

PUBLIC NOTICE

Zoning Hearing Board June 9, 2020 Public Hearing

The Zoning Hearing Board will be holding a public hearing on *Tuesday, June 9, 2020* at 7:00pm. This meeting is being held in an effort to process and hear applications that were filed or pending during the COVID-19 disaster. Due to the ongoing COVID-19 and related health restrictions, the hearing will be held virtually. 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 is welcome to dial into the hearing to listen and participate. If you would like to join the meeting, dial 1-646-749-3112, then put in the Access Code: 403-261-853. Any questions that you have before or during the hearing can be emailed to mweaver@uppergwynedd.org. The public will have the opportunity to participate via telephone during the public comment portion. The public may also submit written comments in advance to mweaver@uppergwynedd.org or by mailing your public comments to Upper Gwynedd Township, 1 Parkside Place, North Wales, PA 19454. 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 mweaver@uppergwynedd.org immediately in order to make the appropriate arrangements for 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 10:00 a.m. on June 9, 2020. The hearing will be recorded and later uploaded to the Township website. Click here for the Agenda and to review copies of the applications, exhibits, site plans or other documents submitted to the Township in advance of the hearing:

[\[Redacted Link\]](#)

Withdrawn by Applicant

Hearing No. 20-02: Stephen R. A. Smith of 876 Clover Drive, North Wales, PA 19454 for property located at the same address, for a variance from Section 195-9.F.(1)(g) to permit an in-law suite with separate living and cooking areas as part of a one-story, 722 sq. ft. addition. The property is zoned R-2 Residential.

As of June 4, 2020, this appeal has been withdrawn by the Applicant and will not be heard at the June 9, 2020 Zoning Hearing Board Meeting.

Hearing No. 20-03: BCHW Holdings, LLC of 720 W Prospect Avenue, North Wales for properties located at 1830 West Point Pike and 633 Jones Avenue for the following zoning relief: 1. A variance from Section 195-28.A to permit the use of an existing parking lot on 633 Jones Avenue for use by Cardinal Winery on the 1830 West Point Pike if it is determined that the existing parking lot on Jones Avenue is not adjacent to the West Point Pike parcel. 2. A variance or modification to certain conditions set forth in the Upper Gwynedd Township ZHB decision in Hearing No 15-17 for the West Point Pike property in order to permit: 2. A variance or modification to certain conditions set forth in the Upper Gwynedd Township ZHB decision in Hearing No 15-17 for the West Point Pike property in order to permit: (A) hours of operation for wine manufacturing, wine tasting, and events to be 9 a.m. to 11 p.m. seven days a week; (B) events to be held Monday through Friday in addition to Saturday and Sunday; (C) more than one comedy night a month; (D) the sale of Pennsylvania-made beer and liquor by the glass in addition to Applicant's wine; (E) events, wine tasting and food service to be held in a proposed walled open air area; and (F) eating, seating, drinking, congregating, smoking in the rear outdoor parking area of the property for the duration of the COVID-19 declared disaster. 3. In the alternative, a special exception from Section 195.25.B.(12)(b) to allow the use of a proposed walled open air area for events, wine tasting and food service as a use of the same general character as any permitted use in the LI- Limited Industrial zoning district. 4. In the alternative, a use variance from Section 195.25.B to allow the use of a proposed walled open-air area for events, wine tasting and food service The properties are zoned LI-Limited Industrial.

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 and at a cost as permitted by law. The public is invited to attend the public hearings and participate. If a person would like to participate but requires assistance or accommodation, please contact the Township at mweaver@uppergwynedd.org or (215) 699-7777 prior to 10:00 a.m. on June 9, 2020.