

PUBLIC NOTICE

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

Zoning Hearing Board July 28, 2020 Public Hearing

The Zoning Hearing Board will be holding public hearings on *Tuesday, July 28, 2020* 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 remotely via video conference. The public is welcome to dial into the hearing to participate. If you would like to join the meeting by telephone, dial 1-224-501-3412, then put in the Access Code: 714-887-493. Any questions that you have before the hearing can also 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.

The following is a summary of the applications to be heard:

Hearing No. 20-04: Antoinette and Curt Perry of 317 Croft Road, North Wales, PA 19454 for property located at the same address, for a variance from Section 195-12.B(4) to permit a side yard setback of 15 feet where 25 feet is required, and a variance from Section 195-40 to permit the expansion of a non-conforming building by more than 25% in order to construct a proposed one-story garage and laundry addition. The property is zoned R-2 Residential.

Hearing No. 20-05: Thomas and Dianne Shortall of 123 Mendham Drive, North Wales, PA 19454 for property located at 512 W. Montgomery Avenue, North Wales, for a variance from Section 195-12.B(4) to permit a side yard setback of 19.8 feet where 25 feet is required, a variance from Section 195 -12.B(3) to permit a front yard of 35 feet where 50 feet is required; and a variance from Section 195-40 to permit the expansion of a non-conforming building by more than 25% in

order to demolish the existing dwelling and construct a new dwelling. The property is zoned R-2 Residential.

Hearing No. 20-06: Eileen L. Werner of 344 Farm Lane, North Wales, PA 19454 for property located at the same address, for a variance from Section 195-15.B(7)(d) to permit a rear yard setback of 13 feet where 20 feet is required in order to expand an existing deck. The property is zoned MH Mobile Home Park District.

Hearing No. 20-08: Charles F. Fluehr and Robin L. McGill of 145 Providence Lane, Lansdale, PA 19446, for property located at the same address, for a variance from Section 195-13.E to permit a rear yard setback of 21 feet where 30 feet is required in order to expand an existing deck. The property is zoned R-3 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 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 July 28, 2020. The hearing will be recorded and later uploaded to the Township website.