

**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 **December 11, 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.

**25-25Z Edward and Geraldine Cannally** request the following relief from the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) for shed addition accessory to a residential use upon real property within the Township’s A-Residential District at 301 Llewellyn Road, designated as Montgomery County Parcel 39-00-02380-00-2:

- 1) A Variance from Ordinance §1257.04(a) to allow a front yard setback less than required by the Ordinance; and
- 2) a Variance from Ordinance §1298.03(b)(1) to allow an accessory structure to the front of the subject property’s main building.

**25-26Z Bruce and Joan Brooks** request a Variance from Ordinance §1298.06 to allow a fence higher than six (6) feet at a single-family dwelling within the Township’s A-Residential District at 1621 Grasshopper Lane, designated as Montgomery County Parcel 39-00-01501-00-8.

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To be published in **The Reporter** on Wednesday, November 26, 2025 and Wednesday, December 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 December 8, 2025.