

**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 **April 10, 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.

**24-31Z 901-911 N Bethlehem Pike LP** appeals the Zoning Officer’s interpretation that parking upon property in the D-Business District at 901-911 North Bethlehem Pike, designated as Montgomery County Parcel 39-00-00376-20-6, violates the Ordinance; or (in the alternative) requests a Variance from Ordinance §1280.02 to allow such parking.

**25-05Z Brendan Bibro and The 1321 Gypsy Hill Road Revocable Trust** request the following relief pursuant to and from the Ordinance to allow construction of a 7,200 square-foot sports court, 460 square-foot patio, and fences higher than 6 feet upon real property utilized as a single-family dwelling property in the A-Residential District known as 1321 Gypsy Hill Road and designated as Montgomery County Parcel 39-00-01687-00-2:

- 1) an interpretation of the definition of “Accessory use” in Ordinance §1250.04(a)(2);

- 2) a Special Exception pursuant to Ordinance §1250.04(a)(2) to allow an accessory use on a portion of the Subject Property greater than a 25% of the portion dedicated to the Subject Property's principal use;
- 3) a Variance from Ordinance §1257.04(a) to allow the proposed patio's intrusion into the required front yard setback;
- 4) a Variance from Ordinance §1298.03(b)(1) to allow an accessory structure in the front yard setback;
- 5) a Variance from Ordinance §1298.03(b)(3) to allow a tennis court in the front yard setback; and
- 6) a Variance from Ordinance §1298.06 to allow fencing higher than 6 feet.

**25-08Z**            **Jimmy and Jufen Chung** request a Variance from Ordinance §1257.04(a) to allow construction of a portico within the required front yard setback of a single-family dwelling in the A-Residential District known as 1641 Lindsay Drive and designated as Montgomery County Parcel 39-00-00726-18-9.

**25-09Z**            **Elisha Mike Boswell** requests a Variance from Ordinance §1257.04(c) to allow a single-family dwelling's 40.3-foot rear yard setback in the A-1 Residential District at 801 Norristown Road, designated as Montgomery County Parcel 39-00-02962-00-5.

**25-10Z**            **Kirk and Ashley Brinton** request a Variance from Ordinance §1255.04(a) to allow an addition to a single-family dwelling in the AA-Residential District to protrude into the front yard setback at 1304 Gypsy Hill Road, designated as Montgomery County Parcel 39-00-01744-00-8.

**25-11Z**            **John and Elizabeth Santucci** request a Variance from Ordinance §1257.04(c) to allow an addition to a single-family dwelling in the A-Residential District to protrude into the rear yard setback at 1409 Sumneytown Pike, designated as Montgomery County Parcel 39-00-03964-00-2.

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To be inserted in **The Reporter** on Thursday March 27, 2025 and Thursday April 3, 2025. Please send proof of publication to Joseph C. Kuhls, Esquire, Kuhls Law, 352 N Easton Road, Glenside, PA 19038 (and [jckuhls@kuhlslaw.com](mailto:jckuhls@kuhlslaw.com)) by Monday April 7, 2025.