

The Upper Gwynedd Township Zoning Hearing Board will hold a public hearing at the Upper Gwynedd Township Building, One Parkside Place, North Wales (Upper Gwynedd Township), PA. 19454, at 7:00 p.m. on **Tuesday, March 28, 2017** 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. 17-04: Ms. Alexia Nachestry, 519 Shearer Street, North Wales, PA 19454 has filed an Application requesting certain zoning relief to permit her to construct a two car garage addition with upstairs living space to the front of her home located at the above address which is a non-conforming lot in an R-2 Residential Zoning District.

She is requesting the following zoning relief for the proposed addition:

1. A 25 feet front yard variance from Article V, section 195-12B(3) of the Zoning Code (Code).
2. A 15 feet side yard variance from Article V, section 195-12B(4) of the Code.
3. An 9.6% building coverage variance from Article V, section 195-12B(2) of the Code.
4. A 12.4% non-conforming building extension variance from Article VIII, section 195-40 of the Code.
5. A variance from Article VIII, section 195-40 of the Code for a non-conforming addition which does not meet the requirements for the R-2 Residential Zoning District in which it is located.

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Hearing No. 17-05: Mr. and Mrs. Dustin Huner, 998 Jacks Lane, Lansdale, PA 19446 have filed an Application requesting certain zoning relief to permit them to construct an addition to the rear of their home located at the above address which is a non-conforming building in an R-2 Residential Zoning District.

They are requesting the following zoning relief for the proposed addition:

1. An 8.6 feet side yard variance from Article V, section 195-12B(4) of the Code.
2. A variance from Article VIII, section 195-40 of the Code for a non-conforming addition which does not meet the requirements for the R-2 Residential Zoning District in which it is located.

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Hearing No. 17-06: Mr. Christopher Joyce, 602 Shepard Drive, Lansdale, PA 19446 has filed an Application requesting a 23 feet rear yard variance from Article V, section 195-12B(5) of the zoning code (Code) to permit him to construct a paver patio with bar/kitchen to the rear of his home located at the above address which is in an R-2 Residential Zoning District.

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Hearing No. 17-07; Provco Pinegood Sumneytown, LLC has filed an Application. requesting certain zoning relief to permit Applicant to construct and operate a Wawa convenience store with sales of motor vehicle fuels and a canopy over the fueling stations at properties located at 708 Sumneytown Pike, North Wales, PA 19454 and 1610 West Point Pike, Lansdale, PA 19446, of which Applicant is the equitable owner, both of which properties are in a C-Commercial Zoning District.

The following zoning relief is requested:

1. An appeal of the zoning officer's determination dated 2/23/17 that "(t)he proposed gasoline sales will require a special exception approval pursuant to section 195-22 A(8)(c) of the Upper Gwynedd Township Zoning Ordinance". An accessory use on the same lot with and customarily incidental to the use permitted and utilized is permitted by right in the C Commercial District pursuant to section 195-22A(7) of the Upper Gwynedd Township Zoning Ordinance.
2. A variance from section 195-9G(1) "Accessory structures", to permit an accessory building, a canopy, to be located between the principal building and the lot line that abuts the street right-of-way.