

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 **February 10, 2022 at 6:00 p.m.**, in the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, PA, to conduct public hearings on the applications described below, and to address and act upon any other business before and/or 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.

21-18Z Spring House Farmer's Market, Inc. requests the following variances from the Lower Gwynedd Township Zoning Ordinance to permit proposed signage for a new retail sales and farmers market use upon real property located in the Township's D-Business Zoning District at 900 North Bethlehem Pike, together with any other relief deemed necessary or appropriate by the Board:

- Ordinance §1292.03(c) to permit three signs and a total signage area exceeding 40 square feet; and
- Ordinance §1292.05(k) to permit signage higher than applicable building height limitations and higher than the actual building upon which it is located.

22-01Z Ed and Fran Trainor request the following variances from the Lower Gwynedd Township Zoning Ordinance to facilitate certain improvements to an existing single-family dwelling within the Township's A-Residential Zoning District at 1 Gypsy Way, together with any other relief deemed necessary or appropriate by the Board:

- Ordinance §1298.03(b)(2) to permit a pool and associated equipment within the front yard; and
- Ordinance §1298.18(a) to permit a generator within the front yard.

22-02Z Robert and Cheryl Mastromatto request the following variances from the Lower Gwynedd Township Zoning Ordinance to facilitate a two-lot residential subdivision of real property located in the Township's A-1 Residential Zoning District at 1501 Cedar Hill Road, together with any other relief deemed necessary or appropriate by the Board:

- Ordinance §1258.04(b) to permit a side yard setback less than required; and
- Ordinance §1298.21(c) to permit a flag lot access strip longer than allowed.

22-03Z Rotelle Development Co. requests the following variances from the Lower Gwynedd Township Zoning Ordinance to facilitate construction of a single-family dwelling and associated improvements upon real property located in the Township's A-Residential Zoning District at 745 Tennis Avenue, together with any other relief deemed necessary or appropriate by the Board:

- Ordinance §1257.03(b) to permit a lot width less than 200 feet; and
- Ordinance §1257.04(b)(1) to permit a side yard less than 50 feet.

To be inserted in **The Reporter** on Thursday January 27, 2022 and Thursday February 3, 2022. 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 February 7, 2022.