

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 **October 8, 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.

26-26Z Gwynedd Mercy Academy High School requests the following relief pursuant to and from the Ordinance to allow illumination of the existing athletic track and turf field upon real property within the Township’s A-Residential District at 1345 Sumneytown Pike, designated as Montgomery County Parcel 39-00-03957-00-9:

- 1) a modification of the condition of a prior Board Decision limiting athletic field lighting; and
- 2) a Variance from Ordinance §1298.16 height limitations applicable to four (4) light poles.

26-27Z Whitefield Homes, LLC requests a Special Exception pursuant to Ordinance §1298.19(d) to allow a reduction of area and bulk regulations applicable to proposed development of real property in the Township’s A-Residential District at 1348 Sumneytown Pike, designated as Montgomery County Parcel 39-00-04054-00-2.

26-28Z EPIC Veterinary Urgent Care PLLC requests Variances from Ordinance §1292.03(c) to allow more than one (1) building-mounted sign and a total sign area in excess of 40 square feet for a veterinary urgent care clinic upon real property in the Township’s D-2 Planned Business District at 904 Moore Drive.

To be published in **The Reporter** on Friday September 25, 2026 and Thursday October 1, 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 October 5, 2026.