



UPPER GWYNEDD TOWNSHIP  
ZONING HEARING BOARD

## ZONING HEARING BOARD REGULAR MEETING

Tuesday, February 25, 2020 | 7:00 PM

### Main Meeting Room

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The meeting location is accessible to persons with disabilities. A request for special accommodations for persons with disabilities should be made at least 24 hours in advance of the meeting by calling 215-699-7777.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

A copy of the Application(s) and any exhibits and site plans attached thereto are on file with the Zoning 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.

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### **ZHB #20-01: Pulte Homes of PA, LP, 150 Allen Road, Suite 303, Basking Ridge, NJ 07020**

Pulte Homes has filed an Application requesting certain zoning relief to permit the installation of a ground sign on Open Space 'A' which is denoted on the residential development plan for "Newbury – Phase II" now known as "Gwynedd Park" located at Hancock Road and Sanctuary Road, Upper Gwynedd Township, North Wales, PA 19454 and which property is located in an R-4 Residential Zoning District.

The following zoning relief is requested:

1. A 7.05 square-foot ground sign area variance from Section 195-35 J of the Upper Gwynedd Zoning Code (Code) and the Schedule of Sign Regulations relating thereto (Sign Regulations).
2. A variance from said Code Section and Sign Regulations to permit the ground sign to identify the name of the residential development.
3. A variance from said Code Section and Sign Regulations to permit said sign to be permanent and to be internally illuminated.

## **ZHB #19-07: Provco Pinegood Sumneytown, LLC**

Provco Pinegood Sumneytown has filed a validity challenge to the Upper Gwynedd Township Zoning Code.

Oral Argument is scheduled between the parties regarding a determination that the Upper Gwynedd Township Zoning Ordinance unconstitutionally excludes a convenience store with fuel dispensing facilities as one distinct legitimate principal land use.