

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, July 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. 19-08, Shetland Group, LP, 101 Stewart Lane, Chalfont, PA 18914 has filed an Application requesting numerous variances to permit Applicant to construct a home on its 100' x 100' non-conforming proposed merged lots located at 925 Lexington Ave (an unopened street), (block 16, units numbered 24, 25, 26 and 125 (Upper Gwynedd Township), Lansdale, PA. 19446 of which Applicant is the legal owner of units 25, 26 and 125 and the equitable owner of unit 24 all of which units are in an R-2 Residential Zoning District.

The following zoning relief is requested:

1. An 11,780 sq. ft. lot area variance and a 20 ft. lot width variance from Article V, section 195-12B(1) of the Upper Gwynedd Township Zoning Code (Code).
2. A 30 ft. front yard variance from Article V, section 195-12B(3) of the Code.
3. A 21 ft. rear yard variance from Article V, section 195-12B(5) of the Code.
4. A variance from Article VIII, section 195-40 of the Code to permit the proposed construction of the home which does not meet the setback requirements on a non-conforming lot in the R-2 Residential Zoning District.
5. A variance from Article IV, section 195-9U(1) of the Code to permit the said construction on a lot not having direct access to a local or feeder street.

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Hearing No. 19-09, Barbara Bond, 353 Royal Avenue, 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 two story addition and a porch to property located at the above address which is in an R-2 Residential Zoning District.

The following zoning relief is requested:

1. A 17 ft. front yard variance from Article V, section 195-12B(3) of the Upper Gwynedd Zoning Code (Code).
2. A variance from Article VIII, section 195-40 of the Code to permit the proposed construction which does not meet the setback requirements on a non-conforming home on a non-conforming lot in the R-2 Residential Zoning District.

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Hearing No. 19-10, Stephen and Karen Venezia, 1210 Lansdale Avenue, Lansdale, PA 19446, have filed an Application requesting a height variance to permit the construction of an accessory building on property located at 710 Whites Road, Lansdale, PA 19446 (Upper Gwynedd Township) which is located in an R-2 Residential Zoning District.

The following zoning relief is requested:

1. A 4 ft. 8 inches accessory building height variance from Article V, section 195-9M(2) of the Upper Gwynedd Zoning Code (Code).