

PUBLIC NOTICE

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

Zoning Hearing Board March 23, 2021 Public Hearing

The Zoning Hearing Board will be holding a public hearing on *Tuesday, March 23, 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 929-205-6099, then put in the Meeting ID: 867 5353 5097 and Passcode: 977772. 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 10:00 a.m. on March 23, 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. 20-07: Carmichael Associates, L.P. of 404 N. Sumneytown Pike, Suite 200, North Wales, PA 19454 for properties located at 779 Sumneytown Pike and 783 Sumneytown Pike, for a variance from Section 195-12.A to permit seventeen (17) townhomes on the properties with sixty (60) parking spaces in accordance with a Site Plan, Revision 1 dated January 14, 2021, which Site Plan is available for review and inspection at the Upper Gwynedd Township Municipal Office. The Applicant is also requesting any associated zoning relief for the proposed 17 townhouses as it relates to dimensional requirements as shown on the Site Plan including relief from internal side yard setbacks between adjoining townhouses. The Applicant is further requesting a variance from Section 195-60 to extend the period to obtain a building permit for any approved zoning relief from 1 year to 2 years. The properties are 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.