

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 **February 13, 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.

24-21Z William and Frances Goldstein request the following relief pursuant to and from Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to allow three existing buildings (the “Buildings”) upon 821 North Bethlehem Pike, in the D-Business District, further designated as Montgomery County Parcel 39-00-00367-00-8, to be used for warehousing and storage:

- 1) a determination that Ordinance §1296.02 allows current use of the Buildings to continue;
- 2) a Special Exception pursuant to Ordinance §1296.03 to allow the Buildings to be used as they are currently;
- 3) a determination that Ordinance §1296.05 allows the Buildings to be used as they are currently; and
- 4) a Variance from Ordinance §1280.02 to allow the Buildings to be used as they are currently.

24-27Z Genterra Corporation requests a Special Exception pursuant to Ordinance §1298.19(d) to allow application of reduced area and bulk regulations associated with a historic structure upon real property at 1348 Sumneytown Pike, in the A-Residential District, further designated as Montgomery County Parcel 39-00-04054-00-2.

24-33Z Kefelonia Partners, LP requests the following relief from the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to facilitate a childcare early learning center use of real property within the Township’s D Business District and Lower Pike Overlay District at 900 Bethlehem Pike, further designated as Montgomery County Parcel 39-00-00229-00-2:

- 1) A Special Exception pursuant to Ordinance §1280.02(k) to allow the proposed use as similar to other uses permitted in the D-Business District, or (in the alternative) Variances from Ordinance §1271.02 and §1280.02 to allow the proposed use;
- 2) A confirmation that existing parking along the property’s Bethlehem Pike frontage is allowed as a nonconforming feature, or (in the alternative) a Variance from Ordinance §1280.08 to allow such parking; and
- 3) A confirmation that parking existing within the side yard setback area is allowed as a nonconforming feature, or (in the alternative) a Variance from Ordinance §1280.08 to allow such parking.

25-04Z **James Mobley, Jr. and Kelly Patricia Mobley** request the following relief from the Ordinance to facilitate renovation and enlargement of a single-family dwelling in the AA-1 Residential District at 901 DeKalb Pike, further designated as Montgomery County Parcel 39-00-00940-00-2:

- 1) a Variance from Ordinance §1256.04(b) to allow a reduced side yard setback;
- 2) a Variance from Ordinance §1256.04(c) to allow a reduced rear yard setback;
and
- 3) a Variance from Ordinance §1256.05(a) to allow increased building coverage.

25-05Z **Brendan Bibro** requests a Variance from Ordinance §1298.06 to allow installation of an eight-foot-high deer fence upon real property utilized as a single-family dwelling in the Township's A-Residential District at 1321 Gypsy Hill Road, further designated as Montgomery County Parcel 39-00-01687-00-2.

25-06Z **Arthur E. Benning, Jr.** requests a Variance from Ordinance §1250.04(a)(1) to allow a total accessory building size to primary building size ratio greater than 25% for a proposed greenhouse accessory to a single-family dwelling property in the Township's A-1 Residential District at 1120 Walnut Farm Road, further designated as Montgomery County Parcel 39-00-00286-06-2.

To be inserted in **The Reporter** on Thursday January 30, 2025, and Thursday February 6, 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 February 10, 2025.