

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 **September 12, 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.

24-17Z **Bethlehem Baptist Church of Penllyn and Spring House** requests a Special Exception pursuant to Ordinance §1258.02(g) to allow a religious use upon real properties within the A-1 Residential District, identified as 833 Dager Road and 712 Penllyn Pike, Montgomery County Parcels 39-00-00748-00-5 and 39-00-03211-00-8, respectively.

24-25Z **Anthony R. Tokarchyk and Holly E. Rich** request the following relief pursuant to and from the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to allow construction of a private outdoor courtyard and new garage accessory to a single-family dwelling at 439 Gwynedd Valley Drive, further identified as Montgomery County Parcel 39-00-01581-08-1, in the A-Residential District.

- 1) A Special Exception pursuant to Ordinance 1250.04(a)(1) to allow a total size of accessory buildings equal to 48.42% the size of the subject property’s principal building;
- 2) a Variance from Ordinance §1257.05(b)(1) to allow 31.24% impervious coverage;
- 3) a Variance from Ordinance §1257.06(b) to allow a proposed accessory garage height of 16 feet; and
- 4) a Variance from Ordinance §1298.03(b)(1) to allow an accessory structure closer to the street line than the principal structure.

24-26Z **Precision Real Estate Investments LLC** requests a Variance from Lower Gwynedd Township Zoning Ordinance §1285.04(a) to allow a concrete pad and A/C units within the required minimum front yard setback of 10 feet at real property known as 1612 North Bethlehem Pike, further identified as Montgomery County Parcel 39-00-00292-00-2, within the D-3 Special Business District .

To be inserted in **The Reporter** on Thursday August 29, 2024, and Thursday September 5, 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 September 9, 2024.