variance from Ordinance §1257.04(c) to allow a rear yard setback of less than 75 feet.

To be published in **The Reporter** on Thursday, July 30, 2026 and Thursday, August 6, 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, August 10, 2026.