

PUBLIC NOTICE

PLEASE TAKE NOTICE that Zoning Hearing Board of Upper Gwynedd Township will hold an in-person public hearing(s) on Tuesday, October 24, 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. 23-23: Cuong Hung Quach for property located at 606 Roosevelt Court, Lansdale, PA 19446, for a variance from Section 195-13.C(3)(c) of the Upper Gwynedd Zoning Code to rear yard setback of 12 feet where 20 feet is required for a concrete patio. The Property is zoned R-3 Residential 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 or (215) 699-7777 prior to 10:00 a.m. on October 24, 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



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

Date: _____

PROPERTY ADDRESS/
 LOCATION 606 ROOSEVELT CT LOT SIZE 07 ZONING DISTRICT R-3

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

Applicant's Name: CUONG HANG ANACH Check One
 Date Ownership Secured _____
 Address: 606 ROOSEVELT CT Date of Agreement of Sale _____
 Telephone: _____ Date of Lease _____

Contractor's or Agent's Name _____ Public Water Yes _____ No _____
 Public Sewer Yes _____ No _____
 Address _____

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.

 Owner's signature, if Applicant is not Owner, agreeing to this Application
 Applicant's Signature [Signature]
 Please Print Name: CUONG HANG ANACH
 Attorney's Name: _____
 Address: _____
 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 _____

E Van Rieker

From: E RIEKER <vrieker@verizon.net>
Sent: Thursday, September 7, 2023 3:02 PM
To: E Van Rieker
Subject: Rear Patio, 606 Roosevelt Ct

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