

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, May 23, 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. 17-07**; 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.

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**Hearing No. 17-09;** Michael J. Hunyady has filed an Application requesting a 6.5% building coverage variance from Article V, section 195-12(B)(2) of the Upper Gwynedd Township Zoning Code (Code) to permit him to construct a detached carport accessory building with a roof only and no sides for parking two non-commercial vehicles on his non-conforming property located at 771 Park Road, Lansdale (Upper Gwynedd), PA, 19446 which is in an R-2 Residential Zoning District.

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**Hearing No. 17-10;** Kevin Smith, 613 Kneedler Road, North Wales, PA 19454 has filed an Application requesting a 17 feet front yard variance from Article V, section 195-12 B (3) of the Upper Gwynedd Zoning Code to permit him to construct a roof over an existing front yard patio with the possible future enclosure of same with walls on his home located at the above address which is in an R-2 Residential Zoning District.