

## **Hearing No. 17-14; Gwynedd Healthcare and Rehabilitation Center**

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, September 26, 2017** on the following matter(s).

A copy of the Application(s) and any exhibits and site plans attached thereto are on the 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. 17-14;** Gwynedd Healthcare and Rehabilitation Center, 773 Sumneytown Pike, Lansdale, PA 19446, has filed an Application requesting certain zoning relief to permit Applicant to construct and install an LED ground sign on its property located above which is in an IN – Institutional Zoning District.

The following zoning relief is being requested:

1. A variance from Section 195-35J(2)(I)[2] of the Upper Gwynedd Zoning Code (Code) to permit the Led sign to not be in full compliance with all other applicable provisions of Article VII Sign Regulations and the Schedule of Sign Regulations thereto in accord with the paragraphs below.
2. A 19.5 sq. ft. ground sign area variance from sections 195-35 F(1) and J(2)(e) of the Code and the Schedule of Sign Regulations thereto.
3. A 2 feet sign height variance from sections 195-35F(1) and J(2)(e) of the Code and the Schedule of Sign regulations thereto.

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**Hearing No. 17-16: Mr. and Mrs. Randall James, 1895 Steuben Drive, Lansdale, PA 19446**, have filed an Application requesting certain zoning relief to permit the placement of an 8' x 12' shed in the front yard of their nonconforming lot and between the home and the street right of way located at the above address which is in an R-2 Residential Zoning District.

The following relief is requested:

1. A 12 feet front yard variance from Article V, section 195-B(3) of the Upper Gwynedd Township Zoning Code (Code).
2. A variance from Article IV, section 195-9G(1) of the Code to permit an accessory structure to be in the front yard between the home and the Steuben Drive right-of-way.

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**Hearing No. 17-17;** Mr. Stefan A. Perun, 828 Maxwell Place, Lansdale, PA 19446, has filed an Application requesting a three (3) foot rear yard variance from Article V, section 195-19B (2)(e) of the Upper Gwynedd Township Zoning Code to permit the construction of a patio onto the back of his home located at the above address which is in an R-2 PSR Planned Single Family Residential Zoning District.