

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 12, 2026 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 a shed expansion 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;
- 2) a Variance from Ordinance §1298.03(b)(1) to allow an accessory structure to the front of the subject property’s main building; and
- 3) a Variance from Ordinance §1298.03(b)(1) to allow an accessory structure less than 10 feet from the rearmost portion of subject property’s main building.

26-01Z John Eichenlaub and Julie Britton request a Variance from Ordinance §1257.04(c) to allow the construction of a single-family dwelling within the required rear yard setback area in the Township’s A-Residential District at 422 N Wyndon Road, designated as Montgomery County Parcel 39-00-05146-00-8.

26-03Z John L. Rathfon requests the following relief pursuant to and from the Ordinance to allow construction of a structure (the “Accessory Structure”) accessory to a detached single-family dwelling (the “Dwelling”) upon real property within the Township’s A-Residential District at 504 Penllyn Pike, designated as Montgomery County Parcel 39-00-03196-00-5 (the “Subject Property”):

- 1) A Variance from Ordinance §1250.04(a)(1) to allow the size of all accessory structures upon the Subject Property to total more than 25% of the Dwelling size;
- 2) a Variance from Ordinance §1250.04(b)(1) to allow a side yard less than 50 feet;
- 3) a Variance from Ordinance §1250.04(c)(1) to allow a rear yard less than 75 feet; and
- 4) a Special Exception pursuant to Ordinance §1257.06(b) to allow height of the Accessory Structure in excess of 14 feet.

26-04Z Eric Jubilee requests the following relief pursuant to and from the Ordinance to allow construction of a detached single-family dwelling (the “SFD”) upon real property within the Township’s FP-Floodplain Conservation District at 438 Brookside Avenue, designated as Montgomery County Parcel 39-00-00448-00-8:

- 1) an appeal from the determination that the proposed SFD is not allowed by Ordinance §1290.17 as an improvement to an existing structure, or (in the alternative) a Variance from Ordinance §1290.13 to allow the SFD; and
- 2) a Variance from Ordinance §1290.08 to allow the SFD.

To be published in **The Reporter** on Wednesday, January 28, 2026 and Wednesday, February 4, 2026. 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 9, 2026.