

## PUBLIC NOTICE

**PLEASE TAKE NOTICE** that Zoning Hearing Board of Upper Gwynedd Township will hold an in-person public hearing(s) on Tuesday, July 25, 2023, at the Upper Gwynedd Township Building, 1 Parkside Place, North Wales (Upper Gwynedd Township), PA 19454, at 7:00 P.M. on the following matter:

**Hearing No. 23-21: Volpe Properties, LLC as general partner of Volpe Properties Lansdale, LP of 2449 Schlosser Road, Harleysville, PA 19438 for property located at 217 Church Road, North Wales, PA 19454,** for a special exception under Section 195-25.B(12)(b) of the Upper Gwynedd Zoning Code to permit a children's instructional gymnastics use or, in the alternative, a use variance from Section 195-25.B to permit the same. The Property is zoned LI Limited Industrial District.

Copies of the application, exhibits, site plans or other materials received by the Township in connection with the above matter are on file with the Zoning Officer at the Township Building. 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 hearing and participate. If a member of the public 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 July 25, 2023.

**Patrick Hitchens, Esquire**

Solicitor for the Zoning Hearing Board of  
Upper Gwynedd Township

***As stated in the legal advertisement, copies of the applications, exhibits, site plans or other materials received by the Township for zoning cases to be heard by the Zoning Hearing Board are on file with the Zoning Officer. In an effort to make these documents more accessible, electronic copies are available below. Because Pennsylvania law does not require applicants to submit exhibits in advance of a hearing, other materials may be presented at the hearing that were not submitted in advance or that may differ from the materials submitted. Therefore, any individual interested in a particular zoning case is encouraged to attend the hearing in order to be apprised of all documents and information presented.***

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

**RECEIVED**  
 JUN 21 2023  
 BY: THB 23-21  
 21

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

Date: 6-16-23

PROPERTY ADDRESS/  
 LOCATION 217 CHURCH ROAD LOT SIZE \_\_\_\_\_ ZONING DISTRICT LI

UNIT B 4000 SQ. FT.

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

Applicant's Name: Volpe Properties, LLC Date Ownership Secured \_\_\_\_\_ Check One  
 Address: 217 Church Road North Wales, PA Date of Agreement of Sale \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Date of Lease \_\_\_\_\_

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

Address: 2449 Schlosser Road  
Harleysville, PA 19438

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.

Gary Volpe  
 Owner's signature, if Applicant is not owner, agreeing to this Application

Applicant's Signature Gary Volpe  
 Please Print Name: GARY Volpe

Attorney's Name: John Filice  
 Address: P.O. Box 1277 Lansdale, Pa. 19446  
 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 \_\_\_\_\_



