

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 **January 9, 2025 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.

24-32Z Ron Chamrin requests the following relief from and pursuant to the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to facilitate construction of a detached garage accessory to a single-family dwelling in the Township’s C-Residential District at 429 East Francis Avenue, further designated as Montgomery County Parcel 39-00-01456-00-8:

- 1) a Special Exception pursuant to Ordinance §1250.04 to allow a total accessory building size to primary building size ratio greater than 25%; and
- 2) a Variance from Ordinance §1262.06 to allow an accessory structure height greater than 14 feet.

25-01Z David and Shannon Taylor request the following relief from and pursuant to the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to facilitate construction of a detached garage accessory to a single-family dwelling in the Township’s A-Residential District at 1600 Gwynedd View Road, further designated as Montgomery County Parcel 39-00-01618-00-8:

- 1) a Special Exception pursuant to Ordinance §1250.04 to allow a total accessory building size to primary building size ratio greater than 25%;
- 2) a Variances from Ordinance §1257.04(a) to allow a 67.5-foot front yard setback;
- 3) a Variance from Ordinance §1257.04(b) to allow a 17.8-foot side yard setback; and
- 4) a Variance from Ordinance §1257.06(b) to allow an accessory structure height greater than 14 feet.

25-02Z Laura and Paetrus Banmiller III request a Variance from Lower Gwynedd Township Zoning Ordinance §1298.18(a) to allow installation of a generator and HVAC condensers within the front yard of a single-family dwelling property in the Township’s A-Residential District at 1200 Hunt Seat Road, further identified as Montgomery County Parcel 39-00-02014-52-1.

25-03Z Gwynedd Mercy Academy High School requests the following relief from and pursuant to the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to facilitate installation of a wall sign at real property in the Township’s A-Residential District at 1345 Sumneytown Pike, further designated as Montgomery County Parcel 39-00-03957-00-9:

- 1) a Special Exception pursuant to Ordinance §1292.02 to allow application of D-2 Business District regulations to the proposed sign; and
- 2) a Variance from Ordinance §1292.03(c) to allow a second wall sign being larger than 170 square feet.

To be inserted in **The Reporter** on Thursday December 26, 2024, and Thursday January 2, 2025. 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 January 6, 2025.