

PUBLIC NOTICE

THIS APPLICATION WILL NOT BE HEARD ON FEBRUARY 2, 2022. IT HAS BEEN CONTINUED TO APRIL 26, 2022, AT 7:00PM.

PLEASE TAKE NOTICE that the Zoning Hearing Board of Upper Gwynedd Township will hold an in person public hearing at the Upper Gwynedd Township Building, 1 Parkside Place, North Wales (Upper Gwynedd Township), PA 19454, at 7:00 P.M. on Tuesday, February 22, 2022, on the following matter:

Hearing No. 22-02: Paul M. and Cheryl R. Ross as owners for properties located at 615 W. Prospect Avenue and 621 W. Prospect Avenue, North Wales, PA 19454, for variances from the Upper Gwynedd Zoning Code to construct a 5,195 sq ft two-story detached garage that will be used for six motor vehicles, a boat, a lounge, a mechanical storage room, a foyer, a work area and covered porches on the first floor, and a kitchenette, bath and gymnasium on the second floor. The first variance is from Section 195-9.M(2) to permit an accessory building height of 23 feet 9 inches where a maximum of 14 feet is permitted. The second variance is from Section 195-9.G(1) to permit an accessory building to be located forward of the existing dwelling. The third variance is from Sections 195-9.F(1)(a) and 195-3.B to permit a 5,195 square feet building to serve as an accessory building when it contains the uses as described above. In the alternative, the Applicant appeals the Zoning Officer's November 9, 2021, determination that the proposed 5,195 square feet building with the uses described above is not an accessory building or private garage as defined in the Upper Gwynedd Zoning Code. The Property is zoned R-1 Residential District.

Copies of the application, 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. 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. 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 February 22, 2022.

Patrick Hitchens, Esquire

Solicitor for the Zoning Hearing Board of
Upper Gwynedd Township