

The Upper Gwynedd Township Zoning Hearing Board will hold a public hearing at the Township Building, One Parkside Place, North Wales (Upper Gwynedd Township), PA. 19454, at 7:00 p.m. on **Tuesday, April 23, 2019**, on the following matter(s).

A copy of the Application(s) and any exhibits and site plans attached thereto are on file with the Zoning Code Enforcement Officer at the township building and available for review during normal township business hours. The public is invited to attend and will be given an opportunity to be heard.

Hearing No. 19-03, Mr. and Mrs. Nishith Patel, 137 Dawn Drive, Lansdale, PA 19446 have **filed an application** requesting certain zoning relief from the Upper Gwynedd Township Zoning Code (Code) for their residential building located at 870 Sumneytown Pike, Lansdale (Upper Gwynedd Township), PA 19446 which property is located in an R-3 Residential Zoning District.

The following zoning relief is requested:

1. An appeal from the Determination of the Zoning Officer dated 2/11/19 that the subject building is a single family dwelling and not a duplex. Or, alternatively,
2. A variance from Code section 195-13D (6) to permit 27 dwelling units per developable acre on the recorded Subdivision and Land Development Plan pertinent to this property which provides for only 26 dwelling units, thus adding the subject residential building as a duplex dwelling and not a single family dwelling thereby adding one additional dwelling unit.
3. A .1% variance from Code section 195-13D (3) to permit the subject duplex dwelling.
4. An impervious coverage variance from Code section 195-13E and the applicable chart thereto the amount to be determined at the hearing.

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Hearing No. 19-04, Mr. Jason L. Campbell, 108 Cardinal Way, North Wales, PA 19454 filed an application requesting certain zoning relief from the Upper Gwynedd Township Zoning Code (Code) to permit the construction of a pool and related equipment, a shed and a rear deck on property located at the above address which is in an R-1 Residential Zoning District.

The following zoning relief is requested:

1. A variance from Code sections 195-9G (1) and 195-11B (6) to permit the pool equipment and shed as accessory structures to be located on that portion of the subject lot between the principal building and the lot line abutting North Wales Road.
2. A 34 ft. rear yard variance from Code section 195-11B (5) for the subject deck.