

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 13, 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.

24-10Z **Papul Nichini and Heidi Volpe** request a Variance from Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) §1298.06 to allow an eight-foot-high fence, and a Variance from Ordinance §1298.17(c) to allow that fence to cross wetlands and buffer areas upon real property known as 876 Penn Oak Road in the AA-1 Residential District .

24-12Z **Eric Jubilee** requests Variances from Lower Gwynedd Township Zoning Ordinance §1262.04 to allow a new single-family dwelling at 438 Brookside Avenue with two 10-foot side yards, instead of the minimum 15-feet required within the C Residential District, in each case.

24-13Z **Brad and Andrea Heffler** request the following Variances from Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) relative to the proposed 2-lot subdivision of real property at 720 Swedesford Road, in the AA-1 Residential District:

- 1) a Variance from Ordinance §1256.04(b) to allow a side yard setback of 43.1 feet; and
- 2) a Variance from Ordinance §1296.06(d) to allow potential reduction in size of a property put to a non-conforming use, despite creation of a side yard setback violation.

24-14Z **Gwynedd Mercy University** requests a Variance from Lower Gwynedd Township Zoning Ordinance §1292.05 to allow a 16 square-foot directional sign upon real property at 1325 Sumneytown Pike in the A Residential District.

To be inserted in **The Reporter** on Monday April 29, 2024, and Monday May 6, 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 Friday May 10, 2024.