

PUBLIC NOTICE

REGULAR MEETING OF THE UPPER GWYNEDD TOWNSHIP ZONING HEARING BOARD TO TAKE PLACE IN PERSON AND VIA REMOTE MEANS

Zoning Hearing Board April 27, 2021 Public Hearing

The Zoning Hearing Board will be holding a public hearing on *Tuesday, April 27, 2021* at 7:00pm. Due to the ongoing COVID-19 and related health restrictions, this hearing will be held virtually. The Zoning Hearing Board and its solicitor, the zoning officer, the applicant, witnesses, and all individuals with party status will participate via video conference. The public is welcome to dial into the hearing to listen or participate. If you would like to join the meeting by telephone, dial 1-929-205-6099, then put in the Meeting ID: 880 3183 3853 and Passcode: 761589. Any questions that you have before the hearing can also be emailed to evrieker@uppergwynedd.org. The public may also submit written comments in advance to evrieker@uppergwynedd.org or by mailing your public comments to Upper Gwynedd Township, 1 Parkside Place, North Wales, PA 19454, Attention: Zoning Officer. All written comments should be submitted with the person's name and address. If a member of the public is requesting party status to the application, please contact evrieker@uppergwynedd.org or patrick@skilkennylaw.com immediately in order to make the appropriate arrangements for video conference participation in the hearing.

Please be aware that the Zoning Hearing Board decides who may participate in the hearing before it as a party, subject to Section 908(3) of the Municipalities Planning Code (MPC). The MPC permits party status to any person "affected" by the application. Having taxpayer status alone is not enough to claim party status; however, a person whose property or business abuts the property that is the subject of the appeal may qualify as a party.

If a member of the public would like to participate but requires assistance or accommodation, please contact the Township at mweaver@uppergwynedd.org or 215.699.7777 prior to 10:00am on April 27, 2021. See below for a summary of the application and to review copies of the applications, exhibits, site plans or other documents submitted to the Township by the Applicant in advance of the hearing.

Hearing No. 21-03: Ramaco Fuels of 103 Carnegie Center, Suite 345, Princeton, NJ for property located at 868 Sumneytown Pike, Lansdale, PA for a variance from Section 195-35.I.(2)(b) to permit a sign with red or green lights to be within 75 feet of a public right-of-way and within 200 feet of a traffic control device; and a variance from Section 195-35.J.(2)(L)[2], 195-35.J.(2)(L)[3], 195-35.J.(2)(L)[5] and 195-Attachment 3 relating to Sign Regulation Schedule to permit two LED fuel price façade signs with two colors for each sign and a total sign area that exceeds 50% of the allowable sign area and a sign height that exceeds 12 feet. The Property is zoned C-Commercial.

Hearing No. 21-04: Chris Perez and Megan Krache of 222 Hunter Lane, North Wales, PA 19454 for property located at the same address, for a variance from Section 195-12.B.(3) to

permit a front yard setback of 34 feet where 50 feet is required for the construction of a 14' x 16' sunroom front entrance to the existing dwelling. The Property is zoned R-2 Residential.

Hearing No. 21-05: Geissele Automatics for two parcels located at 800 North Wales Road, North Wales, PA 19454, parcel numbers 56-00-05977-00-6 and 56-00-05976-00-7, for a variance from Section 195-25.K.(3)(d)[1] to permit a building setback of 65 feet where 200 feet is required from a residential district, and a variance from 195-25.K.(3)(g)[3] to permit parking setback of 65 feet where 100 feet is required from a residential district setback variance from residential district to construct a concrete pad with driveway access improvements for use of machinery and equipment at the existing site. Or, in the alternative, an interpretation that proposed concrete pad with driveway access improvements does not need zoning relied under the Doctrine of Natural Expansion or under the existing language of Section 195-25.K.(3)(d)(1). The Properties is zoned LI- Limited Industrial.

Hearing No. 21-06: Jennifer DiMario of 447 Amity Lane, North Wales, PA 19454 for property located at the same address, for a variance from Section 195-12.B.(5) to permit a rear yard setback of 30 feet where 50 feet is required to permit the construction of a pergola, deck and patio. 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.