

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 **March 14, 2024 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.

24-04Z **Brendan Clearkin Jr.** requests the following relief from and pursuant to the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”), relevant to real property at 415 Wyndon Road used as a single-family dwelling in the A-Residential District:

- a) a Variance from Ordinance §1257.04 (Yards) to allow a front yard setback of less than 75 feet;
- b) a Special Exception pursuant to, or Variance from, Ordinance §1296.06(c) (Expansion) to allow a greater than 25% increase in the current size of a non-conforming building; and
- c) a Variance from Ordinance §1298.09(a) (Yards for corner lots) to allow a side yard abutting a street.

24-05Z **In Seon Hwang** requests a Special Exception pursuant to, and Variance from, Lower Gwynedd Township Zoning Ordinance §1250.04(27).B (Definitions) to allow a second housekeeping unit for two people upon real property located in the A-Residential District at 1345 Gypsy Hill Road.

24-06Z **Richard I Rosen Co., LLC** requests the following relief from and pursuant to the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”), relevant to real property in the D-Business District, known as 901 North Bethlehem Pike:

- a) a Special Exception pursuant to Ordinance §1280.02(g) (Permitted uses) to allow a restaurant and catering use; and
- b) a Variance from Ordinance §1294.01 (Off-street parking) to allow that use to be supported by fewer than the required number of parking spaces.

24-07Z Michael and Wendy Gejer request Variances from Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) §1257.04(a) (Yards) to allow a front yard setback of 25.2 feet along Penn Lane, and from Ordinance §1298.12 (Highway setbacks) to allow a front yard setback of 70.1 feet along Penllyn Pike for a single-family dwelling addition upon real property in the A-Residential District known as 817 Penllyn Pike.

To be inserted in **The Reporter** on Thursday February 29, 2024, and Thursday March 7, 2024. 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 March 11, 2024.