

## PUBLIC NOTICE

**PLEASE TAKE NOTICE** that, due to COVID-19 and related health restrictions, the Upper Gwynedd Township Zoning Hearing Board will hold a virtual public hearing at 7:00 P.M. on Tuesday, May 25, 2021. The Zoning Hearing Board and its solicitor, the zoning officer, the applicant, witnesses, and all individuals with party status shall participate via video conference. The public will have an opportunity to listen and comment via telephone or may submit written comments in advance by email to [evrieker@uppergwynedd.org](mailto:evrieker@uppergwynedd.org) or by mail to Upper Gwynedd Township, 1 Parkside Place, North Wales, PA 19454. All written comments should be submitted with the person's name and address. Additional instructions for public participation are available on the Township's website, [www.uppergwynedd.org](http://www.uppergwynedd.org). The matters to be considered are as follows:

**Hearing No. 21-07: Talaat Kehit of 1 Ivy Lane, Lansdale PA 19446 for property located at the same address**, for a variance from Section 195-12.B.(4) to permit a side yard setback of 7 feet where 20 feet is required to permit the construction of an addition to an existing garage. The Property is zoned R-2 Residential.

Copies of the applications, exhibits, site plans or other materials received by the Township in connection with the above matters are on file with the Zoning Officer at the Township Building. Copies will be made available for review on the Township's website prior to the virtual hearing and paper copies may be requested in writing from the Township at a cost as permitted by law. The public is invited to attend the public hearings and participate. If a member of the public is requesting party status to the application, or if a person would like to participate but requires assistance or accommodation, please contact the Township at [mweaver@uppergwynedd.org](mailto:mweaver@uppergwynedd.org) or (215) 699-7777 prior to 10:00 a.m. on May 25, 2021.

ZONING HEARING BOARD  
 UPPER GWYNEDD TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA  
 Zoning Ordinance of November 23, 1987 as Amended

RECEIVED  
 MAY 06 2021  
 BY: \_\_\_\_\_

APPLICATION FOR VARIANCE(S)  Check One  
 APPLICATION FOR SPECIAL EXCEPTION(S) \_\_\_\_\_  
 APPEAL FROM ZONING OFFICER'S \_\_\_\_\_  
 DECISION/DETERMINATION(S) \_\_\_\_\_

Date: 5/6/2021

PROPERTY ADDRESS/  
 LOCATION 1 IVY Lane Lansdale LOT SIZE \_\_\_\_\_ ZONING DISTRICT \_\_\_\_\_

Check One (Applicant)  
 Owner  
 Equitable Owner (under Agreement of Sale)  
 Lessor  
 Lessee

Applicant's Name: Talaat Bekhit Check One  
 Date Ownership Secured 4-17-2007  
 Date of Agreement of Sale \_\_\_\_\_  
 Date of Lease \_\_\_\_\_  
 Address: 1 IVY Lane Lansdale 19446  
 Telephone: \_\_\_\_\_

Contractor's or Agent's Name \_\_\_\_\_  
 Public Water Yes  No \_\_\_\_\_  
 Public Sewer Yes  No \_\_\_\_\_

Address \_\_\_\_\_

Give full information as to Section of Zoning Ordinance involved and reasons why the Variance(s), Special Exception(s) or Appeal is desired and why it should be granted.

To construct storage room within the sidyard.

Talaat Bekhit  
 Owner's signature, if Applicant is not Owner, agreeing to this Application

Applicant's Signature Talaat Bekhit  
 Please Print Name: Talaat Bekhit  
 Attorney's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

Record of Secretary - Zoning Hearing Board

Application No. \_\_\_\_\_ Hearing Date(s) \_\_\_\_\_ Decision Date \_\_\_\_\_

VARIANCE(S)	Granted _____	Denied _____
SPECIAL EXCEPTION(S)	Granted _____	Denied _____
APPEAL	Granted _____	Denied _____

RESTRICTIONS/CONDITIONS (if any)

- ( ) Zoning Officer
- ( ) Zoning Hearing Board
- ( ) Board of Commissioners
- ( ) Zoning Solicitor

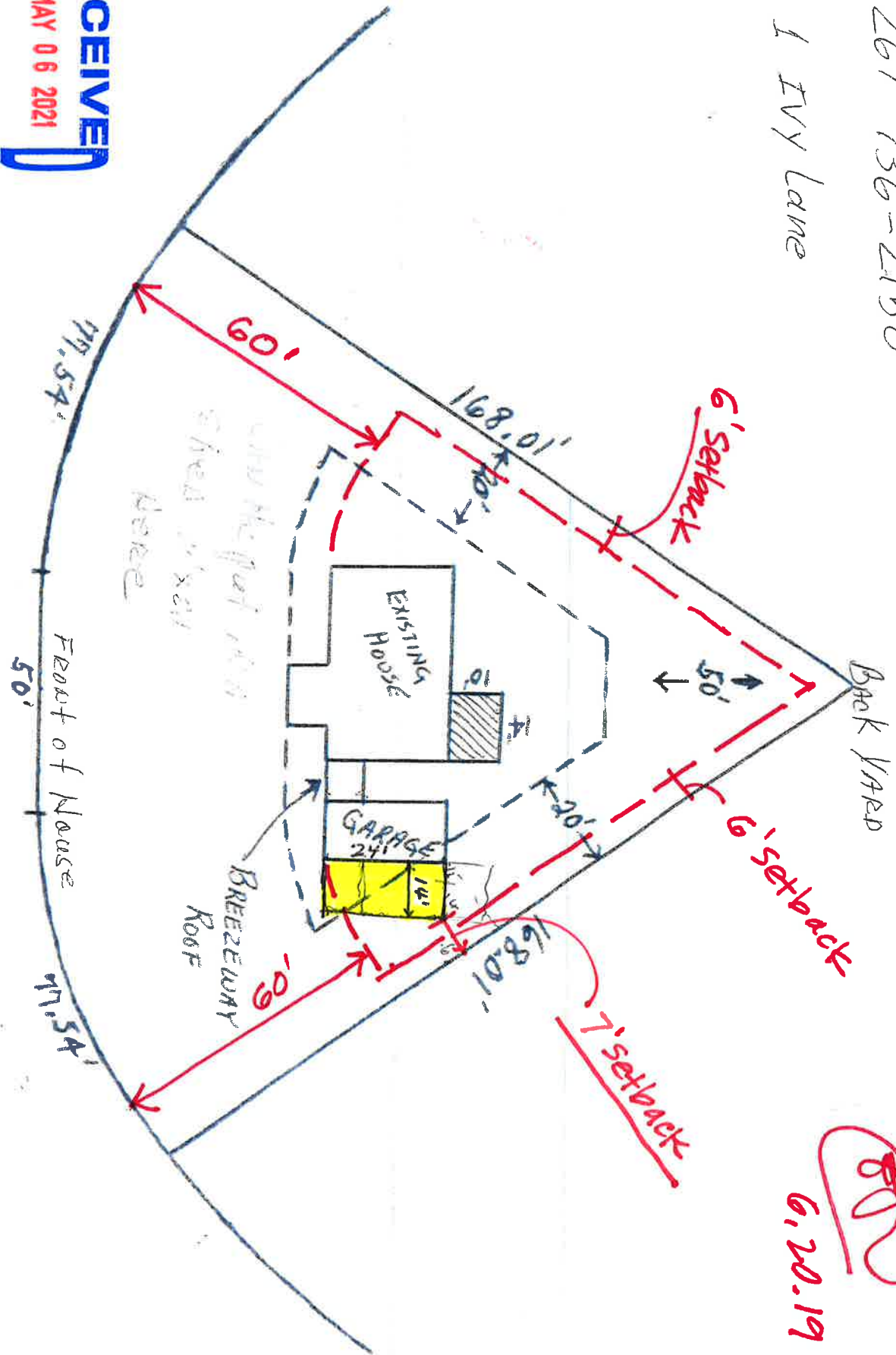
Signature of Secretary \_\_\_\_\_

Talaat Bekhit  
267 736-2150

1 IVY lane

Shed can be located in the area bounded by red dashed line.

  
6.20.19



RECEIVED  
MAY 06 2021  
BY: \_\_\_\_\_

IVY LANE (50' R/W)

SCALE: 1"=30'