

**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 **November 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 on the applications described below.

**24-28Z**        **Thomas Bachrach** requests the following relief from the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to facilitate a two-lot residential subdivision of real property within the Township’s A-Residential District, commonly referred to as 412 Plymouth Road, and further designated as Montgomery County Parcel 39-00-03628-00-5:

- 1) A Variance from Ordinance §1257.03(b) to allow a lot width of 178.58 feet;
- 2) a Variance from Ordinance §1257.04(b)(1) to allow a side yard setback of 44.3 feet;
- 3) a Variance from Ordinance §1298.21(d) to allow a 25-foot-wide access to a flag lot; and
- 4) a Variance from Ordinance §1298.03(b)(3) to allow a two-foot setback from a tennis court.

**24-29Z**        **Ian Sebastian and Xin Zhou** request a Variance from Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) §1258.10(e)(3) to allow a rear yard setback of 39.74 feet at a single-family dwelling commonly referred to as 840 Foxfield Road, further identified as Montgomery County Parcel 39-00-01356-57-6, and located within the A-1 Residential District.

**24-30Z**        **Samuel Lybrand** requests a Variance from Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) §1298(a) to allow a backup generator within the front yard of a single-family dwelling commonly referred to as 811 South Penn Oak Road, further identified as Montgomery County Parcel 39-00-03443-31-6, and located within the AA-1 Residential District.

**24-34Z**        **Daniel Wisner, Jr.** requests a Variance from Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) §1298.03(b)(1) to allow construction of a shed outside the building area of a single-family dwelling property at 1160 Walnut Farm Road, further identified as Montgomery County Parcel 39-00-04822-02-6, and located within the A-1 Residential District.

---

To be inserted in **The Reporter** on Thursday October 31, 2024, and Thursday November 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 November 11, 2024.