

The Upper Gwynedd Township Zoning Hearing Board will hold a public hearing at the Township Building, One Parkside Place, North Wales (Upper Gwynedd Township), PA. 19454, at 7:00 p.m. on **Tuesday, August 28, 2018**, on the following matter(s).

A copy of the Application(s) and any exhibits and site plans attached thereto are on file with the Zoning Code Enforcement Officer at the township building and available for review during normal township business hours. The public is invited to attend and will be given an opportunity to be heard.

Hearing No. 18-07, Mr. and Mrs. Antonio LoPiccolo, 620 South Broad St., Lansdale, PA 19446 have filed an Application requesting certain zoning relief from the Upper Gwynedd Zoning Code (Code) regarding additional off premises parking for the existing restaurant/residential combined use on their nonconforming property located at 620 South Broad Street, Lansdale (Upper Gwynedd Township) PA, 19446 which is in a C-Commercial Zoning District. They are requesting the following zoning relief:

1. A variance for parking spaces from Section 195-28 (A) of the Code to permit 20 additional off premises parking spaces for the 620 South Broad St. business (s) on Applicants' other lot across the street at 700 South Broad St., Lansdale, PA 19446.

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Hearing No. 18-09, Geissele Automatics, 800 North Wales Road, North Wales, PA 19454 has filed an Application requesting certain zoning relief from the Upper Gwynedd Township Zoning Code (Code) for Applicant's proposed building expansion and parking lot improvements on its leased property located at the above address which is in an LI - Limited Industrial Zoning District.

The zoning relief requested is:

1. A dimensional variance from Code Section 195-28 A (18) to reduce the total number of required parking spaces.
2. A dimensional variance from Code Section 195-25 K (3)(g)[3] to allow parking lot improvements to be constructed within 100 feet of a residential district.
3. A dimensional variance from Code Section 195-25 K (3)(g)[1] and [2] to permit parking lot improvements to be constructed in the front yard.
4. A dimensional variance from Code Section 195-25 K (3)(d)[1] to construct a building and other improvements within 200 feet of a residential district.
5. In the alternative, a determination that under Code Section 195-25 K (3)(d)[1]):
 - A. There is no side yard setback required for the proposed improvements on the side of the subject property that abuts the railroad tracks for either the building expansion or the parking improvements;
 - B. There is no rear yard setback required for the subject property; and
 - C. With regard to the building only, the required 25 feet side yard applies only to the side yard of the subject property abutting the residential zoning district, namely the north easterly side yard.
6. In the alternative, a determination that under the Doctrine of Natural Expansion of a nonconforming use applicant may expand the parking lot facilities as proposed without zoning relief.
7. Finally, a determination that a variance is not required for the proposed expansion of the existing building so long as the existing setbacks are not decreased and said expansion is no greater than 25% of the area of the existing building in accordance with Code Section 195-40.

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Hearing No. 18-10, Mr. and Mrs. Ken Norwitz of 1225 Dickerson Road, North Wales, PA, 19454 have filed an Application requesting certain zoning relief from the Upper Gwynedd Township Zoning Code (Code) to permit the construction of a rear yard one story building addition and unroofed deck to their home located at the above address which is in an R-2 Residential Zoning District. The following relief is requested: A 10 feet rear yard variance from section 195-12 B (5) of the Code.