

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 **September 10, 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.

26-22Z Bradblood, LLC requests the following relief from the Lower Gwynedd Township Zoning Ordinance (the “Ordinance”) to expand an existing shed accessory to a single-family dwelling within the Township’s A-Residential District and FP-Flood Plain Conservation District at 712 Evans Road, designated as Montgomery County Parcel 39-00-01087-00-8:

- 1) a Variance from Ordinance §1290.13(a) to allow a freestanding structure within the FP-Flood Plain Conservation District;
- 2) a Variance from Ordinance §1298.17(c) to allow a building within the Riparian Buffer; and
- 3) a Variance from Ordinance §1290.17(g) to alter an existing structure within the FP-Floodplain Conservation District.

26-23Z Lawrence L. Harris, Jr. and Valerie V. Crabbe request the following relief pursuant to and from the Ordinance to allow expansion of a 1930’s cottage (the “Cottage”) for use as a second nonprofit housekeeping unit upon real property within the Township’s A-Residential District at 709 Penllyn Pike, designated as Montgomery County Parcel 39-00-03293-00-7:

- 1) an interpretation of, or Variance from, Ordinance §1296.02 for continued use of the Cottage as a second nonprofit housekeeping unit;
- 2) a Special Exception pursuant to, or Variance from, Ordinance §1296.06 for expansion of an existing nonconforming residential accessory structure;
- 3) an interpretation of, or Variance from, Ordinance §1298.19 to determine whether the Cottage and its use as a second nonprofit housekeeping unit constitute a “new use”, or (in the alternative) is entitled to a Special Exception;
- 4) an interpretation and/or Special Exception pursuant to Ordinance §1250.04(a)(27) definition of “Family” establishing that the Cottage is a permissible second nonprofit housekeeping unit;

- 5) an interpretation that the Cottage may continue to exist at a height higher than 15 feet and a Variance from Ordinance §1298.16 to allow the height to be 27.5 feet; and
- 6) an interpretation that the side of the Cottage which faces Sturgis Lane and will be less than 75 feet as required for a front yard on a corner lot (since it predates Sturgis Lane), or a Variance from Ordinance §1298.09 to permit the renovated Cottage to be 69 feet from Sturgis Lane where the Ordinance requires a 75-foot front yard setback.

26-24Z Lindsay and Mike Schlesinger request a Variance from Ordinance §1262.04(b) to allow a covered deck within the 75-foot minimum rear yard setback of real property in the Township's A-Residential District at 933 Sturgis Lane, designated as Montgomery County Parcel 39-00-03937-32-6.

26-25Z Francis Sedgwick requests a Special Exception pursuant to Ordinance §1250.04(a)(27)B to allow a second nonprofit housekeeping at real property in the Township's A-Residential District at 616 Montgomery Road, designated as Montgomery County Parcel 39-00-02857-00-2.

To be published in **The Reporter** on Thursday August 27, 2026 and Thursday September 3, 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 September 7, 2026.