

ADDENDUM TO BRADBLOOD LLC ZONING APPLICATION

Description of Proposed Use and Proposed improvements.

The Applicant proposes to move a small (12' x 15') historic Post Office shed onto the lot to join it to the existing shed to expand the existing use of the shed on the property for a "he-shed" (private sanctuary or getaway). The Post Office building (photo attached) was the historic Gwynedd Post Office along Route 202 until the 1950's when it was bought and moved to the Church of the Messiah property along Route 202. The Applicant plans to move it onto the subject property to add to his existing shed.

6. Legal Grounds for Appeal

State each section of the Zoning Ordinance...

The Applicant seeks a variance from each of the following Sections of the Zoning Code:

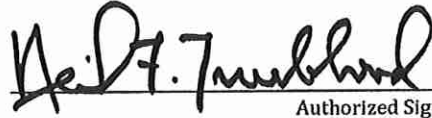
- a. Section 1290.13(a) to allow a freestanding structure within the FP Conservation District;
- b. Section 1298.17(c) to allow the Post Office Building within the Riparian Buffer; and
- c. If necessary, Section 1290.17(g) to alter an existing structure within the Floodplain Conservation District.

7. For a variance, state the specific hardship.

The Applicant's Property is almost entirely covered by Floodplain Conservation District primarily because of a channel running front to rear through the Property (not the Trewellyn Creek). Granting the variance would preserve a historic structure from the Township's past, the existing shed to which the new shed would be joined has been in its location for some time without incurring any water damage, and the historic and quaint nature of the Post Building is in keep with the bucolic character of Gwynedd Valley.

WAIVER

I/We hereby waive the provision that the hearing before the Zoning Hearing Board of Lower Gwynedd Township be commenced within 60 days of the application, conducted, and/or completed pursuant to the time limitations set forth in the Pennsylvania Municipalities Planning Code.



Authorized Signature

NEIL F. TRUEBLOOD

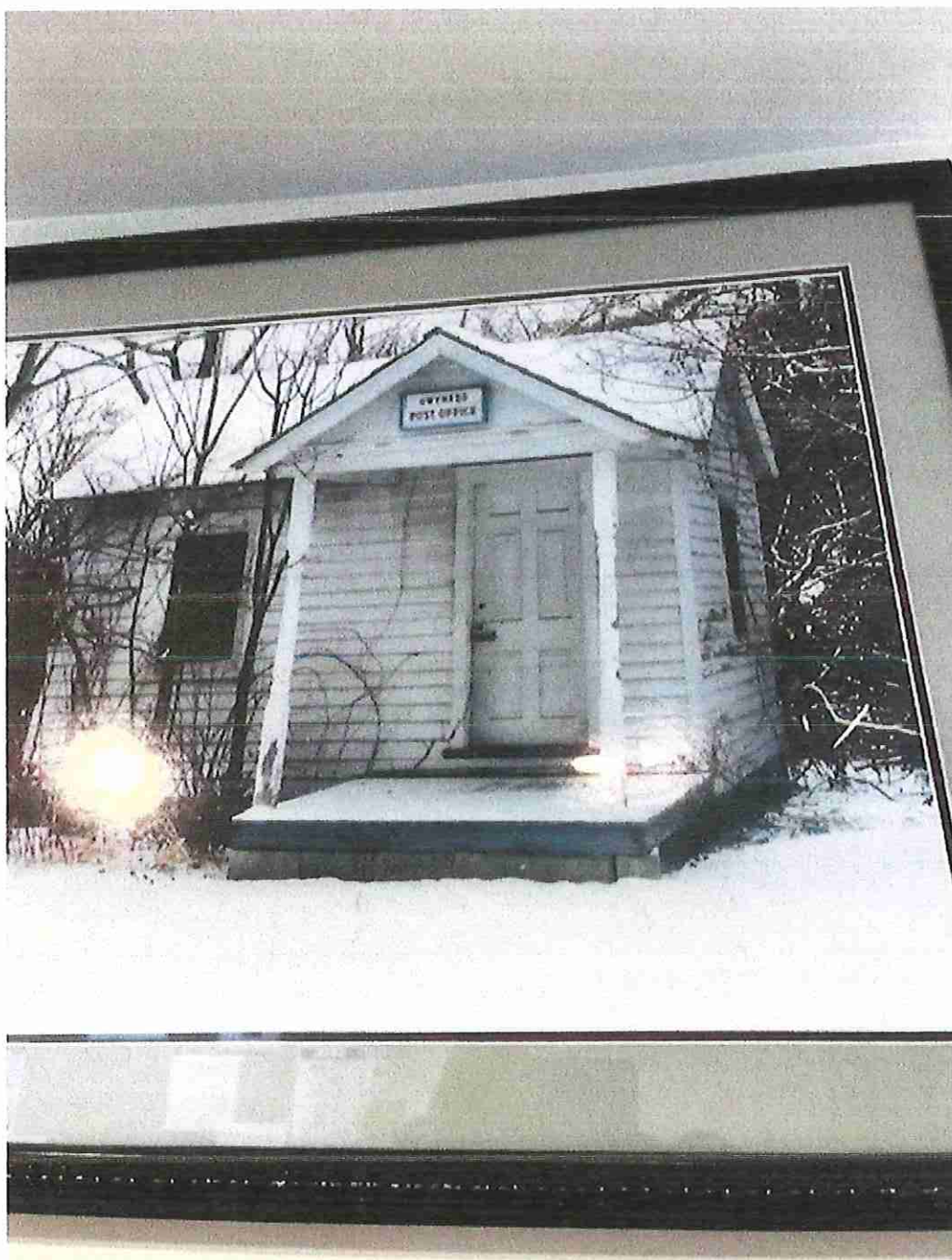
Printed Name

BRAD BLOOD L.L.C.

7.9.2026

Date

From: neil.trueblood@gmail.com 
Subject: PO photo
Date: May 7, 2026 at 10:18 AM
To: Neil Trueblood neiltrueblood@gmail.com



Sent from my iPhone

Lower Gwynedd Township Zoning Hearing Board

Application of Whitefield Homes, LLC

ADDENDUM AND AMENDMENT TO ZONING HEARING BOARD APPLICATION

Whitefield Homes, LLC is the owner of the property located at 1348 Sumneytown Pike, Ambler, Lower Gwynedd Township, PA (the “Property”). The Property is more specifically identified as PARID 39-00-04054-00-2.

The Property consists of approximately 15.71 acres and is improved with a historic resource, being a single-family home farmhouse. The Property is located in the A – Residential Zoning District pursuant to the Township Zoning Map. Applicant proposes to retain the historic farmhouse and redevelop the Property with eight (8) additional residential building lots (nine (9) total with the existing historic farmhouse lot).

In order to redevelop the Property as proposed, Applicant requests a single item of zoning relief, being a special exception from Section 1298.19(d) of the Township Zoning Ordinance to permit area and bulk regulations associated with the retention of a historical resource. (Please note that these area and bulk regulations only apply to the approximately four (4) acre area of the Property outlined in red on the attached Plan, identified as “Historic Resource Protection Reduction Lot (Existing Tract 1”), as such area is the existing parcel that contains the historic farmhouse). Specifically, Section 1298.19(d) provides the following:

- d) Area and bulk regulations. The lot area and width regulations, as well as the yard regulations, and lot coverage regulations of the applicable zoning district within which the historic resource is located may be varied in order to protect and preserve the historic resource when approved as a special exception by the Zoning Hearing Board.
 - 1. Instead of the demolition of a historic resource, a landowner or developer may (except in the case of a bed and breakfast application), as a special exception, be allowed to reduce the otherwise applicable area and bulk regulations, provided that all other zoning ordinance requirements related to the Flood Plain Conservation District are met. As a special exception, the Zoning Hearing Board may allow a reduction to the applicable area and bulk regulations, in the AA, AA-1, A, and A-1 Districts, provided that the historic resource meets or will be renovated to meet the standards in Subsection (g) below and is deed restricted (in a manner acceptable to the Township) to insure permanent protection from demolition and facade alteration (except with the written permission of the Township after a public hearing) for the historic resource lot, and further provided the following are met:
 - A. A lot area of not less than 18,000 square feet is provided for each lot and both public water and public sewer are available.
 - B. A lot width of not less than 85 feet at the building line is provided.
 - C. The front yard shall be not less than 25 feet.

- D. The side yards shall be not less than 15 feet.
- E. The rear yard shall be not less than 50 feet.
- F. The total building coverage shall not exceed 25%.
- G. The total impervious coverage shall not exceed 40%.

A special exception is not special, nor is it an exception to the zoning ordinance, but rather, a permitted use that is allowed by the municipality so long as the specific standards for special exception approval contained within the zoning ordinance are met. *Quaker Valley School District v. Leet Township Zoning Hearing Board*, 309 A.3d 279 (Pa. Commw. Ct. 2024). The term “special exception” can be misleading because it suggests a deviation from the zoning ordinance, but it is actually a use that is expressly permitted under the ordinance, provide the applicant meets certain criteria. *Greth Development Group, Inc. v. Zoning Hearing Bd. of Lower Heidelberg Tp.*, 918 A.2d 181 (Pa. Commw. 2007). Once an applicant meets this burden, a presumption arises that the proposed use is consistent with the health, safety, and general welfare of the community. *Quaker Valley*, 309 A.3d 279. After the applicant has demonstrated compliance with the specific criteria in the zoning ordinance, the burden shifts to the objectors where they must show, to a high degree of probability, that the use will generate adverse impacts not normally generated by this type of use and that these impacts will pose a substantial threat to the health and safety of the community. *Siya Real Estate LLC v. Allentown City Zoning Hearing Board*, 210 A.3d 1152 (Pa. Commw. Ct. 2019) (Emphasis added).

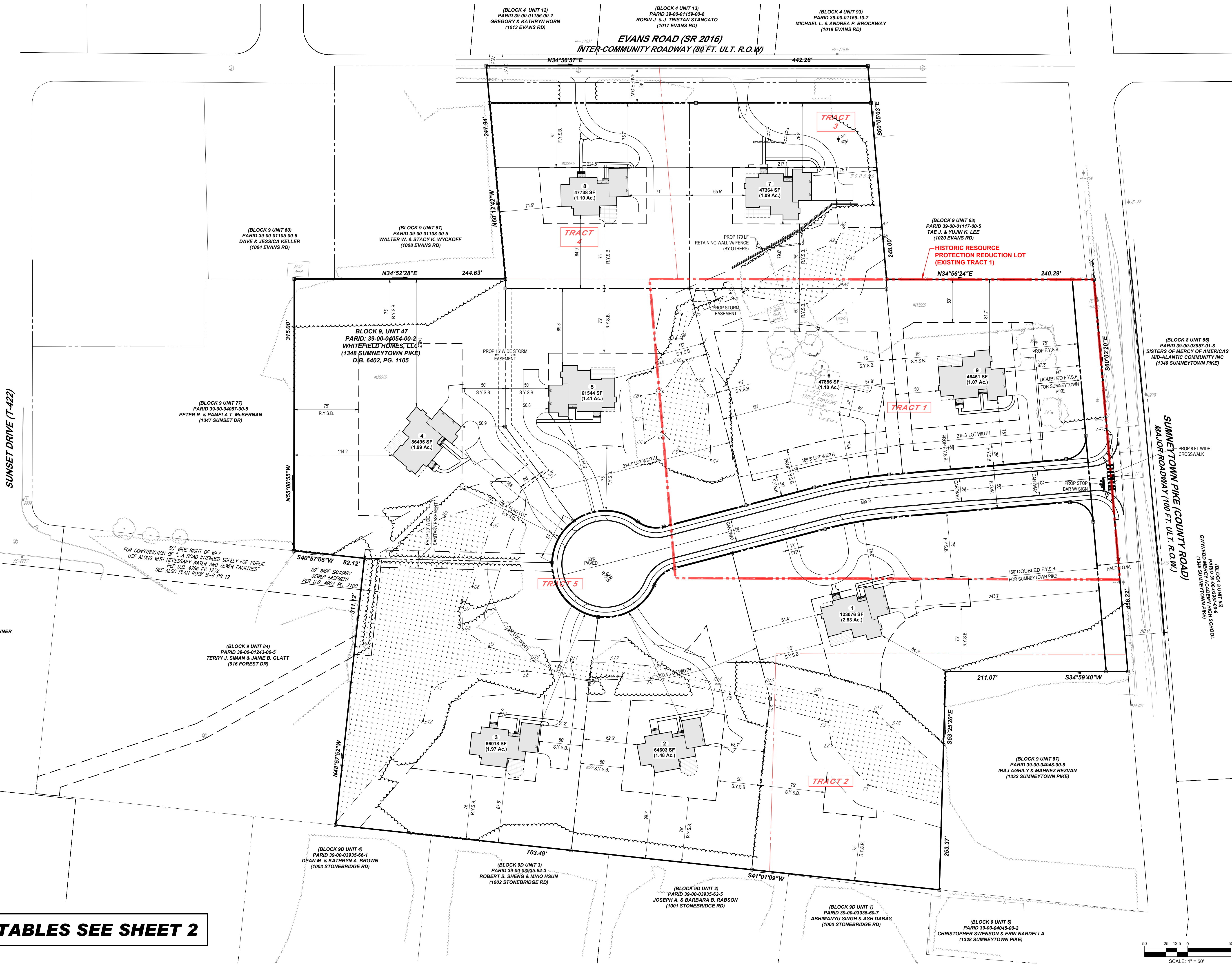
As shown on the attached Plan, and as will be presented at the Zoning Hearing Board hearing, all proposed dimensional criteria exceed the criteria provided above. In fact, the vast majority of the dimensional criteria meets or exceeds the underlying zoning district regulations. Specifically, Lots 1-5, 7, and 8 are fully compliant with the standard A-1 requirements. As such, only two (2) of the nine (9) lots are proposed to incorporate aspects of the permitted reduced dimensional requirements listed above, being Lots 6 and 9. Furthermore, Lots 6 and 9 are compliant with the standard A-1 lot minimum (40,000 SF required, and 47,856 SF and 46,451 SF proposed, respectively), and they are complaint with building and impervious coverage ratios. Of the permitted reduced dimension requirements under Section 1298.19(d), only a few setback dimensions on Lots 6 and 7 and Lot 6’s lot width are proposed, and not even to their full extent. Said another way, Applicant is not proposing to take full advantage of the reduced dimensional requirements. Rather, to the contrary, Applicant is only proposing a few minor deviations from the standard A-1 requirements permitted by the special exception. If Applicant proposed utilizing the reduced requirements to their full extent, Applicant would be able to fit several more building lots on 18,000 SF lots.

The special exception complies with the intent of the Zoning Ordinance as the purpose of Section 1298.19(d) is to incentivize the retention of historical resources, which Applicant is proposing to do. Instead of utilizing the reduced dimensions to their fullest extent, Applicant is only proposing minor reasonable deviations from the standard A-1 requirements. The proposal will not adversely affect neighboring land uses and will appropriately blend in with the

neighborhood in a harmonious manner. The proposal is also consistent with the recently adopted/amended Comprehensive Plan, which identifies the Property with a future land use of a “single-family neighborhood.” *Please see the attached Historic Resources Impact Study confirming the same.* The redevelopment proposes public utility service systems, and the peak traffic generated will be accommodated for in a safe and efficient manner. The Property is more than suitable for the proposed redevelopment, and the proposed residential use is permitted by-right in the A – Residential Zoning District.



ZONING TABLES SEE SHEET 2



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	

ATTENTION ALL CONTRACTORS:
UTILITIES SHOWN HEREIN HAVE
BEEN DEVELOPED FROM UTILITY
COMPANY RECORDS AND/OR
FIELD SURVEY. CONTRACTORS
VERIFY THE LOCATION, DEPTH
OR HORIZONTAL LOCATION OF
UTILITIES PRIOR TO START OF WORK.
PENNSYLVANIA LEGISLATIVE ACT NUMBER 87 OF 2014 AS
AMENDED BY ACT 50 OF 2017. CONTRACTORS MUST VERIFY
LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND
FACILITIES PRIOR TO START OF WORK.
WWW.PA.CALL.CORP
#XXXXXXXXXX (BOHLER) / #0025561429 (SURVEY)

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAA250079.00-GA

DRAWN BY: LGU

CHECKED BY: CDP

DATE: 07/21/2026

CAD ID: P-CPTD-PROP

PROJECT:

CONCEPT
PLANS

FOR

WHITEFIELD
HOMES, LLC

PROPOSED
RESIDENTIAL DEVELOPMENT

1348 SUNNYSIDE PIKE, AMBLER
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19002
BLOCK 9, UNIT 47
PARID: 39-00-04054-00-2

BOHLER

1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

C.D. PUZINAS

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE083200

SHEET TITLE:

CONCEPT
PLAN
'D'

SHEET NUMBER:

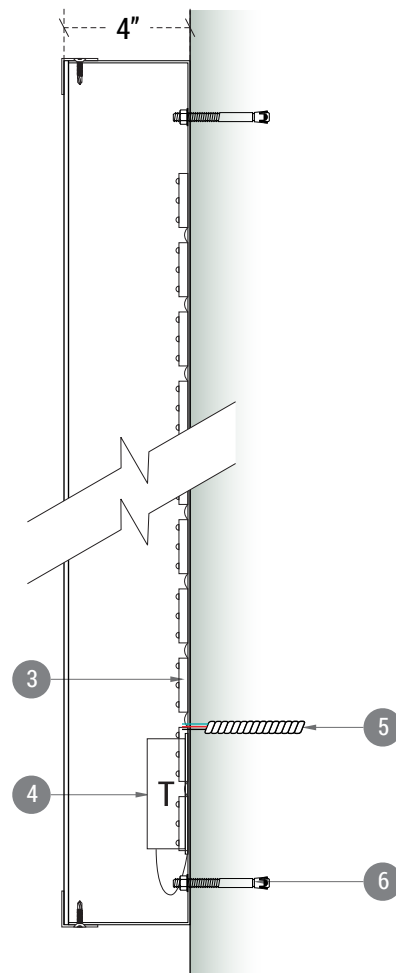
C-001
1 OF 3

ORG. DATE - 07/21/2026



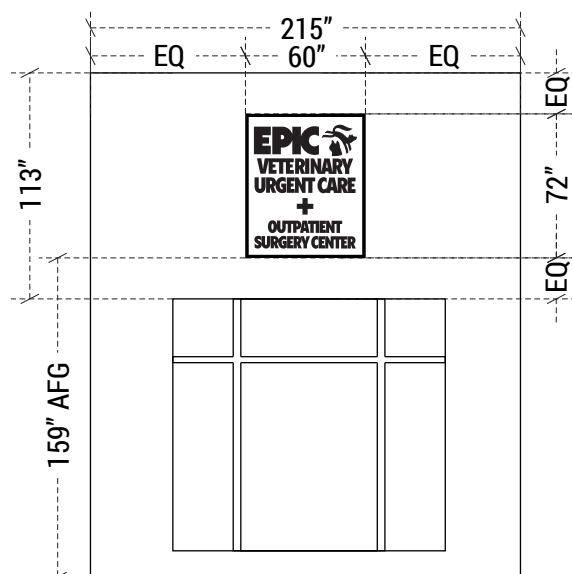
A S/F Illum. Cabinet
SCALE: 3/4"=1'-0"

SIGNAGE @ 30 SQ. FT



B Section
SCALE: 1 1/2"=1'-0"

1. SINGLE FACED ALUMINUM SIGN CABINET W/ 1 1/2" RETAINERS PTD. BLACK(P1)
2. 3/16" LEXAN FACE WITH DIE CUT MATTE BLACK VINYL (V1) COPY
3. WHITE LED ILLUMINATION
4. INTERNALLY MOUNTED POWER SUPPLY
5. 120/277 V. PRIMARY ELECTRIC SVC. AT SIGN LOCATION (BY OTHERS)
6. CABINET MOUNTED FLUSH TO WALL VIA (QTY:6) 3/8" DIA. X 4" L. HILTI EXPANSION ANCHORS THRU BACK WALL OF CABINET FRAMING



C Elevation
SCALE: 3/4"=1'-0"



EXISTING LOCATION 1



EXISTING LOCATION 2

Epic Vet

904 Moore Dr.
Spring House, PA 19477

Project: 26-0269

Int. Illum. Cabinet Qty: 02

Fabrication Information:

Installation Information:

Paint

P1 MP Satin Black (923)

Vinyl

V1 Matte Black (900-180-0)

Jason Hill 09.10.26

X:\SharedFiles\MISC PROPERTIES\Epic Vet

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Revisions:

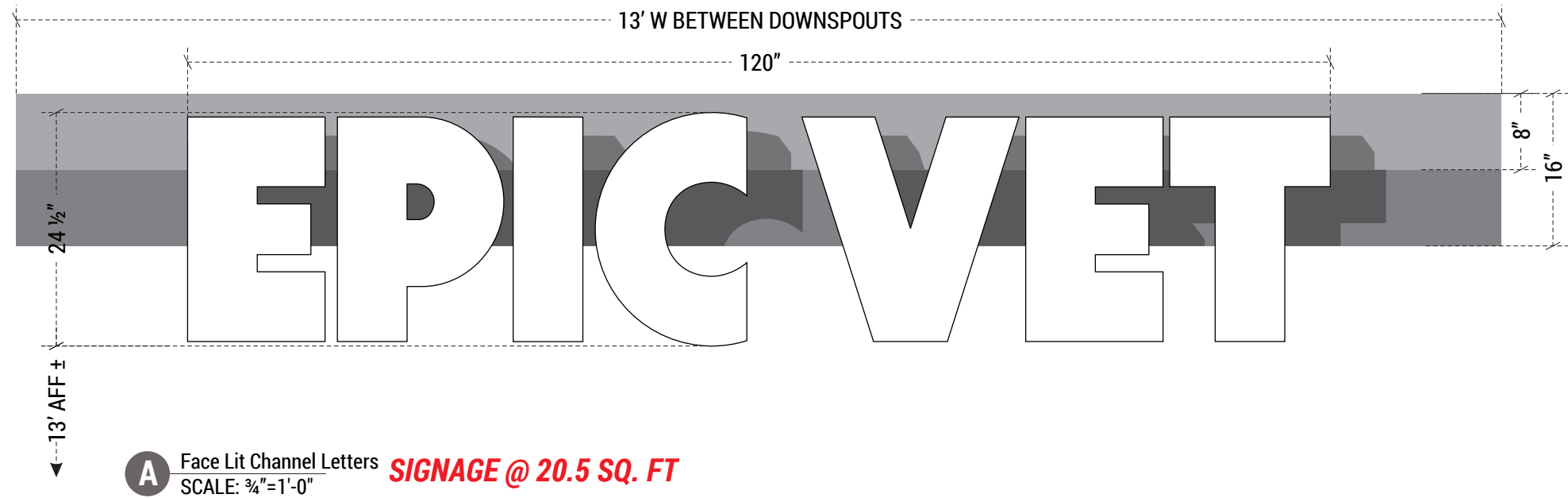
R1	R1.00.00 -	R4	R4.00.00 -
R2	R2.00.00 -	R5	R5.00.00 -
R3	R3.00.00 -	R6	R6.00.00 -

CITY SIGN INC. Interior / Exterior Sign Manufacturers

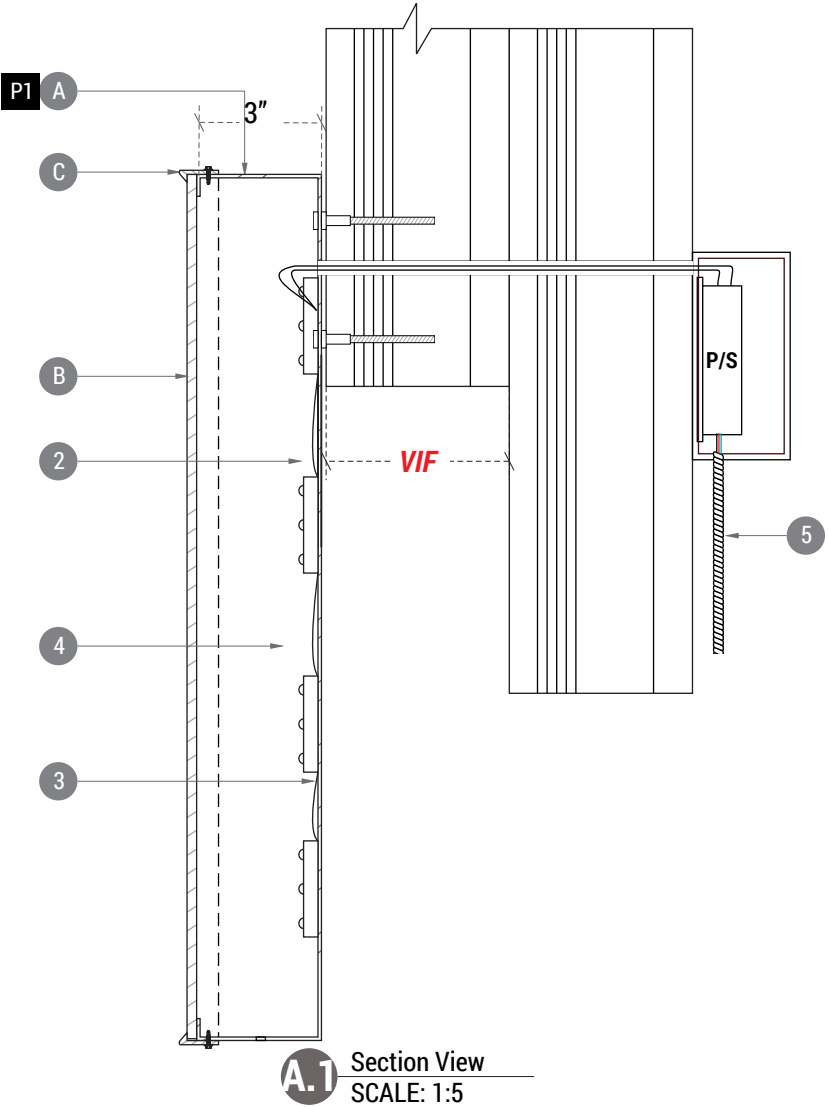
424 Caredean Dr., Horsham PA, 19044
215.442.1323 / citysignservice.net



01.1



1. FACE LIT CHANNEL LETTERS SET:
- A. .040" WHITE ALUMINUM RETURNS / .050" WHITE ALUMINUM BACKS PTD. BLACK(P1)
 - B. 3/16" 7328 WHITE ACRYLIC FACE
 - C. BLACK TRIM CAP
2. WHITE LED ILLUMINATION
3. LETTERS MOUNTED FLUSH TO WALL VIA 3/8" STUDS
4. SECONDARY LEADS TO REMOTE MOUNTED MULTI-VOLTAGE POWER SUPPLY(S)
5. 120 / 277 V. PRIMARY ELEC. SVC. (BY OTHERS)



Epic Vet

904 Moore Dr.
Spring House, PA 19477

Project: 26-0269

Face Lit Channel Letters

Qty: 01

Fabrication Information:

Installation Information:

Paint

P1 MP Satin Black (923)

Jason Hill 09.10.26

X:\SharedFiles\MISC PROPERTIES\Epic Vet

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Revisions:

R1	R1.00.00 -	R4	R4.00.00 -
R2	R2.00.00 -	R5	R5.00.00 -
R3	R3.00.00 -	R6	R6.00.00 -



Interior / Exterior
Sign Manufacturers

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