



ZHB PUBLIC HEARING

UPPER DUBLIN TOWNSHIP ZONING HEARING BOARD

WEDNESDAY, DECEMBER 18, 2024 | 7:30 PM

520 Virginia Drive Fort Washington PA 19034



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.

Packet Contents

Contents of Zoning Hearing Board for Wednesday, December 18, 2024

#2566: James Zaspel of 20 Limekiln Pike, Glenside, PA 19038 for the Property at 245 Linden Avenue, North Hills, PA 19038

requests variances from Upper Dublin Township Zoning Code Section 255-45.1.B. to allow a maximum impervious coverage of 47.4% where 35% is permitted, and to allow two side yard setbacks of 3.5 feet where a minimum of 10 feet is required. The Applicants propose to demolish the condemned existing nonconforming single-family dwelling and replace it with a new single-family dwelling containing different dimensions and add off-street parking. The Applicant was granted previous zoning relief on May 20, 2024 as part of Application #2534. This current application was postponed from the September 23, 2024 hearing at the request of the Applicant and opened and continued from the October 28th 2024 meeting. The Property is Zoned NH Residential. Potential vote upon Application #2566.

#2572: James & Ann Oliveros of 536 Dreshertown Road, Fort Washington, PA 19034

request a special exception pursuant to Section 255-27.(E) to allow the construction of an attached in-law suite, and variance from Section 255-27.(E)(1)(d) to allow an in-law suite to contain a maximum floor area of 1,440 square feet where the lesser of 40% of the principal dwelling floor area or 1,200 square feet is permitted. The Property is

Zoned A Residential. Potential vote upon Application #2572.

#2573: David Brinlee & Ashley Schiavo of 1434 Jonathan Way, Ambler, PA 19002

request a variance from Section 255-43.1.A.(2) to allow a maximum impervious coverage of 26.4% where 25% is permitted for the installation of a 308 square foot shed, in addition to a previously installed walkway and a smaller shed. The Property is Zoned A1 Residential. Potential vote upon Application #2573.

#2574: Margot Bradley of 315 Waldheim Drive, Ambler, PA 19002

requests the following related to the proposed construction of a detached in-law suite: a special exception pursuant to Section 255-27.(E), a variance from Section 255-27.(E) (1)(d) to allow a maximum floor area of 2,400 square feet where the lesser of 40% of the principal dwelling floor area or 1,200 square feet is permitted, and from 255-27.(E) (1)(e) to allow a maximum building height of 30 feet where 22 feet is permitted. Alternatively, the applicant requests the following related to the proposed subdivision and creation of a non-conforming lot containing the existing single-family dwelling on Lot 1: a variance from Section 255-43.B. to allow a side yard setback of 18.7 feet where 25 feet is required, to allow a rear yard setback of 25.1 feet where 50 feet is required, and from Section 255-29.(D) to allow a side yard setback of 1.8 feet where 10 feet is required for an existing detached accessory structure. The Property is Zoned A Residential. Potential vote upon Application #2574.

Zoning Hearing Board Agenda Item Report

Meeting Date: December 18, 2024

Agenda Section: Packet Contents

Subject:

Contents of Zoning Hearing Board for Wednesday, December 18, 2024

Zoning Hearing Board Agenda Item Report

Meeting Date: December 18, 2024

Agenda Section: #2566: James Zaspel of 20 Limekiln Pike, Glenside, PA 19038 for the Property at 245 Linden Avenue, North Hills, PA 19038

Subject:

requests variances from Upper Dublin Township Zoning Code Section 255-45.1.B. to allow a maximum impervious coverage of 47.4% where 35% is permitted, and to allow two side yard setbacks of 3.5 feet where a minimum of 10 feet is required. The Applicants propose to demolish the condemned existing nonconforming single-family dwelling and replace it with a new single-family dwelling containing different dimensions and add off-street parking. The Applicant was granted previous zoning relief on May 20, 2024 as part of Application #2534. This current application was postponed from the September 23, 2024 hearing at the request of the Applicant and opened and continued from the October 28th 2024 meeting. The Property is Zoned NH Residential. Potential vote upon Application #2566.

Attachments:

[#2566 Hearing Notice DEC.pdf](#)

[#2566 Proof of Posting DEC.pdf](#)

[#2566 Proof of Publication DEC.pdf](#)

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[245 Linden.JPEG](#)

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UPPER DUBLIN T O W N S H I P

370 Commerce Drive
Fort Washington, PA 19034-2617
Phone: (215) 643-1600
Fax: (215) 542-0797
www.upperdublin.net

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Hearing Board of Upper Dublin Township will hold a meeting as required by the Township's Zoning Ordinance at the **Upper Dublin Public Library, Shanis Auditorium, 520 Virginia Drive, Fort Washington, PA 19034** on **Wednesday, December 18, 2024, at 7:30 PM**. During this meeting an application concerning 245 Linden Avenue, North Hills, PA 19038 will be heard.

#2566: *James Zaspel of 20 Limekiln Pike, Glenside, PA 19038 for the Property at 245 Linden Avenue, North Hills, PA 19038* requests variances from Upper Dublin Township Zoning Code Section 255-45.1.B. to allow a maximum impervious coverage of 47.4% where 35% is permitted, and to allow two side yard setbacks of 3.5 feet where a minimum of 10 feet is required. The Applicants propose to demolish the condemned existing nonconforming single-family dwelling and replace it with a new single-family dwelling containing different dimensions and add off-street parking. The Applicant was granted previous zoning relief on May 20, 2024 as part of Application #2534. This current application was postponed from the September 23, 2024 hearing at the request of the Applicant and opened and continued from the October 28th 2024 meeting. The Property is Zoned NH Residential. Potential vote upon Application #2566.

All residents of Upper Dublin Township interested in the above application may be heard or can comment in advance to meeting@upperdublin.net no less than 5 days before the meeting. If you are a person with a disability and wish to attend the hearing scheduled for this date and require an auxiliary aid, service, or other accommodation to participate in the proceedings, please contact the Township at (215) 643-1600 to discuss how Upper Dublin Township may best accommodate your needs.

A copy of the application is on file in the Community Planning & Zoning Department and may be seen upon request.

By Order of the Zoning Hearing Board.

Alison Giles
Zoning Officer & Planning Coordinator
215-643-1600 ex. 3213
Agiles@upperdublin.net

Note: There is a 30 day period after the date of the decision for an aggrieved person to file an appeal in court to contest an approval by the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board Approval during the 30 day appeal period do so at their own risk.

If you are not able to attend the hearing, written comments may be entered into the record by submitting them in advance to the Community Planning & Zoning Department.

Advertisement Dates: December 1 and December 8, 2024 — *The Intelligencer*

YOUR DREAM HOME LLC
20 LIMEKILN PIKE
GLENSIDE PA 19038

SMITH TRINA
250 LINDEN AVE
GLENSIDE PA 19038

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN STREET
NORRISTOWN PA 19401

ROGERS RONALD
241 LINDEN AVE
NORTH HILLS PA 19038

WILKINS MERCEDES
255 LINDEN AVE
NORTH HILLS PA 19038

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN STREET
NORRISTOWN PA 19401

HENDERSON ANDRENE J
249 LINDEN AVE
GLENSIDE PA 19038

SIMMONS GLENN H & KORALISA K
235 LINDEN AVE
NORTH HILLS PA 19038

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN STREET
NORRISTOWN PA 19401

VIRGO VIRGINIA
238 CHELSEA AVE
GLENSIDE PA 19038

KIM EUN HEE & KIM JAE KYOUNG
232 CHELSEA AVE
GLENSIDE PA 19038

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN STREET SUITE 1
NORRISTOWN PA 19401

SULLIVAN MICHELLE & DANIEL
240 CHELSEA AVE
GLENSIDE PA 19038

HARRIGAN PATRICIA
254 LINDEN AVE
GLENSIDE PA 19038

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN ST SUITE 1
NORRISTOWN PA 19401

SIMMONS GLENN H & KORALISA K
235 LINDEN AVE
NORTH HILLS PA 19038

GRIFFITH CECIL
234 LINDEN AVE
NORTH HILLS PA 19038

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN ST STE 1
NORRISTOWN PA 19401

WHITE JEFFREY R & SHELLEY PERKS
236 CHELSEA AVE
GLENSIDE PA 19038

BROWN CHARRELE
234 CHELSEA AVE
GLENSIDE PA 19038

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN ST STE 1
NORRISTOWN PA 19401

BLUE BETTY R
250 CHELSEA AVE
NORTH HILLS PA 19038

WILLIAMS DANA S
229 LINDEN AVE
NORTH HILLS PA 19038

MONTGOMERYCOUNTY HOUSING
AUTHORITY
104 W MAIN ST STE 1
NORRISTOWN PA 19401

BOLT JANET L
246 LINDEN AVE
GLENSIDE PA 19038

WOODEN STEVEN C & MAUREEN R
230 CHELSEA AVE
GLENSIDE PA 19038

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN ST STE 1
NORRISTOWN PA 19401

JIANG XU
240 LINDEN AVE
GLENSIDE PA 19038

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN STREET SUITE 1
NORRISTOWN PA 19401

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN ST STE 1
NORRISTOWN PA 19401

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN ST STE 1
NORRISTOWN PA 19401

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN STREET SUITE 1
NORRISTOWN PA 19401

KNIGHT KIRK
PO BOX 454
SELLERSVILLE PA 18960

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN ST STE 1
NORRISTOWN PA 19401

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN STREET SUITE 1
NORRISTOWN PA 19401

SHUKES DAVID DONALD & STEPHANIE D
249 LOGAN AVE
NORTH HILLS PA 19038

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN ST STE 1
NORRISTOWN PA 19401

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN STREET SUITE 1
NORRISTOWN PA 19401

MONTGOMERY COUNTY HOUSING
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NORRISTOWN PA 19401

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NORRISTOWN PA 19401

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MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN ST
NORRISTOWN PA 19401

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN STREET SUITE 1
NORRISTOWN PA 19401

NGO CHRISTOPHER L
247 LOGAN AVE
GLENSIDE PA 19038

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN ST
NORRISTOWN, PA 19401

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN STREET SUITE 1
NORRISTOWN PA 19401

SCOTT SHERRY B
243 LOGAN AVE
GLENSIDE PA 19038

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN STREET
NORRISTOWN PA 19401

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN STREET SUITE 1
NORRISTOWN PA 19401

MONSER MELISSA
228 LINDEN AVE
GLENSIDE PA 19038

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN STREET
NORRISTOWN PA 19401

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN STREET, SUITE 1
NORRISTOWN PA 19401

HAYNES SELVIN
220 LINDEN AVE
GLENSIDE PA 19038

MCBRIDE SHARON K
240 LOGAN AVE
NORTH HILLS PA 19038

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN STREET SUITE 1
NORRISTOWN PA 19401

CORALLUZZO ELAINE D
227 LOGAN AVE
GLENSIDE PA 19038

GUAR PATIENCE K
254 LOGAN AVE
GLENSIDE PA 19038

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN STREET SUITE 1
NORRISTOWN PA 19401

WISNIEWSKI MATTHEW
221 LOGAN AVE
GLENSIDE PA 19038

ALLEN HARRY & SYLVIA
215 LINDEN AVE
NORTH HILLS PA 19038

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN STREET SUITE 1
NORRISTOWN, PA 19401

ALLEN HARRY & SYLVIA
215 LINDEN AVE
NORTH HILLS PA 19038

MADDEN S ANTHONY & DOROTHY M
230 LOGAN AVE
GLENSIDE PA 19038

MONTGOMERY COUNTY HOUSING
AUTHORITY
104 W MAIN ST STE 1
NORRISTOWN PA 19401

BARZIEWSKI-BARR LORRAINE & MATTHEW
A
208 CHELSEA AVE
GLENSIDE PA 19038

BOWSER ALISON
615 COLONIAL DR
HORSHAM PA 19044

SHUKES DAVID DONALD & STEPHANIE D
249 LOGAN AVE
GLENSIDE PA 19038

MCCLENDON VINCENT D & MICHELLE L
244 LOGAN AVE
GLENSIDE PA 19038

MADDEN S ANTHONY & DOROTHY M
230 LOGAN AVE
NORTH HILLS PA 19038

JOHNSON ADONICA L
210 CHELSEA AVE
NORTH HILLS PA 19038

PETERSEN ALPHONSO & TSIGE

MADDEN S ANTHONY & DOROTHY M
230 LOGAN AVE
GLENSIDE PA 19038

DELGADO CHARLESZETTA A
231 LOGAN AVE
GLENSIDE PA 19038

PETERSEN GERESHOM
248 LOGAN AVE
NORTH HILLS PA 19038

MINER CHARLES E & ELEANOR
302 LOGAN AVE
NORTH HILLS PA 19038

ALLEN HARRY & SYLVIA
215 LINDEN AVE
NORTH HILLS PA 19038

PINKETT MYRNA A
212 LINDEN AVE
NORTH HILLS PA 19038

LUX BUILDERS LLC
626 PINNEY RD
HUNTINGDON VALLEY PA 19006

PETERSON GRETHEL & CLARK LOUISE E &
210 CHELSEA AVE
NORTH HILLS PA 19038

82821 PHILA LLC
3225 MCLEOD DR UNIT 100
LAS VEGAS NV 89121

SMITH CHRISTOPHER T &
213 LOGAN AVE
GLENSIDE PA 19038

HARRIS CHARLES S & RETHA P
222 LOGAN AVE
NORTH HILLS PA 19038

STRICKLING DAISY & ALLEN DIANE
251 GIRARD AVE
NORTH HILLS PA 19038

CHARLES IANE
308 LOGAN AVE
GLENSIDE PA 19038

GATLING MICHAEL & EARLENE

RICHARDSON SHANNON K & KATHERINE
205 LINDEN AVE
GLENSIDE PA 19038

RAPOPORT MARK & SAMANTHA
227 GIRARD AVE
GLENSIDE PA 19038

BROWN-BOYER DANA
206 LINDEN AVE
GLENSIDE PA 19038

BOLDEN REUBEN
255 GIRARD AVE
GLENSIDE PA 19038

ANTIOCH BAPTIST CHURCH
200 LOGAN AVE
NORTH HILLS PA 19038

MCNEAL KELLI
321 LINDEN AVE
GLENSIDE PA 19038

DEAN ROBERT & VALERIE HERDER-DEAN
237 GIRARD AVE
NORTH HILLS PA 19038

RETH CHULANA
3225 WALNUT AVE
GLENSIDE PA 19038

HARRIS ERICA DENISE
322 CHELSEA AVE
GLENSIDE PA 19038

PINKETT NAOMI M & MYRNA A &
202 LINDEN AVE
NORTH HILLS PA 19038

MILES EARLE B JR

STRICKLING DAISY & ALLEN DIANE
251 GIRARD AVE
NORTH HILLS PA 19038

82821 PHILA LLC
3225 MCLEOD DR UNIT 100
LAS VEGAS NV 89121

MILES EARLE B JR
8408 COBDEN RD
GLENSIDE PA 19038

LOPEZ NOEL L & HOVHANNISYAN YEVA
304 LOGAN AVE
GLENSIDE PA 19038

VINCENT ROSS M & CHRISTINE L
231 GIRARD AVE
GLENSIDE PA 19038

RETH CHULANA
3225 WALNUT AVE
GLENSIDE PA 19038

PRESLEY GEORGE & CURLES
6315 N 18TH ST
PHILA PA 19141

MILES EARLE B JR
8408 COBDEN RD
GLENSIDE PA 19038

BROGDEN DOMINICK J & SHEILA D
P O BOX 52
GLENSIDE PA 19038

LEWIS CAPRI J & SHULENBERGER ROBERT
218 LOGAN AVE
GLENSIDE PA 19038

BOESLER SUSAN L

HEARNS ANTHONY
221 GIRARD AVE
GLENSIDE PA 19038-1009

THOMAS DOROTHEA & CRYSTAL
325 LINDEN AVE
NORTH HILLS PA 19038

BOESLER SUSAN L
203 LINDEN AVE
GLENSIDE PA 19038

NOTICE OF PUBLIC HEARING

BEFORE ZONING HEARING BOARD
UPPER DUBLIN TWP., MONTG. CO., PA

2566

A hearing will be held on the application of:

James Zaspel

in the Shanis Auditorium at Upper Dublin Township Library, 520 Virginia Drive, Fort Washington, PA. 19034, to hear & take testimony on the following applications:

Wednesday, December 18, 2024 @ 7:30 P.M.

The property involved is on:

245 Linden Avenue

#2566: James Zaspel of 20 Limekiln Pike, Glenside, PA 19038 for the Property at 245 Linden Avenue, North Hills, PA 19038 requests variances from Upper Dublin Township Zoning Code Section 255-45.1.B. to allow a maximum impervious coverage of 47.4% where 35% is permitted, and to allow two side yard setbacks of 3.5 feet where a minimum of 10 feet is required. The Applicants propose to demolish the condemned existing nonconforming single-family dwelling and replace it with a new single-family dwelling containing different dimensions and add off-street parking. The Applicant was granted previous zoning relief on May 20, 2024 as part of Application #2534. This current application was postponed from the September 23, 2024 hearing at the request of the Applicant and opened and continued from the October 28th 2024 meeting. The Property is Zoned NH Residential. Potential vote upon Application #2566.

The Zoning Hearing Board may also consider action on any pending court appeals. All residents of Upper Dublin Township interested in the above applications may appear and be heard or can comment in advance to meeting@upperdublin.net no less than 1 business day before the meeting. If you are a person with a disability and wish to attend the hearing scheduled for this date and require an auxiliary aid, service or other accommodation to participate in the proceedings, please contact the Township at 215-643-1600 to discuss how Upper Dublin Township may best accommodate your needs.

Zoning Hearing Board of Upper Dublin Township.

By: **Alison Giles, Zoning Officer**
agiles@upperdublin.net



Dec 4, 2024 at 10:30:42 AM

246 Linden Ave

Glenside PA 19038

United States

**NOTICE OF
PUBLIC HEARING**

Office of the Mayor, City of Philadelphia

City of Philadelphia, Pennsylvania

November 14, 2024

November 14, 2024

November 14, 2024

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November 14, 2024

Account Number:	790734
Customer Name:	Upper Dublin Township
Customer Address:	Upper Dublin Township 370 Commerce DR ATTN: DEB RITTER/PAUL LEONARD Ft Washington PA 19034-2619
Contact Name:	Herb Rubenstein
Contact Phone:	
Contact Email:	HRubenstein@krautharris.com
PO Number:	

Date:	11/27/2024
Order Number:	10809752
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	148.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LNG Intelligencer	2	12/01/2024 - 12/08/2024	Public Notices
LNG classifiedonline.com	2	12/01/2024 - 12/08/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$1084.48
Tax Amount	\$0.00
Service Fee 3.99%	\$43.27
Cash/Check/ACH Discount	-\$43.27
Payment Amount by Cash/Check/ACH	\$1084.48
Payment Amount by Credit Card	\$1127.75

Order Confirmation Amount

\$1084.48

Ad Preview

ZONING HEARING NOTICE UPPER DUBLIN TOWN- SHIP

The Upper Dublin Township Zoning Hearing Board will hold a meeting on Wednesday, December 18, 2024, at 7:30 pm in the Shenk's Auditorium of the Upper Dublin Township Library, 300 Virginia Drive, Fort Washington, PA 19034, to hear and take testimony on the following applications:

#2564: James Zosel of 20 Linekin Pike, Glenside, PA 19038 for the Property at 245 Linden Avenue, North Hills, PA 19038 requests variances from Upper Dublin Township Zoning Code Section 255-43.1.B. to allow a maximum impervious coverage of 47.4% where 35% is permitted, and to allow two side yard setbacks of 3.5 feet where a minimum of 10 feet is required. The Applicants propose to demolish the condemned existing nonconforming single-family dwelling and replace it with a new single-family dwelling containing different dimensions and odd off-street parking. The Applicant was granted previous zoning relief on May 20, 2024 as part of Application #2534. This current application was postponed from the September 23, 2024 hearing of the request of the Applicant and opened and continued from the October 28th 2024 meeting. The Property is Zoned NH Residential. Potential vote upon Application #2564.

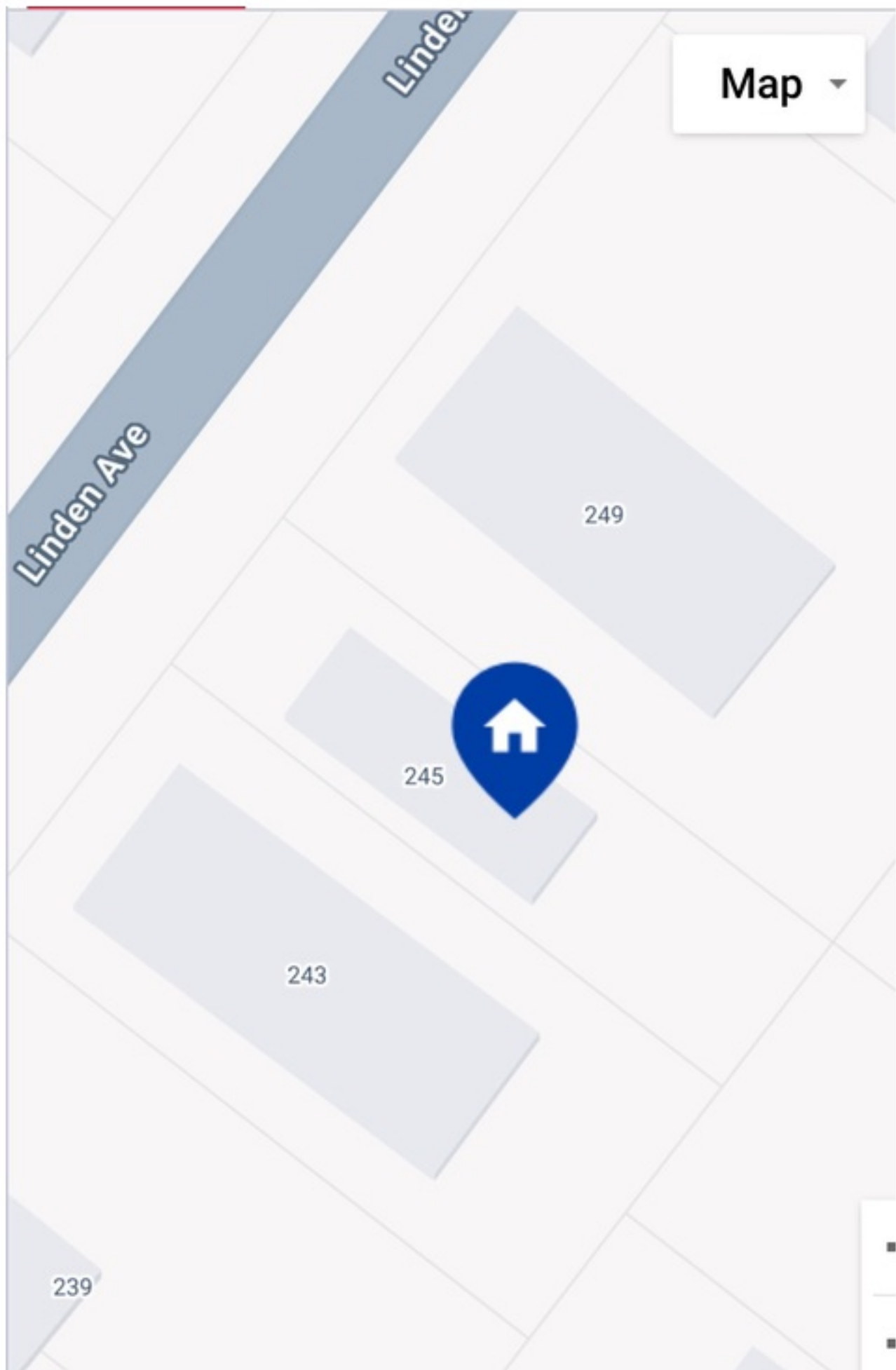
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Zoning Hearing Board of Upper Dublin Township.
By: Alison Gilles, Zoning Officer
agilles@upperdublin.net





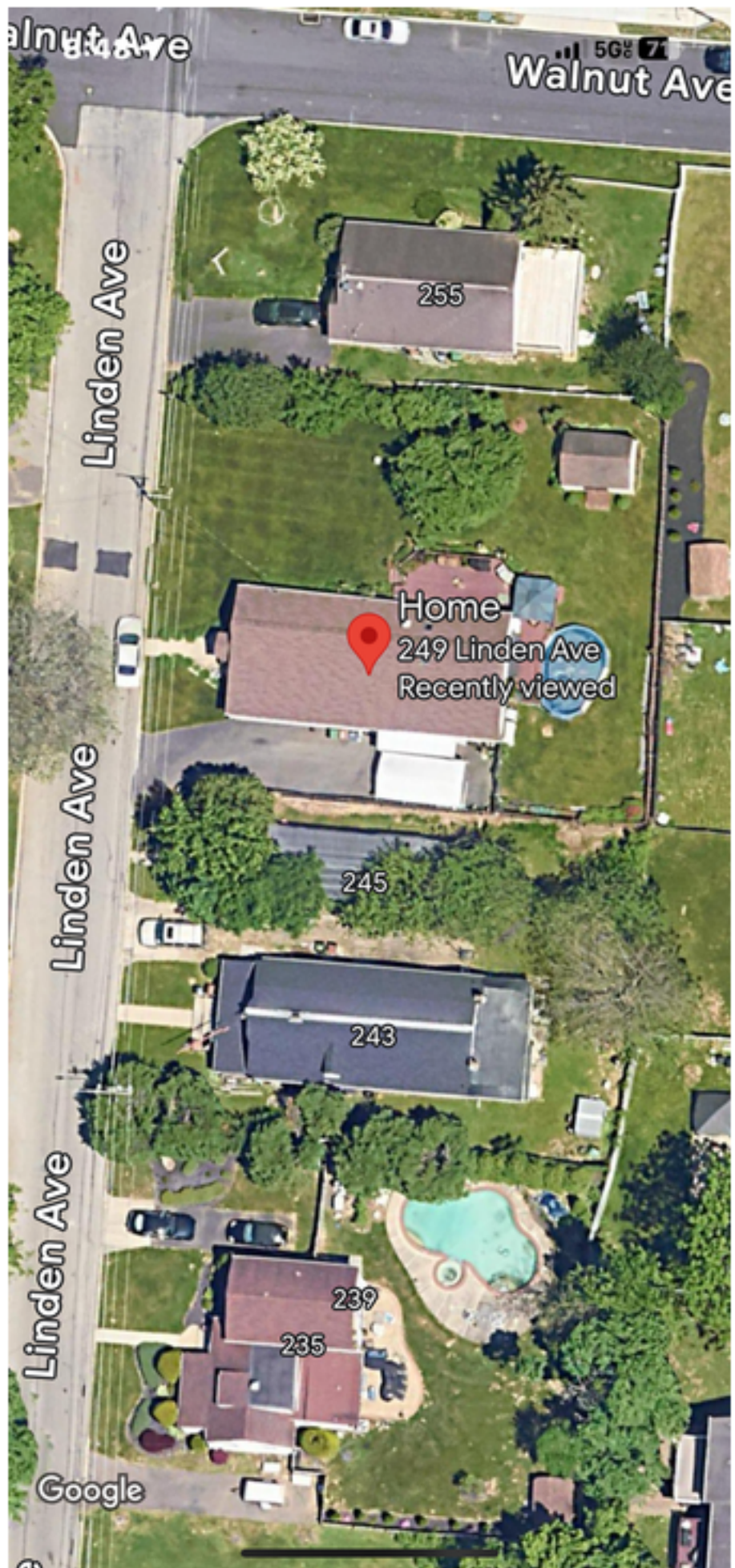


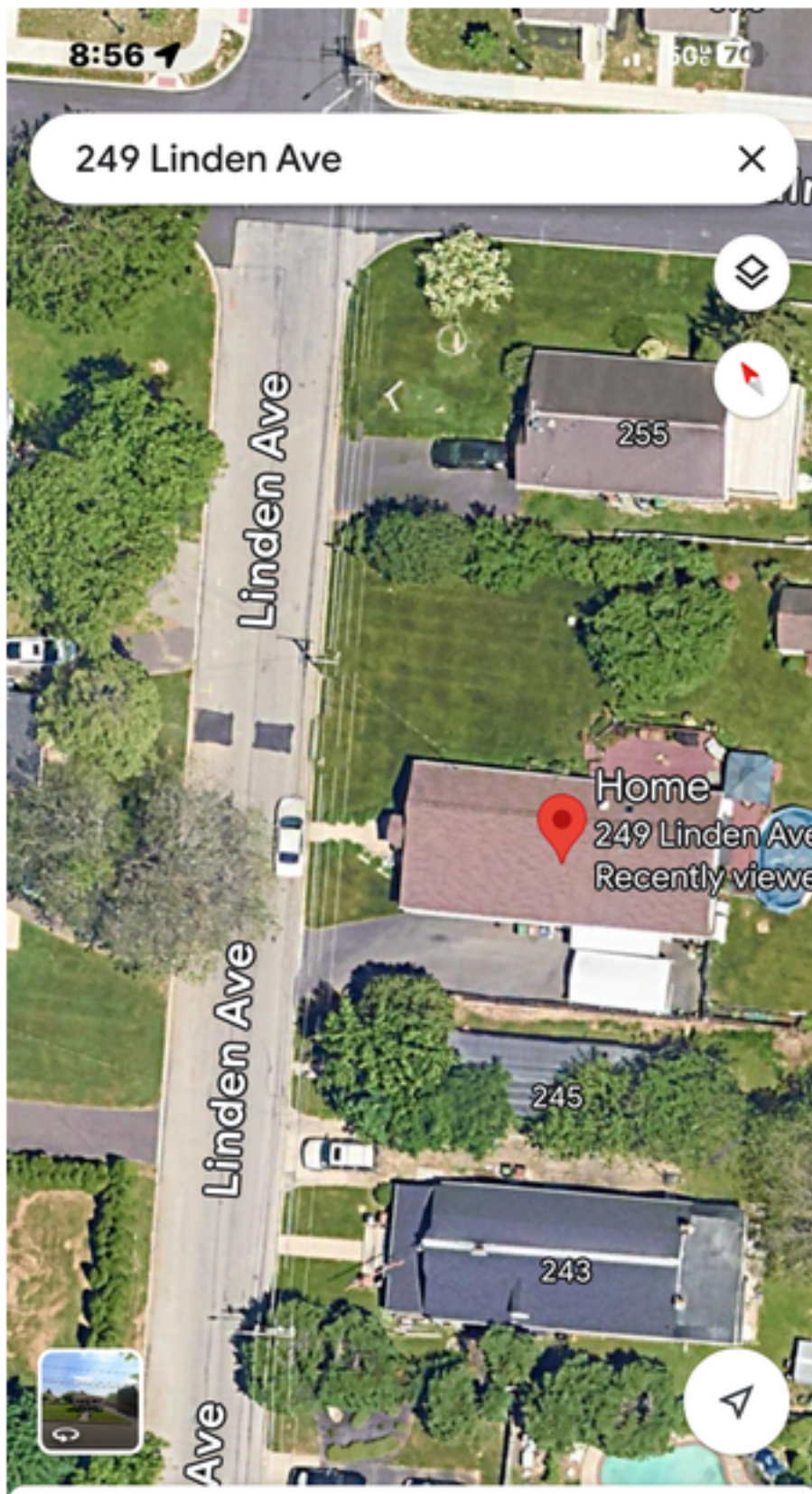












Home



































Zoning Hearing Board Agenda Item Report

Meeting Date: December 18, 2024

Agenda Section: #2572: James & Ann Oliveros of 536 Dreshertown Road, Fort Washington, PA 19034

Subject:

request a special exception pursuant to Section 255-27.(E) to allow the construction of an attached in-law suite, and variance from Section 255-27.(E)(1)(d) to allow an in-law suite to contain a maximum floor area of 1,440 square feet where the lesser of 40% of the principal dwelling floor area or 1,200 square feet is permitted. The Property is Zoned A Residential. Potential vote upon Application #2572.

Attachments:

[#2572 Application.pdf](#)

[#2572 Receipt.pdf](#)

[#2572 Hearing Notice DEC.pdf](#)

[#2572 Hearing Notice NOV.pdf](#)

[#2572 Elevations 2.pdf](#)

[#2572 Elevations - 11.19.24.pdf](#)

[#2572 Side Elevation - 11.19.24.pdf](#)

[#2572 Plot Plan - 11.19.24.pdf](#)

[#2572 Photos.pdf](#)

[#2572 Deed.pdf](#)

[#2572 Proof of Publication DEC.pdf](#)

[#2572 Proof of Publication NOV.pdf](#)

[#2572 Proof of Posting DEC.pdf](#)

[#2572 Proof of Posting.pdf](#)

[#2572 Building & Impervious Coverage Form.pdf](#)

[#2572 Neighbor Consent Form.pdf](#)

[#2572 Neighbor Letter 1.pdf](#)

Date Received: 10-28-24Fee Paid: 10-28-241st Ad 11/10/24 / 2nd Ad 11/17/24Date of Hearing: 11/25/24UPPER DUBLIN TOWNSHIP
ZONING HEARING BOARDJOLIVEROS536@GMAIL.COM APPLICATION # 259aRECEIVED
OCT 28 2024

Application is hereby made to the Zoning Hearing Board for a determination in connection with the following facts:

Name of Applicant: James + Ann OliverosName of Owner: James + Ann OliverosAddress: 536 Dreshertown Rd.Address: 536 Dreshertown Rd.City, State and Zip: Fort Washington PA 19034City, State and Zip: Fort Washington PA 19034Phone Number: 215-431-9386Phone Number: 215-431-9386Name of Attorney: N/A

Attorney Phone Number: _____

Address: _____ City: _____ State: _____ ZIP: _____

Applicant and Owner request that a determination be made by the Zoning Hearing Board on this Appeal from the Decision of the Code Enforcement Department in which we were:

- ☐ Refused a building Permit ☐ Ordered to Cease a current use
- ☐ Given conditional approval of a subdivision plan
- ☐ Other (specify) _____

This appeal seeks:

- ☐ An interpretation of the ordinance or map
- ☒ A special exception under Article 255, Section 27, Subsection E-1, Paragraph 1
- ☐ A Variance relating to the ☒ Use, ☐ Area, ☐ Frontage, ☐ Yard, ☐ Height, ☐ Parking, Other (specify) _____

The applicable provisions of the Zoning Ordinance are as follows:

Chapter _____	Section _____	Subsection _____	Paragraph _____
Chapter _____	Section _____	Subsection _____	Paragraph _____
Chapter _____	Section _____	Subsection _____	Paragraph _____
Chapter _____	Section _____	Subsection _____	Paragraph _____

The description of the property involved in this appeal is as follows:

Street Number: 536 Street Name: Dreshertown Rd. Deed Book: 3458 Page: 534Block Number: 053A Unit Number: 007 Parcel Number: 540005326002Zoning District: A Served by Public Sewer (y/n) Y Served by Public Water (y/n) YLot Size: 30000 Lot Dimensions: 150' x 200' Street Frontage: 150'Describe the present use of the property and the existing improvements: Single Family HomeDescribe the proposed use of the property and the proposed improvements: Single Family Home with Addition In Law SuiteHas any previous petition been filed with the Zoning Board in connection with these premises? ☐ Yes ☒ No

If yes, please describe _____

Is this property a part of a subdivision heretofore approved by the Township? ☒ Yes ☐ NoIf Yes, give name of subdivision Fairway Ridge Date of approval by Township 4-28-60

I/We believe that the Zoning Board should approve this request because:

Original Plan when house
was built in 2013 was that someday we would add an addition
that is why the house was offset on land. Now that our families
are getting older ~~ate~~ we plan on taking care of our parents
so we need additional space.

STATE OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY:

James Michael Oliveras & Ann Rex Oliveras BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S)
 AND SAY(S) THAT THE FACTS SET FORTH IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.

Sworn and subscribed to

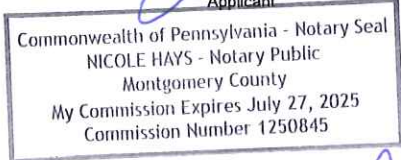
Ann Rex Oliveras
 Applicant

before me, this 8th day

of October, 2024

[Signature]
 Notary Public

James M. Oliveras
 Applicant



Property owner(s) must join in the above application.

Sworn and subscribed to

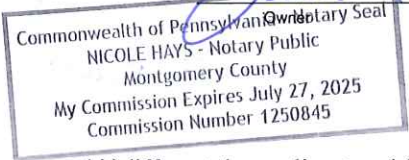
Ann Rex Oliveras
 Owner

before me, this 8th day

of October, 2024

[Signature]
 Notary Public

James M. Oliveras
 Owner



This application must be filled out and signed by the owner and if different the applicant and filed with the Zoning officer along with the appropriate fee. If more space is required, attach a separate sheet to this application and reference the question being answered. The application must be accompanied by:

1. Copy of the deed showing current ownership.
2. Copies of leases or agreements affecting the premises.
3. Notarized zoning application & corporate sealed for companies.
4. Eight copies of the plan of real estate affected showing the location and dimension of improvements now

erected and proposed, parking spaces, all dimensional requirements of the zoning ordinance, the building envelope, rights of way and easements. The plan ☐ must be prepared and sealed by a Registered Land Surveyor unless this requirement is

☐ waived by the Director of Code Enforcement.



UPPER DUBLIN
TOWNSHIP
CODE ENFORCEMENT

Upper Dublin Township
Code Enforcement Department
370 Commerce Drive
Fort Washington, PA 19034
215-643-1600 x8070
permits@upperdublin.net

Invoice

Date	Invoice #
10/28/2024	3787

PAID
10/28/2024

Invoice To: Ann Oliveros 536 Dreshertown Road Fort Washington, PA. 19034	Property Address: 536 Dreshertown Road
	Invoice prepared by: Geri Bauer, 215-643-1600 x3205

Description	Amount
Zoning Hearing Board Fees	500.00
Credit card convenience fee of 2.5%	12.50



Upper Dublin Township

370 Commerce Drive
Fort Washington, PA
19034
(215) 643-1600
www.upperdublin.net
October 28, 2024
1:14 PM

Receipt: 16yZ
Authorization: 218241

Custom Amount	\$500.00
Subtotal	\$500.00
Service Charge (2.5%)	\$12.50
Total	\$512.50
Visa 5932 (Manually Entered)	\$512.50

To request a refund or order
cancellation, please contact us
at reception@upperdublin.net
or 215-643-1600 ext 0

PAYMENT IS DUE UPON RECEIPT. Cash, checks made payable to "Upper Dublin Township", or credit cards are accepted. A processing fee of 2.5% will be added to all credit card payments. Contact us at 215-643-1600 x8070 to pay over the phone with a credit card.

Total due	\$512.50
Payments received	-\$512.50
Balance due	\$0.00

ADDITIONAL FEES MAY BE INVOICED SEPARATELY FOR, INCLUDING BUT NOT LIMITED TO, PLAN REVIEW, SPECIAL INSPECTION MONITORING, CONSULTANT FEES, PRINTING OF DIGITAL PLANS, ADDITIONAL PERMITS, ETC.
Payment of the permit fee does not constitute issuance of a permit. After the permit application has been reviewed, approved, and processed, the permit(s) will be emailed to the property owner and contractor. If any work commences before permit issuance, late fees will be charged.



UPPER DUBLIN T O W N S H I P

370 Commerce Drive
Fort Washington, PA 19034-2617
Phone: (215) 643-1600
Fax: (215) 542-0797
www.upperdublin.net

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Hearing Board of Upper Dublin Township will hold a meeting as required by the Township's Zoning Ordinance at the **Upper Dublin Public Library, Shanis Auditorium, 520 Virginia Drive, Fort Washington, PA 19034** on **Wednesday, December 18, 2024, at 7:30 PM**. During this meeting an application concerning 536 Dreshertown Road, Fort Washington, PA 19034 will be heard.

#2572: *James & Ann Oliveros of 536 Dreshertown Road, Fort Washington, PA 19034* request a special exception pursuant to Section 255-27.(E) to allow the construction of an attached in-law suite, and variance from Section 255-27.(E)(1)(d) to allow an in-law suite to contain a maximum floor area of 1,440 square feet where the lesser of 40% of the principal dwelling floor area or 1,200 square feet is permitted. The Property is Zoned A Residential. Potential vote upon Application #2572.

All residents of Upper Dublin Township interested in the above application may be heard or can comment in advance to meeting@upperdublin.net no less than 5 days before the meeting. If you are a person with a disability and wish to attend the hearing scheduled for this date and require an auxiliary aid, service, or other accommodation to participate in the proceedings, please contact the Township at (215) 643-1600 to discuss how Upper Dublin Township may best accommodate your needs.

A copy of the application is on file in the Community Planning & Zoning Department and may be seen upon request.

By Order of the Zoning Hearing Board.

A handwritten signature in blue ink, appearing to read "Alison Giles".

Alison Giles
Zoning Officer & Planning Coordinator
215-643-1600 ex. 3213
Agiles@upperdublin.net

Note: There is a 30 day period after the date of the decision for an aggrieved person to file an appeal in court to contest an approval by the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board Approval during the 30 day appeal period do so at their own risk.
If you are not able to attend the hearing, written comments may be entered into the record by submitting them in advance to the Community Planning & Zoning Department.

Advertisement Dates: December 1 and December 8, 2024 — *The Intelligencer*

OLIVEROS JAMES M & ANN R

SWANICK JUDITH E & KURT A
537 DRESHERTOWN RD
FORT WASHINGTON PA 19034

MULLEN FRANK T & BERYL
354 CRESTVIEW DR
FORT WASHINGTON PA 19034

OLIVEROS JAMES M & ANN R
536 DRESHERTOWN RD
FORT WASHINGTON PA 19034

HESS JANE S & LAWRENCE E
515 DRESHERTOWN RD
FORT WASHINGTON PA 19034

CAREY JOHN T & JAMIE L
569 APPLEWOOD DR
FORT WASHINGTON PA 19034

TELEHA CHRISTOPHER A & SUZANNE

KATZ PAUL M & BRAMAN LINDA J
547 DRESHERTOWN RD
FORT WASHINGTON PA 19034

THAZHATHIEL JITHU & JENNIFER
555 DRESHERTOWN RD
DRESHER PA 19025

TELEHA CHRISTOPHER A & SUZANNE M
542 DRESHERTOWN RD
FORT WASHINGTON PA 19034

LIST WALTER G III & ANN L
563 APPLEWOOD DR
FORT WASHINGTON PA 19034

SAFABAKHSH MOJTABA

BONASIA ROBERT J & KATHRYN D

MCGOWAN EMMETT E III
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530 DRESHERTOWN RD
FORT WASHINGTON PA 19034

MCCOY KENNETH & MARY

EPSTEIN BLAKE P & MEREDITH R
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346 CRESTVIEW RD
FORT WASHINGTON PA 19034

MCCOY KENNETH & MARY

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CANTER CRAIG & SONDRRA

MILLER WARREN J & MELISSA R
553 APPLEWOOD DR
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YUMAK ZAFER & ANDREWS SHAWNA L
558 ORIOLE LN
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WENDELL ALAN B & DEIDRE D
362 CRESTVIEW DR
FORT WASHINGTON PA 19034



UPPER DUBLIN T O W N S H I P

370 Commerce Drive
Fort Washington, PA 19034-2617
Phone: (215) 643-1600
Fax: (215) 542-0797
www.upperdublin.net

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Hearing Board of Upper Dublin Township will hold a meeting as required by the Township's Zoning Ordinance at the **Upper Dublin Public Library, Shanis Auditorium, 520 Virginia Drive, Fort Washington, PA 19034** on **Monday, November 25, 2024, at 7:00 PM**. During this meeting an application concerning 536 Dreshertown Road, Fort Washington, PA 19034 will be heard.

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Alison Giles
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Advertisement Dates: November 10 and November 17, 2024 — *Ambler Gazette*

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536 DRESHERTOWN RD
FORT WASHINGTON PA 19034

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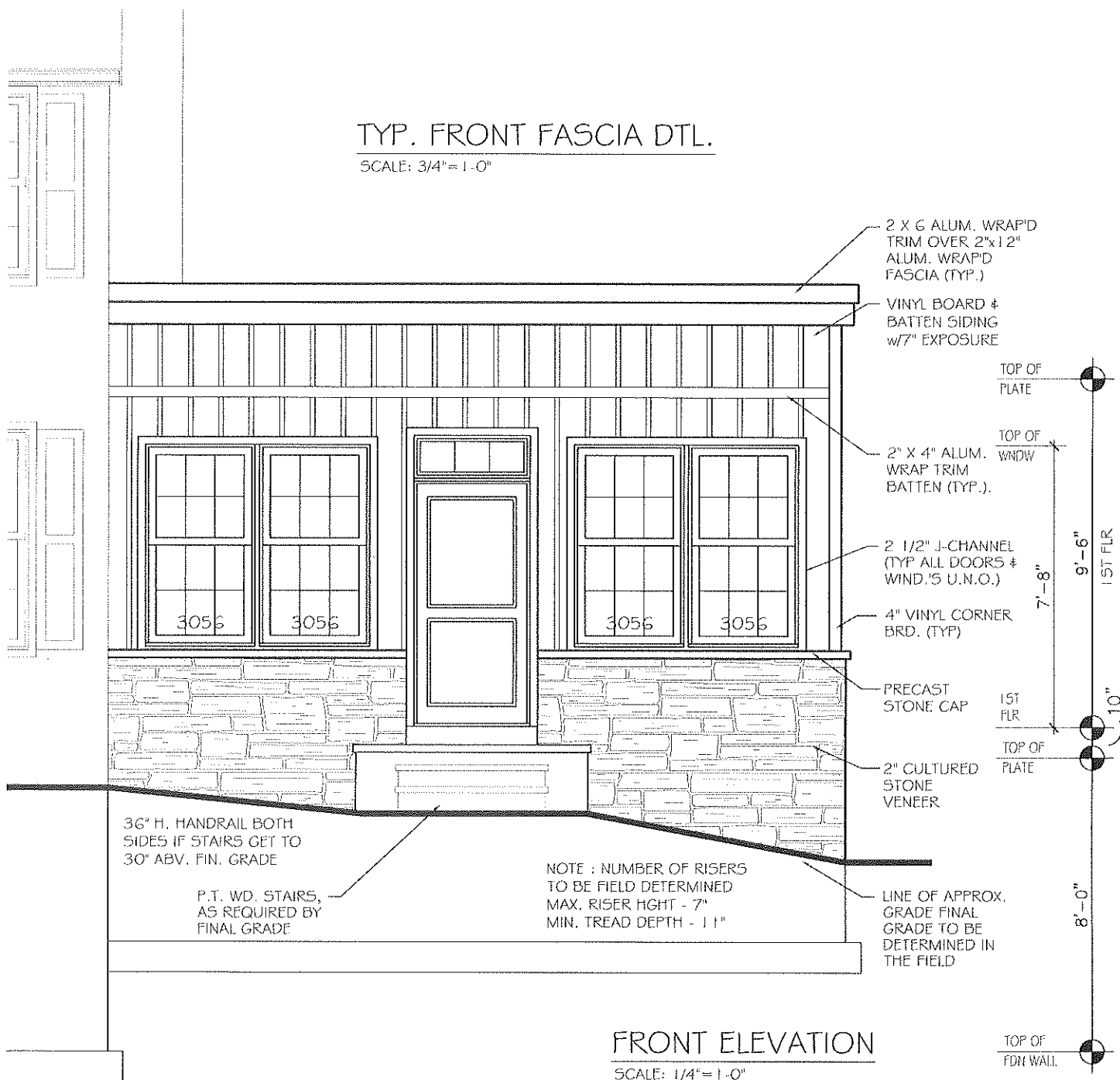
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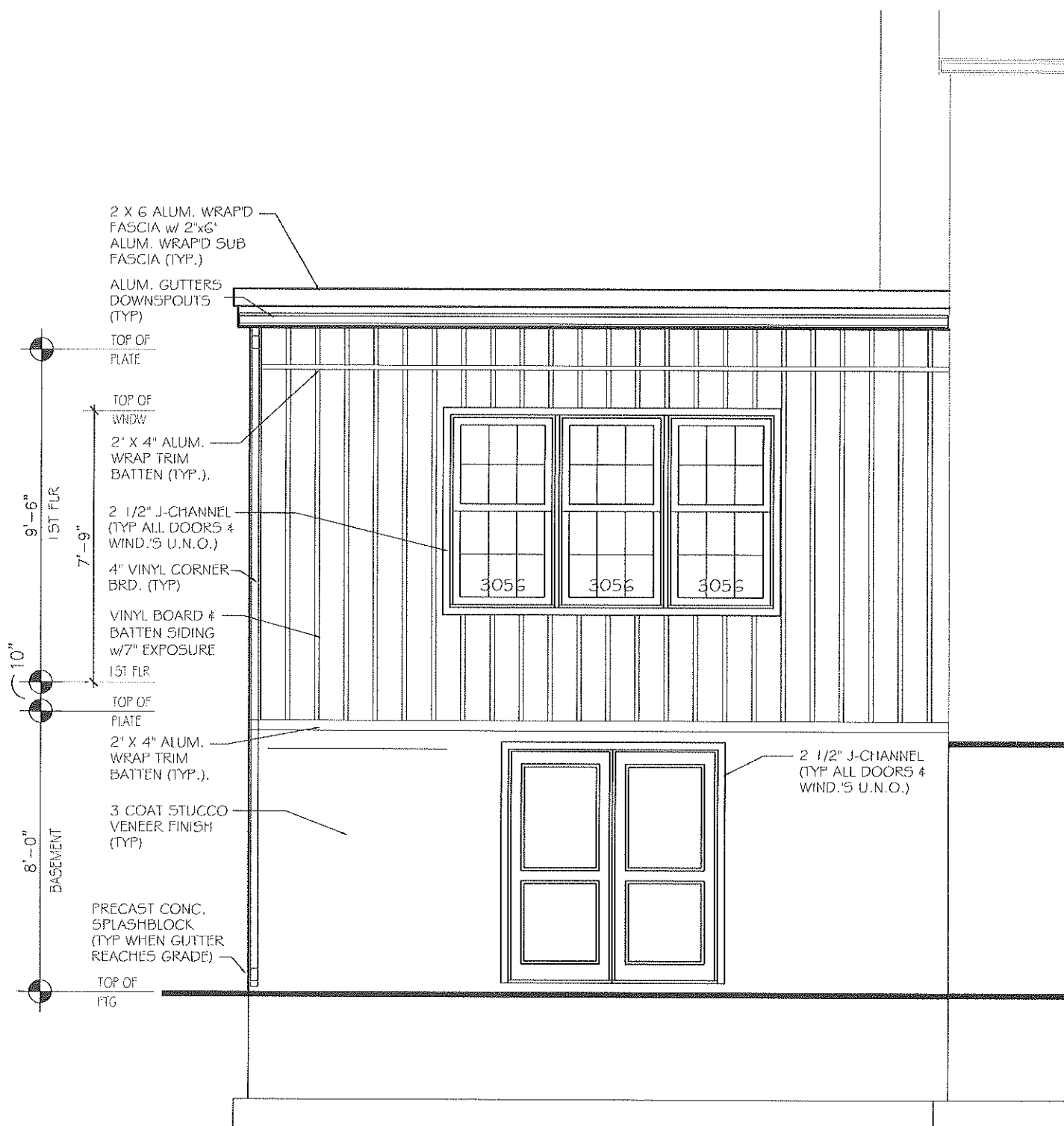
TYP. FRONT FASCIA DTL.

SCALE: 3/4" = 1'-0"



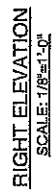
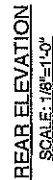
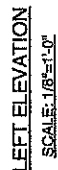
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

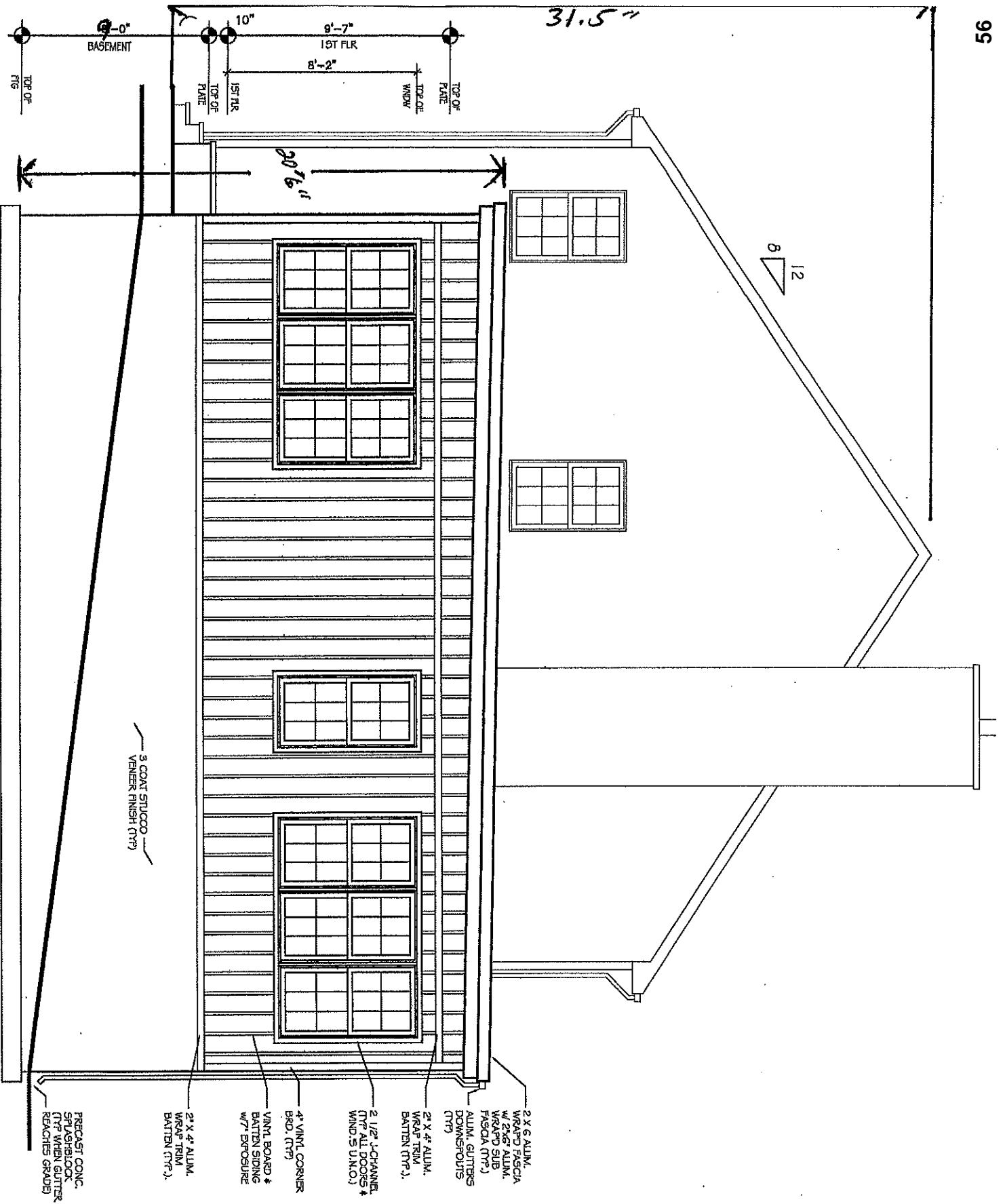


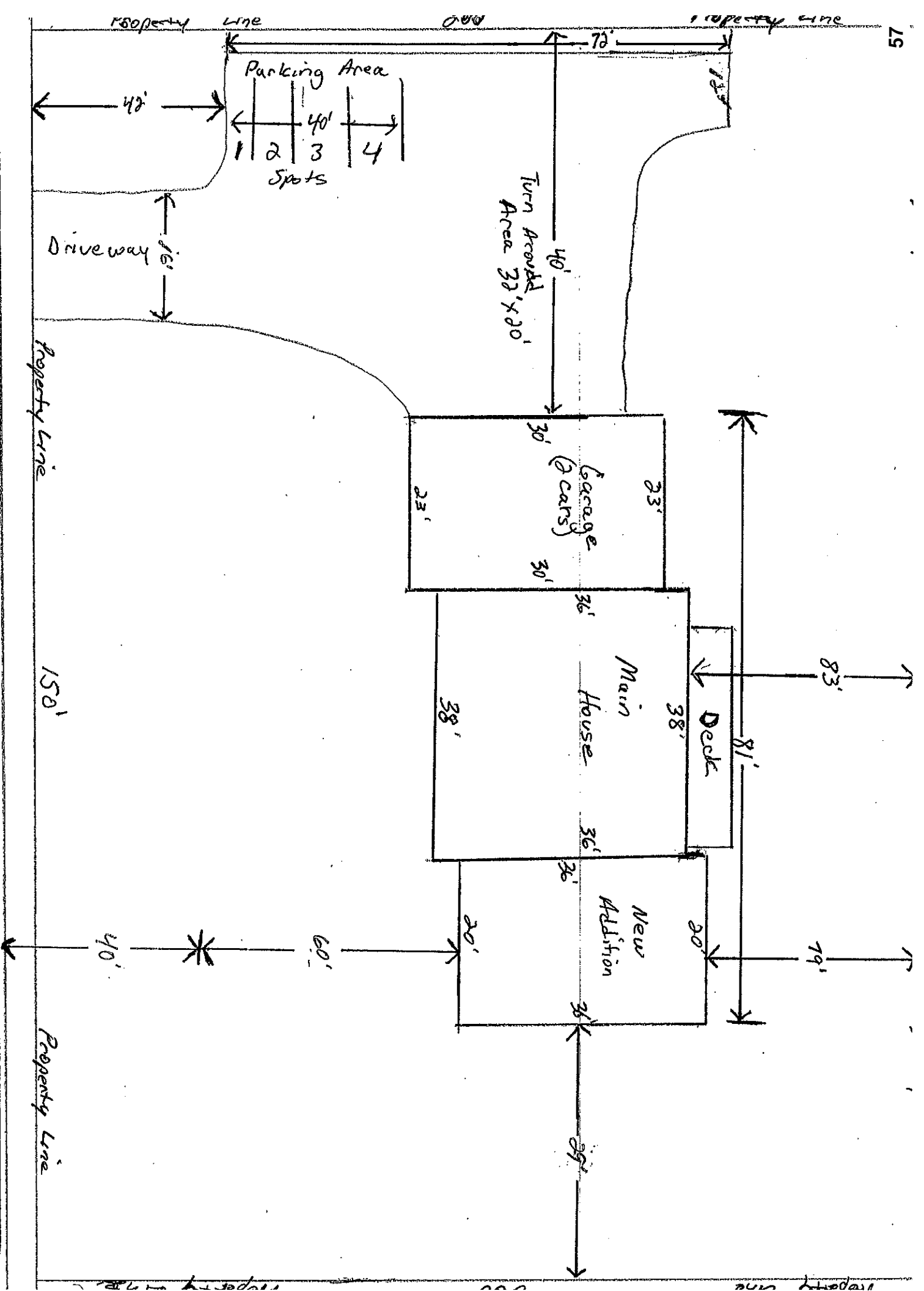
REAR ELEVATION

SCALE: 1/4"=1'-0"



SIDE ELEVATION















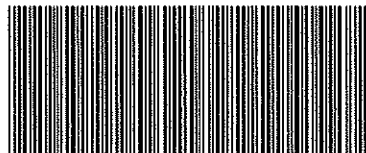
RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
 Swede and Airy Streets ~ Suite 303
 P.O. Box 311 ~ Norristown, PA 19404
 Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 5917 PG 00189 to 00193

INSTRUMENT # : 2014038396

RECORDED DATE: 06/19/2014 03:29:02 PM



3088445-0012S

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 3069584 - 2 Doc(s)
Document Date: 05/22/2014	Document Page Count: 4
Reference Info:	Operator Id: ebossard

RETURN TO: (Simplifile)
 Mutual Abstract Company
 421 Bustleton Pike
 Feasterville, PA 19053

PAID BY:
 MUTUAL ABSTRACT COMPANY

*** PROPERTY DATA:**

Parcel ID #: 54-00-05326-00-2
 Address: 536 DRESHERTOWN RD
 FT WASHINGTON, PA
 19034
 Municipality: Upper Dublin Township (100%)
 School District: Upper Dublin

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$175,000.00

DEED BK 5917 PG 00189 to 00193
 Recorded Date: 06/19/2014 03:29:02 PM

FEES / TAXES:

Recording Fee: Deed	\$83.00
State RTT	\$1,750.00
Upper Dublin Township RTT	\$875.00
Upper Dublin School District RTT	\$875.00
Total:	\$3,583.00

I hereby CERTIFY that
 this document is
 recorded in the
 Recorder of Deeds
 Office in Montgomery
 County, Pennsylvania.



Nancy J. Becker

Nancy J. Becker
 Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Bygone B. Ruler To.
MUTUAL ABSTRACT COMPANY
421 Bustleton Pike
Feasterville, PA 19053
215-355-6300

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
54-00-05326-00-2 UPPER DUBLIN TOWNSHIP
536 DRESHERTOWN RD
YOST EDWARD W & MARY T
B 053A L 7 U 007 2104 06/19/2014

\$15.00
JG

Stamp # 54-00-05326-00-2

This Indenture

Made the 22nd day of MAY 2014,

Between

EDWARD W. YOST

(hereinafter called the Grantor), of the one part, and

JAMES M. OLIVEROS and ANN R. OLIVEROS

(hereinafter called the Grantees), of the other part,

Witnesseth, That the said Grantor for and in consideration of the sum of **One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety.

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, DESCRIBED ACCORDING TO A SURVEY AND PLAN OF FAIRWAY RIDGE SECTION NO. 2, MADE BY C. RAYMOND WEIR, REGISTERED PROFESSIONAL ENGINEER, AMBLER, PENNSYLVANIA ON JUNE 28, 1960 AND REVISED JULY 5, 1960, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHWEST SIDE OF DRESHERTOWN ROAD (FORTY-ONE AND FIVE TENTHS (41.5) FEET WIDE, HAVING BEEN WIDENED FROM ITS ORIGINAL WIDTH OF THIRTY-THREE (33) FEET BY THE ADDITION OF EIGHT AND FIVE TENTHS (8.5) FEET ON ITS NORTHWEST SIDE THEREOF) WHICH POINT IS MEASURED NORTH FORTY-FIVE (45) DEGREES SIX (6) MINUTES FIFTY (50)

SECONDS EAST NINE HUNDRED AND THREE AND TWENTY ONE-HUNDREDTHS (903.20) FEET FROM A POINT, WHICH POINT IS MEASURED ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF TEN (10) FEET THE ARC DISTANCE OF FIFTEEN AND SEVENTY-ONE ONE-HUNDREDTHS (15.71) FEET FROM A POINT ON THE NORTHEAST SIDE OF HIGHWOOD ROAD (FIFTY) (50) FEET WIDE).

CONTAINING IN FRONT OR BREADTH ON SAID DRESHERTOWN ROAD, ONE HUNDRED AND FIFTY (150) FEET AND EXTENDING OF THAT WIDTH IN LENGTH OR DEPTH NORTHWEST BETWEEN PARALLEL LINES AT RIGHT ANGLES TO SAID DRESHERTOWN ROAD TWO HUNDRED (200) FEET.

BEING LOT NO. 7 DRESHERTOWN ROAD.

BEING PARCEL # 54 00 05326 00 2

Being the same premises which John E. Teas and Virginia H. Teas, his wife by deed dated 02/06/1967 and recorded 02/09/1967 in the County of Montgomery in Deed Book 3458 Page 534 conveyed unto Edward W. Yost and Mary T. Yost, his wife, their heirs and assigns, as tenants by the entireties, in fee.

And the said Mary T. Yost has since departed this life on 6/13/2004 in which title vested in Edward W. Yost, by right of survivorship.

Together with all and singular the building with the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that the said Grantor, for himself and his heirs, executors and administrators, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantor, for himself and his heirs, executors and administrators, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.

In Witness Whereof, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Edward W. Yost {SEAL}

Edward W. Yost

Commonwealth of Pennsylvania :
County of Montgomery : ss

On this the 22 day of May, 2014, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Mont., the undersigned Officer, personally appeared **Edward W. Yost**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Judith A. Eisenhower
Notary Public
My commission expires 7/5/16

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

JUDITH A. EISENHOWER, Notary Public
Whitpain Twp., Montgomery County
My Commission Expires July 5, 2016

FROM: Edward W. Yost
TO: James M. Oliveros and Ann R. Oliveros
PREMISES: 536 Dreshertown Road, Fort Washington, PA 19034
FILE NO: 24001FN

THE ADDRESS OF THE ABOVE-NAMED GRANTEES IS:

264 ~~Alf~~^{Alf} Street
Philadelphia, Pa. 19127

RETURN DOCUMENT TO:

Mutual Abstract Company
Telephone: 215-355-6300 Fax: 215-355-6682
421 Bustleton Pike
Feasterville, PA 19053

Account Number:	790734
Customer Name:	Upper Dublin Township
Customer Address:	Upper Dublin Township 370 Commerce DR ATTN: DEB RITTER/PAUL LEONARD Ft Washington PA 19034-2619
Contact Name:	Herb Rubenstein
Contact Phone:	
Contact Email:	HRubenstein@krautharris.com
PO Number:	

Date:	11/27/2024
Order Number:	10809752
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	148.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LNG Intelligencer	2	12/01/2024 - 12/08/2024	Public Notices
LNG classifiedonline.com	2	12/01/2024 - 12/08/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$1084.48
Tax Amount	\$0.00
Service Fee 3.99%	\$43.27
Cash/Check/ACH Discount	-\$43.27
Payment Amount by Cash/Check/ACH	\$1084.48
Payment Amount by Credit Card	\$1127.75

Order Confirmation Amount	\$1084.48
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Ad Preview

ZONING HEARING NOTICE UPPER DUBLIN TOWN- SHIP

The Upper Dublin Township Zoning Hearing Board will hold a meeting on Wednesday, December 18, 2024, at 7:30 pm in the Shenk's Auditorium of the Upper Dublin Township Library, 300 Virginia Drive, Fort Washington, PA 19034, to hear and take testimony on the following applications:

#2564: James Zosel of 20 Linekin Pike, Glenside, PA 19038 for the Property at 245 Linden Avenue, North Hills, PA 19038 requests variances from Upper Dublin Township Zoning Code Section 255-43.1.B. to allow a maximum impervious coverage of 47.4% where 35% is permitted, and to allow two side yard setbacks of 3.5 feet where a minimum of 10 feet is required. The Applicants propose to demolish the condemned existing nonconforming single-family dwelling and replace it with a new single-family dwelling containing different dimensions and odd off-street parking. The Applicant was granted previous zoning relief on May 20, 2024 as part of Application #2534. This current application was postponed from the September 23, 2024 hearing of the request of the Applicant and opened and continued from the October 28th 2024 meeting. The Property is Zoned NH Residential. Potential vote upon Application #2564.

#2572: James & Ann Oliveros of 536 Dreshertown Road, Fort Washington, PA 19034 request a special exception pursuant to Section 255-27.(E) to allow the construction of an attached in-low suite and variance from Section 255-27.(E)(1)(a) to allow an in-low suite to contain a maximum floor area of 1,440 square feet where the lesser of 40% of the principal dwelling floor area or 1,200 square feet is permitted. The Property is Zoned A Residential. Potential vote upon Application #2572.

#2573: David Brimlee & Ashley Schiavo of 144 Jonathan Way, Ambler, PA 19002 request a variance from Section 255-43.1.A.(2) to allow a maximum impervious coverage of 26.4% where 25% is permitted for the installation of a 308 square foot shed, in addition to a previously installed walkway and a smaller shed. The Property is Zoned A1 Residential. Potential vote upon Application #2573.

#2574: Maroat Bradley of 315 Weidstein Drive, Ambler, PA 19002 requests the following related to the proposed construction of a detached in-low suite: a special exception pursuant to Section 255-27.(E); a variance from Section 255-27.(E)(1)(a) to allow a maximum floor area of 2,400 square feet where the lesser of 40% of the principal dwelling floor area or 1,200 square feet is permitted, and from 255-27.(E)(1)(e) to allow a maximum building height of 30 feet where 22 feet is permitted. Alternatively, the applicant requests the following related to the proposed subdivision and creation of a non-conforming lot containing the existing single-family dwelling on Lot 1: a variance from Section 255-43.B. to allow a side yard setback of 18.7 feet where 25 feet is required, to allow a rear yard setback of 25.1 feet where 30 feet is required, and from Section 255-29.(D) to allow a side yard setback of 1.8 feet where 10 feet is required for an existing detached accessory structure. The Property is Zoned A Residential. Potential vote upon Application #2574.

The Zoning Hearing Board may also consider action on any pending court appeals. All residents of Upper Dublin Township interested in the above applications may appear and be heard or can comment in advance to meetings@upperdublin.net no less than 1 business day before the meeting. If you are a person with a disability and wish to attend the hearing scheduled for this date and require an auxiliary aid, service or other accommodation to participate in the proceedings, please contact the Township at 215-643-1600 to discuss how Upper Dublin Township may best accommodate your needs. Zoning Hearing Board of Upper Dublin Township. By: Alison Gilles, Zoning Officer agilles@upperdublin.net

Re: Legal Advertisement for Upcoming November 25, 2024 Zoning Hearing Board---7:00PM START TIME

From Maureen Schmid <mschmid@montgomerynews.com>

Date Tue 11/5/2024 11:13 AM

To Giles, Alison <agiles@upperdublin.net>

CAUTION: [This is an External Email. Do not click links or open attachments unless you recognize the sender and know the content is safe].



Thanks Alison, I have scheduled it.

Maureen Schmid
Public Notices
307 Derstine Ave.
Lansdale, PA 19446
215-648-1066

On Tue, Nov 5, 2024 at 11:07 AM Giles, Alison <agiles@upperdublin.net> wrote:

Hello Maureen,

Upper Dublin Township kindly requests the attached advertisement for the **Monday, November 25, 2024** Zoning Hearing Board meeting appears in the Ambler Gazette on Sunday, 11/10, and Sunday, 11/17/2024.

The meeting will begin at 7:00 PM.

Please confirm receipt of this message at your earliest convenience. Also, please provide proof of publication.

Thank you!
Alison

ALISON GILES

Zoning Officer & Planning Coordinator

Upper Dublin Township

370 Commerce Drive, Fort Washington, PA 19034

215.643.1600 x3213

[**Zoning Code Ch. 255**](#)

[**Zoning Map**](#)



[Township Website](#)- Sign up for notifications!

[Learn about "UD Plan"](#), the Township's 2025 Comprehensive Plan Update!

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, forwarding, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

POST-12.3-24

71

NOTICE OF PUBLIC HEARING

BEFORE ZONING HEARING BOARD
UPPER DUBLIN TWP., MONTG. CO., PA

2572

A hearing will be held on the application of:

James & Ann Oliveros

in the Shanis Auditorium at Upper Dublin Township Library, 520 Virginia Drive, Fort Washington, PA. 19034, to hear & take testimony on the following applications:

Wednesday, December 18, 2024 @ 7:30 P.M.

The property involved is on:

536 Dreshertown Road

#2572: *James & Ann Oliveros of 536 Dreshertown Road, Fort Washington, PA 19034 request a special exception pursuant to Section 255-27.(E) to allow the construction of an attached in-law suite, and variance from Section 255-27.(E)(1)(d) to allow an in-law suite to contain a maximum floor area of 1,440 square feet where the lesser of 40% of the principal dwelling floor area or 1,200 square feet is permitted. The Property is Zoned A Residential. Potential vote upon Application #2572.*

The Zoning Hearing Board may also consider action on any pending court appeals. All residents of Upper Dublin Township interested in the above applications may appear and be heard or can comment in advance to meeting@upperdublin.net no less than 1 business day before the meeting. If you are a person with a disability and wish to attend the hearing scheduled for this date and require an auxiliary aid, service or other accommodation to participate in the proceedings, please contact the Township at 215-643-1600 to discuss how Upper Dublin Township may best accommodate your needs.

Zoning Hearing Board of Upper Dublin Township.

By: Alison Giles, Zoning Officer
agiles@upperdublin.net

Dec 4, 2024 at 10:23:51 AM
536 Dreshertown Rd
Fort Washington PA 19034
United States



NOTICE OF PUBLIC HEARING

BEFORE ZONING HEARING BOARD
UPPER DUBLIN TWP., MONTG. CO., PA

2572

A hearing will be held on the application of:

James & Ann Oliveros

in the Shanis Auditorium at Upper Dublin Township Library, 520 Virginia Drive, Fort Washington, PA. 19034, to hear & take testimony on the following applications:

Monday, November 25, 2024 @ 7:00 P.M.

The property involved is on:

536 Dreshertown Road

#2572: *James & Ann Oliveros of 536 Dreshertown Road, Fort Washington, PA 19034 request a special exception pursuant to Section 255-27.(E) to allow the construction of an attached in-law suite. The Property is Zoned A Residential. Potential vote upon Application #2572.*

Zoning Hearing Board of Upper Dublin Township.

By: **Alison Giles, Zoning Officer**
agiles@upperdublin.net

Nov 12, 2024 at 10:14:07 AM
536 Dreshertown Rd
Fort Washington PA 19034
United States



BUILDING & IMPERVIOUS COVERAGE FORM

Property Location: <u>536 Dreshertown Rd. ^{Font Washington} PA 19034</u>		Date: <u>10-14-24</u>
Zoning District: <u>A</u>	Owner Name: <u>James Oliveros</u> <u>Ann Oliveros</u>	Lot Size: <u>30,000</u>

Part A - Building Coverage

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
House	<u>38</u>	x	<u>35</u>	=	<u>1330</u>	<u>+ 126 sq ft Mudroom</u>
Garage	<u>30</u>	x	<u>23</u>	=	<u>690</u>	<u>+ 35 sq ft Bump Out</u>
Shed		x		=		
Gazebo		x		=		
		x		=		
NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:						
	<u>36</u>	x	<u>20</u>	=	<u>720</u>	
		x		=		
		x		=		
TOTAL - PART A:					<u>2,901</u>	

Total - Part A:	<u>2,901</u>	÷	Lot Size:	<u>30,000</u>	=	% of Building Coverage:	<u>9.67</u>
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Part B - Impervious Surface

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
Driveway	<u>102</u>	x	<u>29</u>	=	<u>2935</u>	<u>Irregular Shape</u>
Walkways	<u>3.5</u>	x	<u>7 3.5 14x9.5</u>	=	<u>365</u>	
Patio	<u>10</u>	x	<u>6</u>	=	<u>60</u>	<u>Pertico</u>
Deck	<u>26</u>	x	<u>12</u>	=	<u>312</u>	
Sports Court		x		=		
Pool (Water Surface)		x		=		
Pool (Decking)		x		=		
		x		=		
		x		=		
NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:						
		x		=		
		x		=		
		x		=		
		x		=		
TOTAL - PART B:					<u>3672</u>	

Total - Part B:	<u>3672</u>	÷	Lot Size:	<u>30,000</u>	=	% of Impervious Surface:	<u>12.24</u>
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% of Building Coverage from Part A Above:	<u>9.65</u>	+	% of Impervious Surface from Part B Above:	<u>12.24</u>	=	TOTAL % OF IMPERVIOUS AREA	<u>21.89</u>
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The above information has been completed to the best of my knowledge.

James Oliveros
Completed by (Printed Name)

JOliveros536@gmail.com
Email Address

215-431-9386
Phone

James M. Oliveros
Signature of Person Completing Form

10-14-24
Date

Neighbor Consent Form for Home Addition

Homeowner Name: James & Ann Oliveros

Project Address: 536 Dreshertown Rd. Fort Washington, PA 19034

Scope of Work: home addition

I certify that the plans presented to the neighbor for his/her review are identical to those plans for which a building permit is being requested. I understand that failure to obtain neighbor consent may require additional approvals for my project.

Homeowner Signature: James M. Oliveros Date: 6-23-24

Homeowner Signature: Ann. Oliveros Date: 6/23/2024

To be completed by the Neighbor:

I, Judith Swartz (Name), am the legal owner of the property located at 537 Dreshertown Rd (Address), which is adjacent to the project address. I am aware of the proposed project and Scope of Work at the subject property and have reviewed the plans presented to me by the homeowner for the proposed project.

- ☒ I HAVE NO OBJECTION TO GRANTING MY CONSENT FOR THE
AFOREMENTIONED PROJECT TO PROCEED.
- ☐ I OBJECT TO THIS REQUESTED PROJECT.

Neighbor Signature: Judith E Swartz Date: 6/23/24

I, Sarah Corvasce (Name), am the legal owner of the property located at 346 Crestview Drive (Address), which is adjacent to the project address. I am aware of the proposed project and Scope of Work at the subject property and have reviewed the plans presented to me by the homeowner for the proposed project.

- ☒ I HAVE NO OBJECTION TO GRANTING MY CONSENT FOR THE
AFOREMENTIONED PROJECT TO PROCEED.
- ☐ I OBJECT TO THIS REQUESTED PROJECT.

Neighbor Signature: Sarah A. Corvasce Date: 6/27/24

I, Suzanne Teleha (Name), am the legal owner of the property located at 542 Dreshertown Rd. (Address), which is adjacent to the project address. I am aware of the proposed project and Scope of Work at the subject property and have reviewed the plans presented to me by the homeowner for the proposed project.

- ☒ I HAVE NO OBJECTION TO GRANTING MY CONSENT FOR THE
AFOREMENTIONED PROJECT TO PROCEED.
- ☐ I OBJECT TO THIS REQUESTED PROJECT.

Neighbor Signature: Suzanne M Teleha Date: 6/27/24

I, Chris Teleha (Name), am the legal owner of the property located at 542 Dreshertown Road (Address), which is adjacent to the project address. I am aware of the proposed project and Scope of Work at the subject property and have reviewed the plans presented to me by the homeowner for the proposed project.

- ☒ I HAVE NO OBJECTION TO GRANTING MY CONSENT FOR THE
AFOREMENTIONED PROJECT TO PROCEED.
- ☐ I OBJECT TO THIS REQUESTED PROJECT.

Neighbor Signature: Chris Teleha Date: 6/27/24

I, Jaime McBowen (Name), am the legal owner of the property located at 551 Applewood Dr (Address), which is adjacent to the project address. I am aware of the proposed project and Scope of Work at the subject property and have reviewed the plans presented to me by the homeowner for the proposed project.

- ☒ I HAVE NO OBJECTION TO GRANTING MY CONSENT FOR THE
AFOREMENTIONED PROJECT TO PROCEED.
- ☐ I OBJECT TO THIS REQUESTED PROJECT.

Neighbor Signature: Jaime McBowen Date: 10/26/24

To be completed by the Neighbor:

I, Ralph Bocchino (Name), am the legal owner of the property located at 557 Applewood Dr (Address), which is adjacent to the project address. I am aware of the proposed project and Scope of Work at the subject property and have reviewed the plans presented to me by the homeowner for the proposed project.

- ☒ I HAVE NO OBJECTION TO GRANTING MY CONSENT FOR THE AFOREMENTIONED PROJECT TO PROCEED.
- ☐ I OBJECT TO THIS REQUESTED PROJECT.

Neighbor Signature: [Signature] Date: 10/27/2024

I, David Craig (Name), am the legal owner of the property located at 541 Dresher Town Rd (Address), which is adjacent to the project address. I am aware of the proposed project and Scope of Work at the subject property and have reviewed the plans presented to me by the homeowner for the proposed project.

- ☒ I HAVE NO OBJECTION TO GRANTING MY CONSENT FOR THE AFOREMENTIONED PROJECT TO PROCEED.
- ☐ I OBJECT TO THIS REQUESTED PROJECT.

Neighbor Signature: David Craig Date: 7-7-2024

Zoning hearing for 520 Dreshertown Road. Oliveros property

From Linda Braman Katz <ljbraman@yahoo.com>

Date Sat 11/16/2024 12:55 PM

To Meeting <meeting@upperdublin.net>

Cc Giles, Alison <agiles@upperdublin.net>

You don't often get email from ljbraman@yahoo.com. [Learn why this is important](#)

CAUTION: [This is an External Email. Do not click links or open attachments unless you recognize the sender and know the content is safe].



Dear Sirs.

I live across the street from this proposed project. I have not seen any plans or been given any information regarding this project.

In speaking with other neighbors, I have some concerns. Will there be separate utilities? If yes, why? Homeowner claims that family member will use space. What happens when family member no longer lives there? We do not need rental income or Air BnB in a residential neighborhood. What happens when owner sells? Property would be marked as two family dwelling? Again, concerns about rental income and non-owner occupied space. What is the form of egress? Separate driveway? Seperate mailbox or house number? If this is approved will other neighbors get ideas to build additions?

I do not want to be an unfriendly neighbor but, again, I have not been given any information or assurances that current homeowner will not benefit from future use and/or income from said proposed construction. We need to keep our neighborhood single family use.

As of todays writing, I cannot endorse this project. I plan to attend the zoning board hearing.

Respectfully,

Linda Katz

547 Dreshertown Road

Zoning Hearing Board Agenda Item Report

Meeting Date: December 18, 2024

Agenda Section: #2573: David Brinlee & Ashley Schiavo of 1434 Jonathan Way, Ambler, PA 19002

Subject:

request a variance from Section 255-43.1.A.(2) to allow a maximum impervious coverage of 26.4% where 25% is permitted for the installation of a 308 square foot shed, in addition to a previously installed walkway and a smaller shed. The Property is Zoned A1 Residential. Potential vote upon Application #2573.

Attachments:

[#2573 Application.pdf](#)

[#2573 Receipt.pdf](#)

[#2573 Hearing Notice DEC.pdf](#)

[#2573 Deed.pdf](#)

[#2573 Proof of Publication DEC.pdf](#)

[#2573 Proof of Posting DEC.pdf](#)

[#2573 Building & Impervious Coverage.pdf](#)

[#2573 Shed Prelim Drawings.pdf](#)

[#2573 Site Plan.pdf](#)

1st Ad 12/1/24Date Received: 11-14-24Fee Paid: \$500.00/ 2nd Ad 12/8/24Date of Hearing: 12-16-24

**UPPER DUBLIN TOWNSHIP
ZONING HEARING BOARD**
APPLICATION # 2593

RECEIVED
NOV 14 2024

Application is hereby made to the Zoning Hearing Board for a determination in connection with the following facts:

Name of Applicant: <u>David Brinlee</u>	Name of Owner: <u>David Brinlee/Ashley Schiavo</u>
Address: <u>1434 Jonathan Way</u>	Address: <u>1434 Jonathan Way</u>
City, State, Zip: <u>Ambler PA 19002</u>	City, State, Zip: <u>Ambler PA 19002</u>
Phone #: <u>970-412-9606</u>	Phone #: <u>970-412-9606</u>
Email: <u>dbrinlee@hotmail.com</u>	Email: <u>dbrinlee@hotmail.com</u>

Name of Attorney: N/A

Address: _____ City: _____ State: _____ Zip: _____

Attorney Phone: _____ Email: _____

Applicant and Owner request that a determination be made by the Zoning Hearing Board on this Appeal from the Decision of the Community Planner/Zoning Officer in which we were:

- ☒ Refused a Building Permit and/or Zoning Permit ☐ Ordered to Cease a current use
- ☐ Given conditional approval of a subdivision plan
- ☐ Other (specify): _____

This appeal seeks:

- ☐ An interpretation of the ordinance or map
- ☐ A Special Exception under Article _____, Section _____, Subsection _____, Paragraph _____
- ☒ A Variance related to the ☐ Use, ☒ Area, ☐ Frontage, ☐ Yard, ☐ Height, ☐ Parking,
- ☐ Other (specify): improvements coverage

The applicable provisions of the Zoning Ordinance are as follows:

Chapter <u>255</u>	Section <u>431</u>	Subsection <u>A.</u>	Paragraph <u>(a)</u>
Chapter _____	Section _____	Subsection _____	Paragraph _____
Chapter _____	Section _____	Subsection _____	Paragraph _____
Chapter _____	Section _____	Subsection _____	Paragraph _____

The description of the property involved in this appeal is as follows:

Street Number: 1434 Street Name: Jonathan Way Deed Book: 6190 Page: 00947

Block Number: 3A Unit Number: 43 Parcel Number: 54-00-09439-00-2

Zoning District: A1 Served by Public Sewer (y/n): Yes Served by Public Water (y/n): Yes

Lot Size: 22000 Lot Dimensions: 200x110 Street Frontage: 110 ft

Describe the present use of the property and the existing improvements: Residential home, pool in 2003, continued flower bed, tree, and rain garden additions and improvements since we purchased the property in 2020Describe the proposed use of the property and the proposed improvements: Same useHas any previous petition been filed with the Zoning Board in connection with these premises? ☐ Yes ☒ No

If Yes, please describe: _____

Is this property a part of a subdivision heretofore approved by the Township? ☒ Yes ☐ NoIf Yes, give name of subdivision: Tennorio Run Date of approval by Township: 4-10-67

I/We believe that the Zoning Board should approve this request because: _____

With the growth of my family and addition of my physically handicapped father in-law we need more space to continue to upkeep the property, not only to our standard but the standard of the township. Without a garage we are limited on "outdoor" storage for tools, bikes and lawn equipment which causes a hardship when trying to store things throughout the seasons. We are asking to replace our current delapidated shed with something slightly larger to accomodate our current needs.

STATE OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY:

David Brunlee BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S) THAT THE FACTS SET FORTH IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.

Sworn and subscribed to

before me, this 13th day

of NOVEMBER, 20 24

Marie Hoesle
Notary Public

Property owner(s) must join in this application.

Sworn and subscribed to

before me, this 13th day

of NOVEMBER, 20 24

Marie Hoesle
Notary Public

David Brunlee
Applicant

Applicant

Commonwealth of Pennsylvania - Notary Seal
Marie Hoesle, Notary Public
Philadelphia County
My Commission Expires May 20, 2027
Commission Number 1262680

David Brunlee
Owner

Owner

This application must be filled out and signed by the owner and, if different, the applicant and filed with the Zoning Officer along with the appropriate fee. If more space is required, attach a separate sheet to this application and reference the question being answered. The application must be accompanied by:

1. Three (3) copies of the deed showing current ownership
2. Copies of leases or agreements affecting the premises
3. Notarized zoning application and corporate sealed for companies
4. Eight (8) copies of the plan of real estate affected showing the location and dimension of improvements now erected and proposed, parking spaces, all dimensional requirements of the zoning ordinance, the building envelope, rights of way and easements. The plan ☐ must be prepared and sealed by a Registered Land Surveyor unless this requirement is ☐ waived by the Community Planner/Zoning Officer.



UPPER DUBLIN
TOWNSHIP
CODE ENFORCEMENT

Upper Dublin Township
Code Enforcement Department
370 Commerce Drive
Fort Washington, PA 19034
215-643-1600 x8070
permits@upperdublin.net

Invoice

Date	Invoice #
11/14/2024	3901

PAID
11/14/2024

Invoice To:	Property Address:
David Brinlee Ashley Brinlee 1434 Jonathan Way Ambler, PA 19002	1434 Jonathan Way
	Invoice prepared by: Geri Bauer, 215-643-1600 x3205

Description	Amount
Zoning Hearing Board Fees	500.00
PD-Check No. 854-11-14-24	

PAYMENT IS DUE UPON RECEIPT. Cash, checks made payable to "Upper Dublin Township", or credit cards are accepted. A processing fee of 2.5% will be added to all credit card payments. Contact us at 215-643-1600 x8070 to pay over the phone with a credit card.

Total due	\$500.00
Payments received	-\$500.00
Balance due	\$0.00

ADDITIONAL FEES MAY BE INVOICED SEPARATELY FOR, INCLUDING BUT NOT LIMITED TO, PLAN REVIEW, SPECIAL INSPECTION MONITORING, CONSULTANT FEES, PRINTING OF DIGITAL PLANS, ADDITIONAL PERMITS, ETC.
Payment of the permit fee does not constitute issuance of a permit. After the permit application has been reviewed, approved, and processed, the permit(s) will be emailed to the property owner and contractor. If any work commences before permit issuance, late fees will be charged.



UPPER DUBLIN T O W N S H I P

370 Commerce Drive
Fort Washington, PA 19034-2617
Phone: (215) 643-1600
Fax: (215) 542-0797
www.upperdublin.net

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Hearing Board of Upper Dublin Township will hold a meeting as required by the Township's Zoning Ordinance at the **Upper Dublin Public Library, Shanis Auditorium, 520 Virginia Drive, Fort Washington, PA 19034** on **Wednesday, December 18, 2024, at 7:30 PM**. During this meeting an application concerning 1434 Jonathan Way, Ambler, PA 19002 will be heard.

#2573: *David Brinlee & Ashley Schiavo of 1434 Jonathan Way, Ambler, PA 19002* request a variance from Section 255-43.1.A.(2) to allow a maximum impervious coverage of 26.4% where 25% is permitted for the installation of a 308 square foot shed, in addition to a previously installed walkway and a smaller shed. The Property is Zoned A1 Residential. Potential vote upon Application #2573.

All residents of Upper Dublin Township interested in the above application may be heard or can comment in advance to meeting@upperdublin.net no less than 5 days before the meeting. If you are a person with a disability and wish to attend the hearing scheduled for this date and require an auxiliary aid, service, or other accommodation to participate in the proceedings, please contact the Township at (215) 643-1600 to discuss how Upper Dublin Township may best accommodate your needs.

A copy of the application is on file in the Community Planning & Zoning Department and may be seen upon request.

By Order of the Zoning Hearing Board.

A blue ink signature of Alison Giles, consisting of a stylized 'A' followed by a series of loops and a long horizontal stroke.

Alison Giles
Zoning Officer & Planning Coordinator
215-643-1600 ex. 3213
Agiles@upperdublin.net

Note: There is a 30 day period after the date of the decision for an aggrieved person to file an appeal in court to contest an approval by the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board Approval during the 30 day appeal period do so at their own risk.

If you are not able to attend the hearing, written comments may be entered into the record by submitting them in advance to the Community Planning & Zoning Department.

Advertisement Dates: December 1 and December 8, 2024 — *The Intelligencer*

SCHIAVO ASHLEY L & BRINLEE DAVID
1434 JONATHAN WAY
AMBLER PA 19002

OTERO RAYMOND & DANIELLE
1429 JONATHAN WAY
AMBLER PA 19002

KERN DAVID M & TABITHA
910 DENSTON DR
AMBLER PA 19002

GALLAGHER KELLY & PRICE BRAD
1430 JONATHAN WAY
AMBLER PA 19002

HORTON MICHAEL J & ROCHELLE S
911 TANNERIE RUN RD
AMBLER PA 19002

BOCK RHONDA
915 TANNERIE RUN RD
AMBLER PA 19002

GREENBERG LARRY I & ABBIE J
1438 JONATHAN WAY
AMBLER PA 19002

WILLIAMS VICTORIA & GRAEME
1427 JOEL DR
AMBLER PA 19002

SWAMINATHAN PANCHANADAM &
1436 JOEL DR
AMBLER PA 19002

DAVIS BARRY H & ANN P
1435 JOEL DR
AMBLER PA 19002

CHOI KEUM & HYUNG IL
1441 JONATHAN WAY
AMBLER PA 19002

DOUGHERTY KEVIN B & LOUISE H
1430 JOEL DR
AMBLER PA 19002

DIDESIDERO JOHN F III & NATALIE R
1431 JOEL DR
AMBLER PA 19002

HINERMAN ANDREW
1425 JONATHAN WAY
AMBLER PA 19002

TERLESKY MICHAEL E & JULIA W
1428 FORT WASHINGTON AVE
AMBLER PA 19002

BARNETT JORDAN J & SARAH E
1439 JOEL DR
AMBLER PA 19002

CHEN LIANG & RONGHUI
1448 JONATHAN WAY
AMBLER PA 19002

KIEFER NICOLE
1432 FORT WASHINGTON AVE
AMBLER PA 19002

FEIN DANIEL & DWYER DEBORAH LYNN
1433 JONATHAN WAY
AMBLER PA 19002

VOZNIAK JOHN MICHAEL & PATRICIA ANN
1422 JONATHAN WAY
AMBLER PA 19002

DESOLIS ARTHUR J & ERICA
1424 FORT WASHINGTON AVE
AMBLER PA 19002

HAMILL MONICA
1437 JONATHAN WAY
AMBLER PA 19002

ORKIN NEAL & NANCY C
916 DENSTON DR
AMBLER PA 19002

HUBER IRVING P & CHARLOTTE
902 DENSTON DR
AMBLER PA 19002

CUMMINGS MAXWELL D & TRESCHER
GUDRUN A
1442 JONATHAN WAY
AMBLER PA 19002

BYRNE MICHAEL L & JACKSON-BYRNE
FRANCINE
1443 JOEL DR
AMBLER PA 19002

HUBER IRVING P & CHARLOTTE
902 DENSON DR
AMBLER PA 19002

FELDMAN JEFFREY SAUL & ALISON LEIGH
1426 JONATHAN WAY
AMBLER PA 19002

GAAL LOUIS W & DIANE C
1445 JONATHAN WAY
AMBLER PA 19002

QUICI MICHAEL J & JOANNE
1436 FORT WASHINGTON AVE
AMBLER PA 19002

JONES DIONNE J
1420 FORT WASHINGTON AVE
AMBLER PA 19002

PRICKITT JEFFREY M & TANYA K P
919 DENSTON DR
AMBLER PA 19002

CLARK ROGER E & NANCY A
905 DENSTON DR
AMBLER PA 19002

PALMER DOUGLAS A & LINDENBERGER
REBECCA
1440 JOEL DR
AMBLER PA 19002

KEELEY FAMILY REVOC LIVING TRUST
906 TANNERIE RUN RD
AMBLER PA 19002

MILLER RICHARD H III & MEGAN
1412 FORT WASHINGTON AVE
AMBLER PA 19002

HOROWITZ MARK D & ENID D
919 TANNERIE RUN RD
AMBLER PA 19002

PENG XIAOLIN & YANG XIAOFANG
912 TANNERIE RUN RD
AMBLER PA 19002

CRAIG KENNETH & ANTONINA S
1420 JOEL DR
AMBLER PA 19002

JAROSKI PATRICK & BREEAN
1449 JONATHAN WAY
AMBLER PA 19002

GEWIRTZMAN STEVEN M & AMY M
925 TANNERIE RUN RD
AMBLER PA 19002

MUHLHAUSER ROBERT R & BARBARA S
929 TANNERIE RUN RD
AMBLER PA 19002

MAGEE CAROL
931 DENSTON DR
AMBLER PA 19002

WARBURTON CHARLES E JR & VESNA I
915 DENSTON DR
AMBLER PA 19002

GRAY ANDREW J & JOYCE D
1429 FORT WASHINGTON AVE
AMBLER PA 19002

GAMBURG JEFFREY & MICHELE
1440 FORT WASHINGTON AVE
AMBLER PA 19002

LEE JOHN A SR &
1444 FORT WASHINGTON AVE
AMBLER PA 19002

KNAPP VINCENT
1433 FORT WASHINGTON AVE
AMBLER PA 19002

KLUEBER KEVIN & SALANGA AILEEN
925 DENSTON DR
AMBLER PA 19002

DORDICK BRUCE & LAURA R
916 TANNERIE RUN RD
AMBLER PA 19002

OKAWA JOYCE ELLEN
901 DENSTON DR
AMBLER PA 19002

FIEGEL CHRISTOPHER T & LINDSEY E
1424 JOEL DR
AMBLER PA 19002

HOELSCHER MICHAEL L & JENNIFER L
911 DENSTON DR
AMBLER PA 19002

GORMAN BENJAMIN R & BROOKE LAURA M
1450 FORT WASHINGTON AVE
AMBLER PA 19002

ROSENBERG JEFFREY S & LISA S
1416 FORT WASHINGTON AVE
AMBLER PA 19002



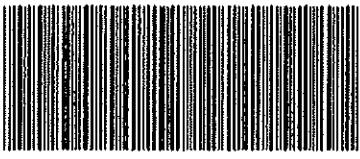

SPERLIN HILLEL & CHAYA
1448 JOEL DR
AMBLER PA 19002

MERENSTEIN BRUCE P & STRANZ KAREN
1455 JOEL DR
AMBLER PA 19002

UPPER DUBLIN TOWNSHIP
801 LOCK ALSH AVE
FT WASHINGTON PA 19034

WALTON TARA M & KEVIN M
922 TANNERIE RUN RD
AMBLER PA 19002

AUGUSTHY ROY KOTTIRIKAL & ACHAMMA
1000 DENSTON DR
AMBLER PA 19002

  <p>RECORDER OF DEEDS MONTGOMERY COUNTY <i>Jeanne Sorg</i></p> <p>One Montgomery Plaza Swede and Airy Streets ~ Suite 303 P.O. Box 311 ~ Norristown, PA 19404 Office: (610) 278-3289 ~ Fax: (610) 278-3869</p>	<p>DEED BK 6190 PG 00947 to 00951 INSTRUMENT # : 2020066446 RECORDED DATE: 08/19/2020 12:41:41 PM</p>  <p>5805033-0020J</p> <p align="center">MONTGOMERY COUNTY ROD</p>
<p align="center">OFFICIAL RECORDING COVER PAGE Page 1 of 5</p>	
<p>Document Type: Deed Document Date: 08/07/2020 Reference Info:</p>	<p>Transaction #: 6112055 - 2 Doc(s) Document Page Count: 4 Operator Id: dkrasley</p>
<p>RETURN TO: (Simplifile) Sage Premier 1974 Sproul Road, Suite 402 Broomall, PA 19008 (610) 356-9600</p>	<p>PAID BY: SAGE PREMIER</p>
<p>* PROPERTY DATA: Parcel ID #: 54-00-09439-00-2 Address: 1434 JONATHAN WAY AMBLER PA 19002 Municipality: Upper Dublin Township (100%) School District: Upper Dublin</p>	
<p>* ASSOCIATED DOCUMENT(S):</p>	
<p>CONSIDERATION/SECURED AMT: \$460,000.00 TAXABLE AMOUNT: \$460,000.00 FEES / TAXES: Recording Fee:Deed \$86.75 State RTT \$4,600.00 Upper Dublin Township RTT \$2,300.00 Upper Dublin School District RTT \$2,300.00 Total: \$9,286.75</p>	<p>DEED BK 6190 PG 00947 to 00951 Recorded Date: 08/19/2020 12:41:41 PM</p> <p>I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.</p>  <p align="right">Jeanne Sorg Recorder of Deeds</p>

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Fee Simple Deed**Prepared By:**

Sage Premier Settlements
1974 Sproul Road, Suite 402
Broomall, PA 19008
484-423-6515

Return To:

Sage Premier Settlements
1974 Sproul Road, Suite 402
Broomall, PA 19008
484-423-6515

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
54-00-09439-00-2 UPPER DUBLIN TOWNSHIP
1434 JONATHAN WAY
CONCEPCION NANCY S & MICHAEL A
B 003A L 59 U 043 1101 08/13/2020

\$15.00
JG

Parcel Number: 54-00-09439-00-2
File No: 292976DELS

(Space above this line for Recorder of Deed Use Only)

This Deed Indenture

Made this 7th day of August, 2020,

Between

Nancy S. Concepcion and Michael A. Concepcion, wife and husband, (hereinafter called the Grantors),

And

Ashley L. Schiavo and David Brinlee, wife and husband, (hereinafter called the Grantees),

Witnesseth That the said Grantors for and in consideration of the sum of Four Hundred Sixty Thousand and 00/100 Dollars (\$460,000.00) lawful money of the United States of America, unto Grantors well and truly paid by the said Grantees and at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees and Grantee's heirs, successors and/or assigns, as Tenants by the Entirety.

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, **SITUATE** in the Township of Upper Dublin, County of Montgomery and Commonwealth of Pennsylvania, described according to a Certain Plan thereof known as Subdivision Plan of Tannerie Run, Section No. 1 made for Loudon Construction, Inc., by C. Raymond Weir Associates, Inc., dated April 10, 1967, said Plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book B-14 page 67, as follows, to wit:

BEGINNING at a point on the Northwestern side of Jonathan Way (50 feet wide), said point being the (4) following courses and distances from a point of curve on the Northerly side of Denston Drive (50 feet wide): (1) leaving Denston Drive on the arc of a circle curving to the left having a radius of 10 feet, the arc distance of 15.71 feet to a point of tangent on the Westerly side of Jonathan Way; (2) North 2 degrees, 47 minutes East, along the Westerly side of Jonathan Way, 38.41 feet to a point of curve (3) Northwardly and Northeastwardly, partly along the Westerly and Northwestern side of Jonathan Way on the arc of a circle curving to the right having a radius of 150 feet, the arc distance of 92.98 feet to a point of tangent on the Northwestern side of same and (4) North 38 degrees, 18 minutes East, along the Northwestern side of Jonathan Way, 188.30 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Northwesternly side of Jonathan Way, 110 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Jonathan Way, 200 feet.

Being Lot No. 59 as shown on the above mentioned Plan.

Being the same premises which Audrey J. Smith and Lisa Carpenter Porch by Deed dated 11/29/2017 and recorded 12/6/2017 in Montgomery County in Deed Book 6072 Page 257 conveyed unto Nancy S. Concepcion and Michael A. Concepcion, in fee.

The improvements thereon being known as 1434 Jonathan Way

Parcel ID#: 54-00-09439-00-2

Subject to all existing rights of way, conditions, easements, restrictions, rights, agreements, notes and other matters of record to the extent valid and enforceable and still applicable to the above-described premises.

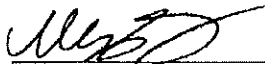
Together with all and singular improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor and Grantor's heirs, successors and/or assigns, as well at law as in equity, of, in, and to the same.

To have and to hold the said premises above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee as tenants by the entirety, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns,

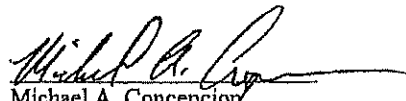
And the said Grantors do hereby covenant to and with the said Grantees, that they, the said Grantors, their Personal Representatives, heirs and/or assigns, shall and will warranty and forever defend the hereinabove described premises, with the hereditaments and appurtenances, unto the said Grantees, their Personal Representatives, heirs and/or assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under it, them or any of them.

In Witness Whereof, the said Grantors has caused these presents to be duly executed dated the day and year first above written.

WITNESS:



Nancy S. Concepcion



Michael A. Concepcion

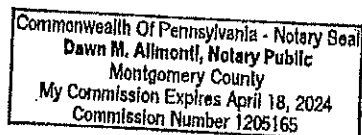
STATE OF PENNSYLVANIA

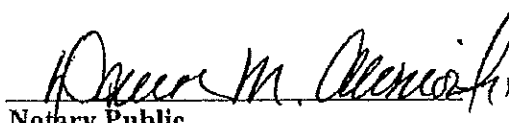
:SS \

COUNTY OF MONTGOMERY

ON this, the 7th day of August, 2020, before me, a Notary Public, the undersigned Officer, personally appeared **Nancy S. Concepcion and Michael A. Concepcion**, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public

AFTER RECORDING, PLEASE RETURN TO:

Sage Premier Settlements
1974 Sproul Road, Suite 402
Broomall, PA 19008
484-423-6515
FILE NO: 292976DELS

Grantors:

Nancy S. Concepcion and Michael A. Concepcion,

TO

Grantees:

Ashley L. Schiavo and David Brinlee,

FOLIO/PARCEL:

54-00-09439-00-2

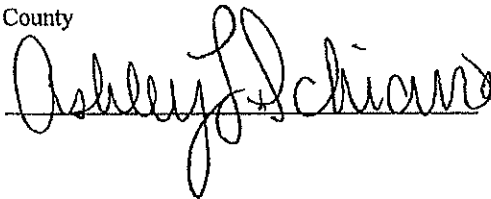
PREMISES:

1434 Jonathan Way
Ambler, PA 19002
Montgomery County

I HEREBY CERTIFY THAT THE ADDRESS OF THE GRANTEE IS:

1434 Jonathan Way
Ambler, PA 19002
Montgomery County

Certified by:

A handwritten signature in cursive script, appearing to read "Ashley L. Schiavo", written over a horizontal line.

Account Number:	790734
Customer Name:	Upper Dublin Township
Customer Address:	Upper Dublin Township 370 Commerce DR ATTN: DEB RITTER/PAUL LEONARD Ft Washington PA 19034-2619
Contact Name:	Herb Rubenstein
Contact Phone:	
Contact Email:	HRubenstein@krautharris.com
PO Number:	

Date:	11/27/2024
Order Number:	10809752
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	148.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LNG Intelligencer	2	12/01/2024 - 12/08/2024	Public Notices
LNG classifiedonline.com	2	12/01/2024 - 12/08/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$1084.48
Tax Amount	\$0.00
Service Fee 3.99%	\$43.27
Cash/Check/ACH Discount	-\$43.27
Payment Amount by Cash/Check/ACH	\$1084.48
Payment Amount by Credit Card	\$1127.75

Order Confirmation Amount	\$1084.48
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Ad Preview

ZONING HEARING NOTICE UPPER DUBLIN TOWN- SHIP

The Upper Dublin Township Zoning Hearing Board will hold a meeting on Wednesday, December 18, 2024, at 7:30 pm in the Shenk's Auditorium of the Upper Dublin Township Library, 300 Virginia Drive, Fort Washington, PA 19034, to hear and take testimony on the following applications:

#2566: James Zosel of 20 Linekin Pike, Glenside, PA 19038 for the Property at 245 Linden Avenue, North Hills, PA 19038 requests variances from Upper Dublin Township Zoning Code Section 255.43.1.B. to allow a maximum impervious coverage of 47.4% where 35% is permitted, and to allow two side yard setbacks of 3.5 feet where a minimum of 10 feet is required. The Applicants propose to demolish the condemned existing nonconforming single-family dwelling and replace it with a new single-family dwelling containing different dimensions and odd off-street parking. The Applicant was granted previous zoning relief on May 20, 2024 as part of Application #2534. This current application was postponed from the September 23, 2024 hearing of the request of the Applicant and opened and continued from the October 28th 2024 meeting. The Property is Zoned NH Residential. Potential vote upon Application #2566.

#2572: James & Ann Oliveros of 536 Dreshertown Road, Fort Washington, PA 19034 request a special exception pursuant to Section 255-27.(E) to allow the construction of an attached in-low suite and variance from Section 255-27.(E)(1)(a) to allow an in-low suite to contain a maximum floor area of 1,440 square feet where the lesser of 40% of the principal dwelling floor area or 1,200 square feet is permitted. The Property is Zoned A Residential. Potential vote upon Application #2572.

#2573: David Brimlee & Ashley Schiavo of 144 Jonathan Way, Ambler, PA 19002 request a variance from Section 255-43.1.A.(2) to allow a maximum impervious coverage of 26.4% where 25% is permitted for the installation of a 308 square foot shed, in addition to a previously installed walkway and a smaller shed. The Property is Zoned A1 Residential. Potential vote upon Application #2573.

#2574: Maroat Bradley of 315 Weidstein Drive, Ambler, PA 19002 requests the following related to the proposed construction of a detached in-low suite: a special exception pursuant to Section 255-27.(E); a variance from Section 255-27.(E)(1)(a) to allow a maximum floor area of 2,400 square feet where the lesser of 40% of the principal dwelling floor area or 1,200 square feet is permitted, and from 255-27.(E)(1)(e) to allow a maximum building height of 30 feet where 22 feet is permitted. Alternatively, the applicant requests the following related to the proposed subdivision and creation of a non-conforming lot containing the existing single-family dwelling on Lot 1: a variance from Section 255-43.B. to allow a side yard setback of 18.7 feet where 25 feet is required, to allow a rear yard setback of 25.1 feet where 30 feet is required, and from Section 255-29.(D) to allow a side yard setback of 1.8 feet where 10 feet is required for an existing detached accessory structure. The Property is Zoned A Residential. Potential vote upon Application #2574.

The Zoning Hearing Board may also consider action on any pending court appeals. All residents of Upper Dublin Township interested in the above applications may appear and be heard or can comment in advance to meetings@upperdublin.net no less than 1 business day before the meeting. If you are a person with a disability and wish to attend the hearing scheduled for this date and require an auxiliary aid, service or other accommodation to participate in the proceedings, please contact the Township at 215-642-1600 to discuss how Upper Dublin Township may best accommodate your needs.

Zoning Hearing Board of Upper Dublin Township.
By: Alison Gilles, Zoning Officer
agilles@upperdublin.net

POST-12-3-24

94

NOTICE OF PUBLIC HEARING

BEFORE ZONING HEARING BOARD
UPPER DUBLIN TWP., MONTG. CO., PA

2573

A hearing will be held on the application of:

David Brinlee & Ashley Schiavo

in the Shanis Auditorium at Upper Dublin Township Library, 520 Virginia Drive, Fort Washington, PA. 19034, to hear & take testimony on the following applications:

Wednesday, December 18, 2024 @ 7:30 P.M.

The property involved is on:

1434 Jonathan Way

#2573: *David Brinlee & Ashley Schiavo of 1434 Jonathan Way, Ambler, PA 19002 request a variance from Section 255-43.1.A.(2) to allow a maximum impervious coverage of 26.4% where 25% is permitted for the installation of a 308 square foot shed, in addition to a previously installed walkway and a smaller shed. The Property is Zoned A1 Residential. Potential vote upon Application #2573.*

The Zoning Hearing Board may also consider action on any pending court appeals. All residents of Upper Dublin Township interested in the above applications may appear and be heard or can comment in advance to meeting@upperdublin.net no less than 1 business day before the meeting. If you are a person with a disability and wish to attend the hearing scheduled for this date and require an auxiliary aid, service or other accommodation to participate in the proceedings, please contact the Township at 215-643-1600 to discuss how Upper Dublin Township may best accommodate your needs.

Zoning Hearing Board of Upper Dublin Township.

By: Alison Giles, Zoning Officer
agiles@upperdublin.net

Dec 4, 2024 at 10:47:27 AM
1434 Jonathan Way
Ambler PA 19002
United States



BUILDING & IMPERVIOUS COVERAGE FORM

Property Location: 1434 Jonathan Way		Date: 11-12-24
Zoning District: A1	Owner Name: David Brinlee	Lot Size: 22000

Part A - Building Coverage

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
House	42	x	45	=	1890	
Garage		x		=		
Shed	10	x	120	=	120	Removal
Gazebo		x		=		
Shed	8	x	14	=	112	
		x		=		
NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:						
Shed	14	x	22	=	308	
		x		=		
		x		=		
TOTAL - PART A:					2310	

Total - Part A:	2310	÷	Lot Size:	22000	=	% of Building Coverage:	.10
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Part B - Impervious Surface

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
Driveway		x		=	1509	
Walkways		x		=	242	
Patio		x		=	1072	
Deck		x		=		
Sports Court		x		=		
Pool (Water Surface)		x		=		
Pool (Decking)		x		=	800	
Misc Walkways and Porches		x		=		
		x		=		
NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:						
		x		=		
		x		=		
		x		=		
		x		=		
TOTAL - PART B:					1853	

Total - Part B:	3623	÷	Lot Size:	22000	=	% of Impervious Surface:	.164
-----------------	------	---	-----------	-------	---	--------------------------	------

% of Building Coverage from Part A Above:	.1	+	% of Impervious Surface from Part B Above:	.15	=	TOTAL % OF IMPERVIOUS AREA	.264
---	----	---	--	-----	---	----------------------------	------

The above information has been completed to the best of my knowledge.

David Brinlee

Completed by (Printed Name)

dbrinlee@hotmail.com

Email Address

970-412-9606

Phone

11-12-24

Date

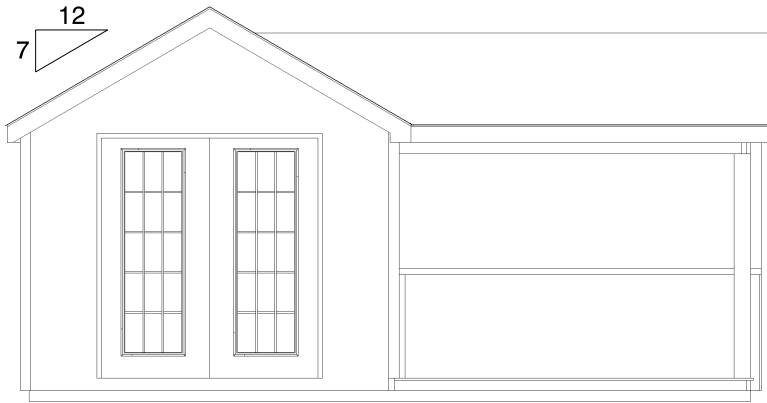
Signature of Person Completing Form



CONSTRUCTION NOTES:
Preliminary Only -
Not For Construction

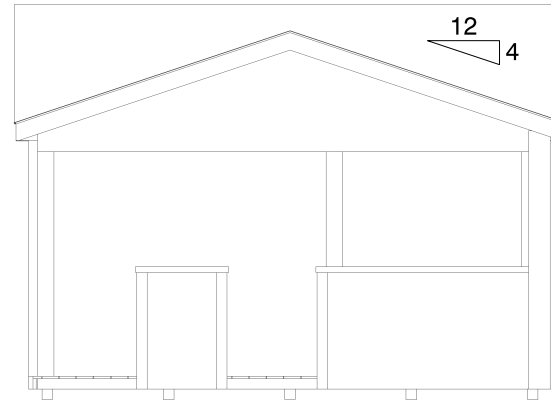
DRAWN BY:	James Lapp
SCALE:	3/16" = 1'-0"
DATE:	Wednesday, July 31, 2024

PAGE: 1/2



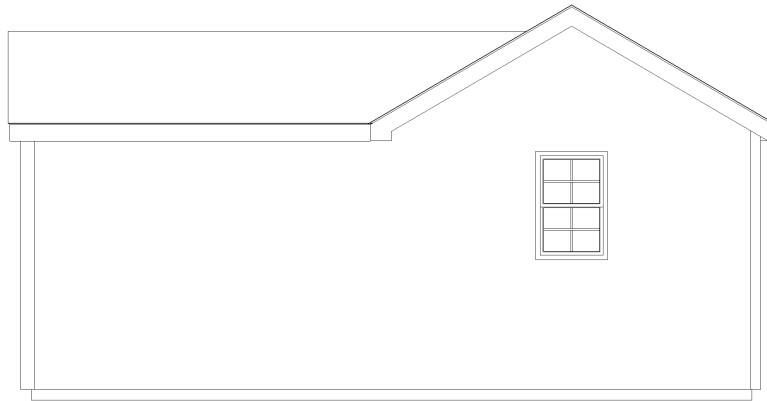
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



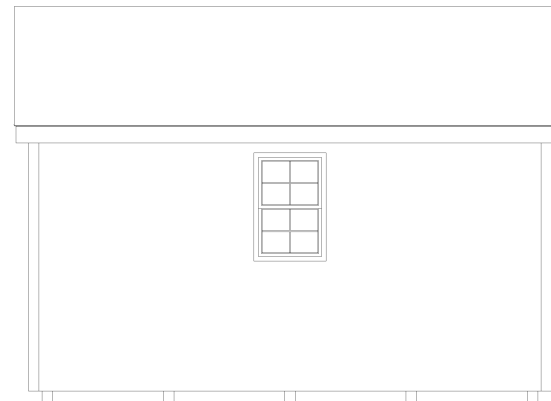
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



5075 Lower Valley Rd
Atglen PA 19310

PHONE: 610-593-7700

Ashley Schiavo
1434 Jonathan Way
Ambler
Pennsylvania
19002
PHONE:

DRAWN BY: James Lapp

SCALE: 3/16" = 1'-0"

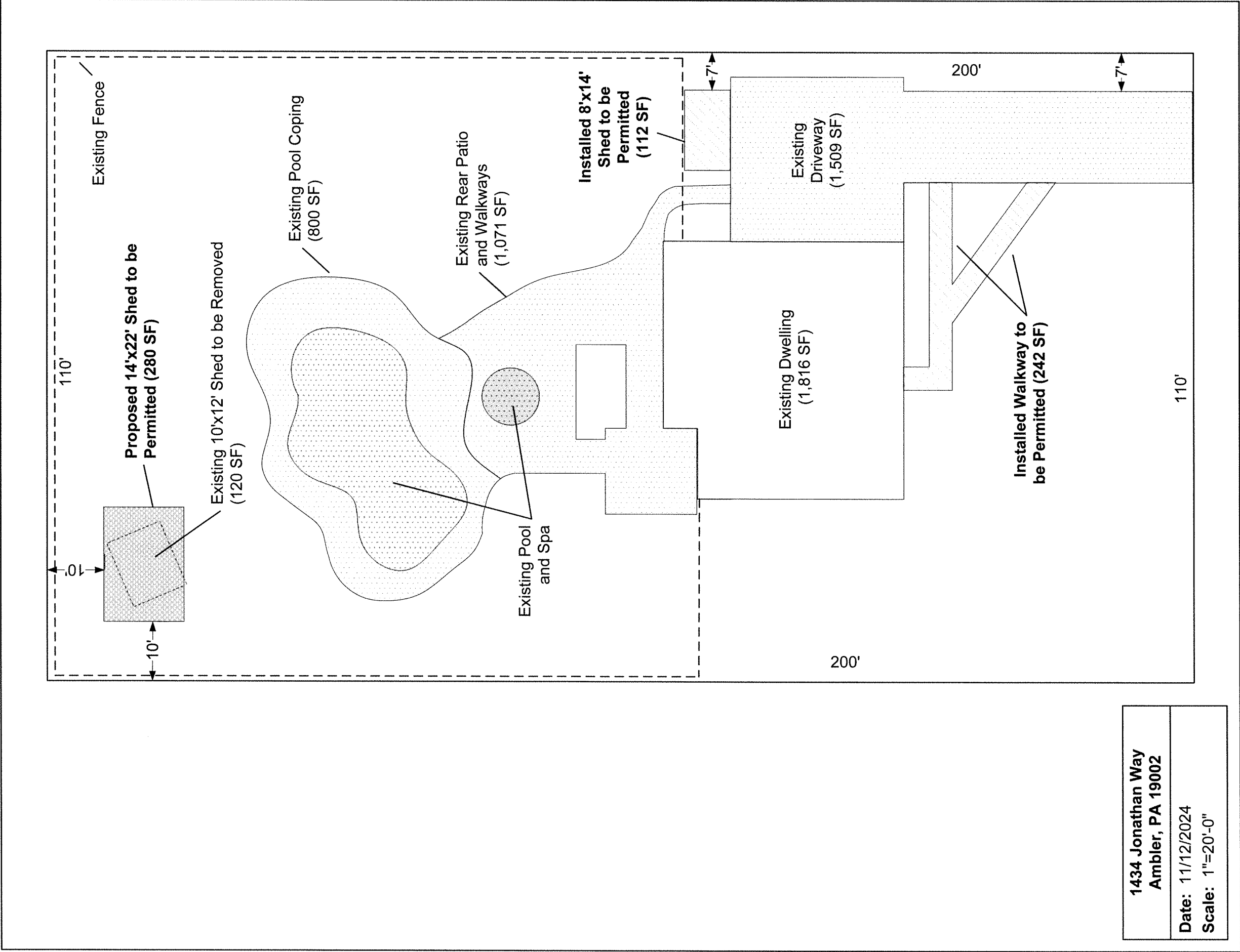
DATE: Wednesday, July 31, 2024

CONSTRUCTION NOTES:

Preliminary Only -
Not For Construction

PAGE:

2/2



Zoning Hearing Board Agenda Item Report

Meeting Date: December 18, 2024

Agenda Section: #2574: Margot Bradley of 315 Waldheim Drive, Ambler, PA 19002

Subject:

requests the following related to the proposed construction of a detached in-law suite: a special exception pursuant to Section 255-27.(E), a variance from Section 255-27.(E)(1)(d) to allow a maximum floor area of 2,400 square feet where the lesser of 40% of the principal dwelling floor area or 1,200 square feet is permitted, and from 255-27.(E)(1)(e) to allow a maximum building height of 30 feet where 22 feet is permitted. Alternatively, the applicant requests the following related to the proposed subdivision and creation of a non-conforming lot containing the existing single-family dwelling on Lot 1: a variance from Section 255-43.B. to allow a side yard setback of 18.7 feet where 25 feet is required, to allow a rear yard setback of 25.1 feet where 50 feet is required, and from Section 255-29.(D) to allow a side yard setback of 1.8 feet where 10 feet is required for an existing detached accessory structure. The Property is Zoned A Residential. Potential vote upon Application #2574.

Attachments:

[#2574 Application.pdf](#)

[#2574 Application Addendum.pdf](#)

[#2574 Receipt.pdf](#)

[#2574 Hearing Notice DEC.pdf](#)

[#2574 Deed.pdf](#)

[#2574 Proof of Publication DEC.pdf](#)

[#2574 Proof of Posting DEC.pdf](#)

[NeighborLetter1.pdf](#)

[NeighborLetter2.pdf](#)

[#2574 Existing Site Plan.pdf](#)

[NeighborLetter3.pdf](#)

[NeighborLetter4.pdf](#)

[NeighborLetter5.pdf](#)



1st Ad December 1, 2024

Date Received: 11-18-24

Fee Paid: \$500.00

/ 2nd Ad December 8, 2024

Date of Hearing: December 16, 2024

**UPPER DUBLIN TOWNSHIP
ZONING HEARING BOARD
APPLICATION # 2574**

RECEIVED
NOV 18 2024

Application is hereby made to the Zoning Hearing Board for a determination in connection with the following facts:

Name of Applicant: Margot Bradley Name of Owner: Margot Bradley
Address: 315 Waldheim Drive Address: 315 Waldheim Drive
City, State, Zip: Ambler, PA 19002 City, State, Zip: Ambler, PA 19002
Phone #: (215)715-1931 Phone #: (215)715-1931
Email: margot.bradley@gmail.com Email: margot.bradley@gmail.com

Name of Attorney: Alexander M. Glassman
Address: 1300 Virginia Drive City: Fort Washington State: PA Zip: 19034
Attorney Phone: (215) 633-1890 Email: aglassman@cgbaglaw.com

Applicant and Owner request that a determination be made by the Zoning Hearing Board on this Appeal from the Decision of the Community Planner/Zoning Officer in which we were:

- ☐ Refused a Building Permit and/or Zoning Permit ☐ Ordered to Cease a current use
☐ Given conditional approval of a subdivision plan
☒ Other (specify): planning to develop property which will lead to non-conformances with the Upper Dublin Zoning Code

This appeal seeks:

- ☐ An interpretation of the ordinance or map
☒ A Special Exception under Article IV, Section 255-27, Subsection E, Paragraph 1
☒ A Variance related to the ☐ Use, ☒ Area, ☒ Frontage, ☐ Yard, ☒ Height, ☐ Parking,
☒ Other (specify): See attached

The applicable provisions of the Zoning Ordinance are as follows:

Chapter <u>255</u>	Section <u>15</u>	Subsection <u>(A)</u>	Paragraph <u>(2)</u>
Chapter <u>255</u>	Section <u>29</u>	Subsection <u>(E)</u>	Paragraph <u>(1) (d) (e)</u>
Chapter <u>255</u>	Section <u>29</u>	Subsection <u>(A) (a) (1)</u>	Paragraph
Chapter <u>255</u>	Section <u>43</u>	Subsection <u>(B)</u>	Paragraph

The description of the property involved in this appeal is as follows:

Street Number: 315 Street Name: Waldheim Drive Deed Book: 5939 Page: 21-24
Block Number: 2A Unit Number: 21 Parcel Number: 54-00-16241-00-4
Zoning District: A - Residential Served by Public Sewer (y/n): y Served by Public Water (y/n): y
Lot Size: 78,838 sqft Lot Dimensions: Irregular Street Frontage: Waldheim Drive
Describe the present use of the property and the existing improvements: Single-family residential home

Describe the proposed use of the property and the proposed improvements: Single family residential home with Additional Dwelling unit which will become a standalone home post-subdivision of property

Has any previous petition been filed with the Zoning Board in connection with these premises? ☐ Yes ☒ No

If Yes, please describe: _____

Is this property a part of a subdivision heretofore approved by the Township? ☐ Yes ☒ No

If Yes, give name of subdivision: _____ Date of approval by Township: _____

I/We believe that the Zoning Board should approve this request because: _____

Please see attached "Supplemental Addendum to Zoning Hearing Board Application"

STATE OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY:

_____ BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S) THAT THE FACTS SET FORTH IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.

Sworn and subscribed to

before me, this 15th day

of November, 2024

Gina Ferrante

Notary Public

Property owner(s) must join in this application.

Sworn and subscribed to

before me, this _____ day

of _____, 20_____

Notary Public

Margot Bradley

Applicant

Margot Bradley

Applicant

Commonwealth of Pennsylvania - Notary Seal
Gina Ferrante, Notary Public
Bucks County
My Commission Expires October 17, 2027
Commission Number 1274555

Margot Bradley

Owner

Owner

This application must be filled out and signed by the owner and, if different, the applicant and filed with the Zoning Officer along with the appropriate fee. If more space is required, attach a separate sheet to this application and reference the question being answered. The application must be accompanied by:

1. Three (3) copies of the deed showing current ownership
2. Copies of leases or agreements affecting the premises
3. Notarized zoning application and corporate sealed for companies
4. Eight (8) copies of the plan of real estate affected showing the location and dimension of improvements now erected and proposed, parking spaces, all dimensional requirements of the zoning ordinance, the building envelope, rights of way and easements. The plan ☒ **must** be prepared and sealed by a Registered Land Surveyor unless this requirement is ☐ **waived** by the Community Planner/Zoning Officer.

BEFORE THE ZONING HEARING BOARD OF
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

APPLICATION OF MARGOT BRADLEY
 315 WALDHEIM DRIVE
 TAX MAP PARCEL NO. 54-00-16241-00-4

SUPPLEMENTAL ADDENDUM TO ZONING HEARING BOARD APPLICATION

NARRATIVE

Applicant, Margot Bradley, is one of the owners of 315 Waldheim Drive, Upper Dublin, PA 19002 ("Subject Property"). Applicant is seeking to subdivide the Subject Property into two (2) lots and intends to utilize each lot for single-family residential use under the Upper Dublin Township Code (the "Code"). Applicant will use one lot for herself and the other for her daughter's family.

The Subject Property is a 78,838 square foot lot with a home on the corner of Penns Lane and Waldheim Drive in the A – Residential District. The lot is a uniquely "L"-shaped corner property with a "jag" at the inside of the mid-point. Applicant intends to remain living in the current home but seeks approval to subdivide the property such that the "L" shape is cut vertically so both lots abut the public road and are more regularly shaped. Applicant then intends to create a home on the second lot in which Applicant's Daughter's family of five may live in; the home will be more conducive to Applicant's Daughter's illness.

Applicant's Daughter has been diagnosed with "Status migrainosus resistant to treatment," a condition where frequent episodes of migraines will strike at random for a minimum of three days at a time¹. Symptoms can shift daily, or even hour-to-hour². While a less severe version, "Chronic Migraine," is similar and includes: (1) at least 15 days in a month where the patient experiences a headache or migraine over the course of at least 3 months, and (2) at least eight days per month where the patient's headaches include migraine symptoms or features over the course of at least 3 months. These migraines can involve at least one of nausea, vomiting, and strong sensitivity to light and sounds, and in more severe cases, symptoms also include visual hallucinations such as flashes of light and visual hazes, motor skill issues such as one-sided paralysis or weakness, one-sided blindness, and nervous-system related issues such as loss of coordination and balance. Specific to Status migrainosus is the fact that these migraine attacks last a minimum of, and can even extend beyond, 72-hour periods. Applicant's daughter is now receiving disability payments due to her inability to work in any capacity; this illness is severely debilitating and requires a custom-built home to permit even basic levels of functioning.

¹ [Status Migrainosus - Practical Neurology](https://practicalneurology.com/articles/2022-may/status-migrainosus) <https://practicalneurology.com/articles/2022-may/status-migrainosus>

² [Chronic Migraine: What It Is, Causes, Symptoms & Treatment:](https://my.clevelandclinic.org/health/diseases/9638-chronic-migraine)
<https://my.clevelandclinic.org/health/diseases/9638-chronic-migraine>

Ultimately, Applicant's purpose in proposing the subdivision of the property and building of a second home is to ensure her daughter and her family remain happy and healthy. The home will be custom-built to minimize uncontrolled natural light, permitting Applicant's Daughter free movement within the residence to avoid light-triggered symptoms of her chronic illness.

Due to the above-mentioned concerns, the goal of this application is subdivision of the property to permit another home on the second lot. Applicant also requests approval of a special exception for an ADU and dimensional variances for a larger-than-normal ADU. This will allow for immediate construction while the subdivision process begins. In sum, Applicant requests a special exception for an ADU pursuant to Section §255-27(E), which by special exception authorizes an accessory building to be built and used as a "dwelling unit [...] for [...] members of the owner's immediate family [...]," dimensional variances to accommodate a larger-than-typical ADU, and dimensional variances one of the proposed lots.

REQUIREMENTS FOR RECEIVING A SPECIAL EXCEPTION

Applicant intends to construct a dwelling with a footprint of 1,680 sq.ft. and a living area of 2,400 sq.ft. as a two-story home, as they are a family of five. Applicant also intends to construct an attached garage to the ADU. Attached to the application packet is a rendering of what this home may look like. Section §255-174 provides the relevant factors in granting a special exception.

The property is substantial in size, being nearly three times the minimum lot size for a lot in the A – Residential district and is clearly suitable for residential use as it already is being used for that purpose. This proposed change will have no negative effects on the neighboring properties surrounding the Subject Property.

DIMENSIONAL VARIANCES FOR ADU

As Applicant intends to use this ADU for a family of five with a goal of subdivision in the future, dimensional variances are necessary. The proposed ADU will have two floors, totaling 2,400 sq.ft., a height of 30 ft, and a building coverage of 1680 sq.ft.

Section §255-27(E)(1)(d) requires that the floor area of the ADU be a maximum of the lesser of 1,200 sq.ft., or 40% of the floor area of the principal dwelling. As such, Applicant requests a dimensional variance. For Section §255-27(E)(1)(e), the proposed ADU is 30 ft tall, greater than the permitted 22 ft. As such, Applicant requests a dimensional variance. Other relevant sections which set forth these same dimensional requirements for ADUs, and in turn which will also require dimensional variances, are: (1) 255-43(B), regarding maximum building heights of 20 ft. and (2) 255-29(B), regarding maximum coverage of 600 sq.ft. where Applicant proposes a building footprint of 1,680 sq.ft.

It should be noted that this change in total coverage is still an overall decrease as there currently exists a large storage building on the property with an area of 2,006 square feet which will be removed and replaced with a shed with an area of about 220 square feet, leading the total accessory building coverage to go from 2,006 square feet down to 1,900 square feet.

DIMENSIONAL VARIANCES FOR SUBDIVISION

As noted above, the lot is “L” shaped and is just under three times the required lot size. In the A – Residential District, the minimum lot area requirement is only 26,000 square feet, but this property is around 78,000 square feet. As seen in the plan, the new lot conforms to the code, but Applicant requires four other dimensional variances for Lot 1 as it is already non-conforming. Applicant requests three out of four variances due to the new dimensions of Lot 1.

Section §212-21(H) of the Code restricts the creation of lots with side length ratios greater than 2.5:1. Here, the lot ratio is 320:120 ft. As such, Applicant requests a dimensional variance. Next, both Sections §255-15(A)(3) and -43(B) require side yard setbacks of 25 ft; the new setback is 18.7 ft, so Applicant requests a dimensional variance. The above two sections also require rear yard setbacks of 50 ft, but the new setback for the rear yard is 25.1 ft, so Applicant requests a dimensional variance. These requests are due these lots previously existing as a rear yard and a side yard, rather than a side yard and a rear yard. Applicant does not propose any physical changes to the existing home on the proposed Lot 1. The attached garage adds a substantial width to the rear setback, with that small portion leading to a literal setback of 25.1 ft; however, the actual home is set back 41.1 ft from the property line. Applicant requests a final dimensional variance for Section §255-29(D), as a trellis is a structure which requires a 10 ft setback, but the new property line is only 1.8 ft from the trellis.

This lot has nearly three times the minimum lot area. In fact, this is the largest lot of the area: the surrounding lots are sized as follows: (1) 54-00-13243-00-5, 50,118 square feet, (2) 54-00-13860-01-8, 27,165 square feet, (3) 54-00-13860-02-7, 32,895 square feet, (4) 54-00-04333-00-5, 40,576 square feet, (5) 54-00-16417-00-8, 27,750 square feet, and (6) 54-00-16420-00-5, 30,497 square feet. Both proposed lots will be substantially more like the neighboring lots than the currently existing lot.

Applicable Provisions of Zoning Ordinance from which Relief is Requested:

- ~~212-21(H)~~
- ~~255-15(A)(3)~~
- 255-27(E)(1)(d)
- 255-27(E)(1)(e)
- 255-29(A)
- 255-29(B)
- 255-29(D)
- 255-43(B)

Photo of expected resulting proposed structure:



UPPER DUBLIN
— T O W N S H I P —
CODE ENFORCEMENT

Upper Dublin Township
Code Enforcement Department
370 Commerce Drive
Fort Washington, PA 19034
215-643-1600 x8070
permits@upperdublin.net

Invoice

Date	Invoice #
11/18/2024	3927

PAID
11/18/2024

Invoice To:	Property Address:
Margot Bradley 315 Waldheim Drive Ambler,PA. 19002-2425	315 Waldheim Drive
	Invoice prepared by: Geri Bauer, 215-643-1600 x3205

Description	Amount
Zoning Hearing Board Fees	500.00
PD-Check No. 571-11-18-24	

PAYMENT IS DUE UPON RECEIPT. Cash, checks made payable to "Upper Dublin Township", or credit cards are accepted. A processing fee of 2.5% will be added to all credit card payments. Contact us at 215-643-1600 x8070 to pay over the phone with a credit card.

Total due	\$500.00
Payments received	-\$500.00
Balance due	\$0.00

ADDITIONAL FEES MAY BE INVOICED SEPARATELY FOR, INCLUDING BUT NOT LIMITED TO, PLAN REVIEW, SPECIAL INSPECTION MONITORING, CONSULTANT FEES, PRINTING OF DIGITAL PLANS, ADDITIONAL PERMITS, ETC. Payment of the permit fee does not constitute issuance of a permit. After the permit application has been reviewed, approved, and processed, the permit(s) will be emailed to the property owner and contractor. If any work commences before permit issuance, late fees will be charged.



UPPER DUBLIN T O W N S H I P

370 Commerce Drive
Fort Washington, PA 19034-2617
Phone: (215) 643-1600
Fax: (215) 542-0797
www.upperdublin.net

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Hearing Board of Upper Dublin Township will hold a meeting as required by the Township's Zoning Ordinance at the **Upper Dublin Public Library, Shanis Auditorium, 520 Virginia Drive, Fort Washington, PA 19034** on **Wednesday, December 18, 2024, at 7:30 PM.** During this meeting an application concerning 315 Waldheim Drive, Ambler, PA 19002 will be heard.

#2574: *Margot Bradley of 315 Waldheim Drive, Ambler, PA 19002* requests the following related to the proposed construction of a detached in-law suite: a special exception pursuant to Section 255-27.(E), a variance from Section 255-27.(E)(1)(d) to allow a maximum floor area of 2,400 square feet where the lesser of 40% of the principal dwelling floor area or 1,200 square feet is permitted, and from 255-27.(E)(1)(e) to allow a maximum building height of 30 feet where 22 feet is permitted. Alternatively, the applicant requests the following related to the proposed subdivision and creation of a non-conforming lot containing the existing single-family dwelling on Lot 1: a variance from Section 255-43.B. to allow a side yard setback of 18.7 feet where 25 feet is required, to allow a rear yard setback of 25.1 feet where 50 feet is required, and from Section 255-29.(D) to allow a side yard setback of 1.8 feet where 10 feet is required for an existing detached accessory structure. The Property is Zoned A Residential. Potential vote upon Application #2574.

All residents of Upper Dublin Township interested in the above application may be heard or can comment in advance to meeting@upperdublin.net no less than 5 days before the meeting. If you are a person with a disability and wish to attend the hearing scheduled for this date and require an auxiliary aid, service, or other accommodation to participate in the proceedings, please contact the Township at (215) 643-1600 to discuss how Upper Dublin Township may best accommodate your needs.

A copy of the application is on file in the Community Planning & Zoning Department and may be seen upon request.

By Order of the Zoning Hearing Board.

A handwritten signature in blue ink, appearing to read "Alison Giles".

Alison Giles
Zoning Officer & Planning Coordinator
215-643-1600 ex. 3213
Agiles@upperdublin.net

Note: There is a 30 day period after the date of the decision for an aggrieved person to file an appeal in court to contest an approval by the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board Approval during the 30 day appeal period do so at their own risk.

If you are not able to attend the hearing, written comments may be entered into the record by submitting them in advance to the Community Planning & Zoning Department.

Advertisement Dates: December 1 and December 8, 2024 — *The Intelligencer*

HILL GREGORY D & FRANZ LAUREN M
1720 PENNS LN
MAPLE GLEN PA 19002

BRADLEY MARGOT & RUBIN FRANCIE

SEELAUS JERE F & MARY R
1707 PENNS LN
AMBLER PA 19002

SILK THOMAS & CHRISTINE F
1716 PENNS LN
MAPLE GLEN PA 19002

BRADLEY MARGOT & RUBIN FRANCIE

ZAJAC STEPHEN J & TERESA B
310 WALDHEIM DR
AMBLER PA 19002

WEILER AMY H & DOUGLAS R
1724 PENNS LN
AMBLER PA 19002

BRADLEY MARGOT & RUBIN FRANCIE L
315 WALDHEIM DR
AMBLER PA 19002

POLAK SCOTT R & SHARON S
1704 PENNS LN
MAPLE GLEN PA 19002

PETRAS CHARLES G & KIMBERLY A
1717 E BUTLER PIKE
MAPLE GLEN PA 19002

AREVALO MANUEL & KATHLEEN
1707 E BUTLER PIKE
AMBLER PA 19002

KASSAR AMIR & BETHANY
309 HARNER DR
AMBLER PA 19002

FREEDMAN MARY
1715 E BUTLER PIKE
AMBLER PA 19002

KOWALSKI TIMOTHY J & ADRIENNE A
321 HARNER DR
AMBLER PA 19002

CELEC GERALDINE & KATHLEEN
1646 NORRISTOWN RD
MAPLE GLEN PA 19002

AUWARTER CARL A & DIANE
1711 E BUTLER PIKE
AMBLER PA 19002

JOHNSON ROY R & DONNA G
1727 E BUTLER PIKE
AMBLER PA 19002

FRADETTE HELEN P
306 WALDHEIM DR
AMBLER PA 19002

PINTO COLION ANDREW & VERONICA ANNE
1717 PENNS LN
AMBLER PA 19002

COUTTS ANDREW W & EILEEN F
1708 PENNS LN
AMBLER PA 19002

ANDERSON JEFFREY W JR &
305 HARNER DR
AMBLER PA 19002

LAU CHUNG PUN ALLEN & KIM JUNG HEE
1712 PENNS LN
AMBLER PA 19002

MCCAFFREY BRIAN C & SCIARRA AMANDA L
315 HARNER DR
AMBLER PA 19002

RAPONE KAREN A & BLOUGH DONALD JR
305 WALDHEIM DR
AMBLER PA 19002

PERMAR DENNIS S JR & CLARA M
1721 PENNS LN
AMBLER PA 19002

KIM PHILLIP
97 WOOD DR
SOUTHAMPTON PA 18966

GILES GREGORY S & CASTAGNA DIANE L
1705 PENNS LN
AMBLER PA 19002

SHIPMAN HERMAN C & JEAN A
1725 PENNS LN
AMBLER PA 19002

SEELAUS JERE F & MARY R

LAZOR PETER & REBECCA
1700 PENNS LN
AMBLER PA 19002

YOUNG GLENN W & CHERYL L
1734 CLINTON DR
AMBLER PA 19002

HOMAN JOSEPH W & YING X
1626 NORRISTOWN RD
AMBLER PA 19002

KRASINSKI KEVIN R & CATHERINE M
1602 BENJAMIN DR
AMBLER PA 19002

CRAGLE RYAN & ALEXIS
1746 CLINTON DR
AMBLER PA 19002

LADOV JOSHUA B & JILL L
1726 CLINTON DR
AMBLER PA 19002

FORTUNATO KEVIN & ALICIA
1710 CLINTON DR
AMBLER PA 19002

KNOWLES DENNIS M & MAUREEN
1750 CLINTON DR
AMBLER PA 19002

RONCA BRUCE E & LUTZ LORREN E
207 RYDAL PL
AMBLER PA 19002

PADILLA MANUEL &
1704 CLINTON DR
AMBLER PA 19002

KRIMMEL ELIZABETH
1649 E BUTLER PIKE
AMBLER PA 19002

KINSLEY CHARLES & MARIE
1747 CLINTON DR
AMBLER PA 19002

SERAFIN JASON K & FRIEDE ROTEM

FREDD STUART M & ILENE E
210 RYDAL PL
AMBLER PA 19002

SNYDER STEPHEN & NICOLE
1743 CLINTON DR
AMBLER PA 19002

SERAFIN JASON K & FRIEDE ROTEM
1721 CLINTON DR
AMBLER PA 19002

BRADLEY JANET ANNE
1760 CLINTON DR
MAPLE GLEN PA 19002

ONEILL PATRICK G & THERESA A
1753 CLINTON DR
AMBLER PA 19002

ROSENTHAL RONALD S & BARBARA
1715 CLINTON DR
AMBLER PA 19002

SCOTT PETER M & KIMBERLY D
1701 PENNS LN
AMBLER PA 19002

SERGAS JOHN D & YOUNG STEPHANIE H
1739 CLINTON DR
AMBLER PA 19002

COOPERBERG BARRY & BARBARA
1711 CLINTON DR
AMBLER PA 19002

CHEA WOODY & CINDY J
1645 NORRISTOWN RD
AMBLER PA 19002

RICHTER STEPHEN B & SANDRA T
1620 NORRISTOWN RD
AMBLER PA 19002

MATTHEWS PETER J & MONICA SPADONI
301 WALDHEIM DR
AMBLER PA 19002

TAYLOR KEITH A
1718 CLINTON DR
AMBLER PA 19002

KISSELL CRAIG & NELYA
206 RYDAL PL
AMBLER PA 19002

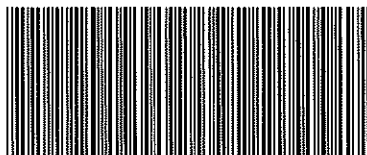
KRAMER HENRY M & AU-KRAMER CINDY Y
1735 CLINTON DR
MAPLE GLEN PA 19002



RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
 Swede and Airy Streets ~ Suite 303
 P.O. Box 311 ~ Norristown, PA 19404
 Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 5939 PG 00021 to 00024
 INSTRUMENT # : 2014085475
 RECORDED DATE: 12/22/2014 08:30:42 AM



3152991-0012Q

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed	Transaction #: 3145844 - 2 Doc(s)
Document Date: 12/19/2014	Document Page Count: 3
Reference Info:	Operator Id: sford
RETURN TO: (Simplifile) Strong Abstract, Inc. 2098 West Chester Pike Broomall, PA 19008	PAID BY: STRONG ABSTRACT INC

*** PROPERTY DATA:**

Parcel ID #: 54-00-16421-00-4
 Address: 315 WALDHEIM DR

 AMBLER PA
 19002
 Municipality: Upper Dublin Township (100%)
 School District: Upper Dublin

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$480,000.00
TAXABLE AMOUNT:	\$480,000.00
FEES / TAXES:	
Recording Fee:Deed	\$95.00
State RTT	\$4,800.00
Upper Dublin Township RTT	\$2,400.00
Upper Dublin School District RTT	\$2,400.00
Total:	\$9,695.00

DEED BK 5939 PG 00021 to 00024
 Recorded Date: 12/22/2014 08:30:42 AM

I hereby CERTIFY that
 this document is
 recorded in the
 Recorder of Deeds
 Office in Montgomery
 County, Pennsylvania.



Nancy J. Becker
 Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.



Prepared by and Return to:

Strong Abstract, Inc.
2098 West Chester Pike
Suite 103, 1st floor
Broomall, PA 19008
610-353-4841

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
54-00-16421-00-4 UPPER DUBLIN TOWNSHIP
315 WALDHEIM DR
HARRIS JEAN CAMPBELL
B 002A L 8 U 021 1101 12/22/2014

\$15.00
JG

File No. 14-194

UPI # 54-00-16421-00-4

This Indenture, made the 19th day of December, 2014,

Between

JEAN HARRIS

(hereinafter called the Grantor), of the one part, and

MARGOT BRADLEY AND FRANCIE L. RUBIN

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Four Hundred Eighty Thousand And 00/100 Dollars (\$480,000.00)** lawful money of the United States of America, unto her well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as joint tenants with the right of survivorship

ALL THAT CERTAIN lot or tract of land with the improvements thereon erected, Situate in Upper Dublin Township, County of Montgomery and State of Pennsylvania, being Plot "B" as laid out on a Lot location Plan prepared for Samuel and Anne Gleaner by C. Raymond Weir, Associates, Inc., Ambler, PA, Registered Professional Engineers, dated 8/14/1963 and revised 9/23/1963, bounded and described as follows:

BEGINNING at a point on the Northwest side of Penn's Lane, 50 feet wide, at a point of tangency where the Northwest side of Penn's Lane joins with the Southwest side of proposed Harner Drive (n/k/a Waldheim Drive), 50 feet wide, by a curved line bearing to the right in a Southeast to Southwest direction with a radius of 10 feet the arc distance of 15.71 feet from a point of curvature on the said Southwest side of Harner Drive; thence from the point of beginning along the Northwest side of Penn's Lane South 43 degrees 53 minutes West 156 feet to a point a corner of Plot "A" on said Plan; thence along the same the five following courses and distance, to wit: (1) North 46 degrees 07 minutes West 220 feet; (2) South 43 degrees 53 minutes West 40 feet to a point, a corner; (3) North 46 degrees 07 minutes West 36 feet to a point, a corner; (4) South 43 degrees 53 minutes West 118.35 feet to a point, a corner; and (5) North 45 degrees 07 minutes West 19.46 feet to a stone, a corner of land of Norton A. Gittleman; thence along the same North 45 degrees 07 minutes West 95.55 feet to a point, a corner of Lot #14 Waldheim Development; thence partly along the same and partly along Lot #13, North 43



degrees 53 minutes East 322.34 feet to a point, a corner on the aforesaid Southwest side of Harner Drive; thence along the same South 46 degrees 07 minutes East 361 feet to a point of curvature; thence partly along Harner Drive and partly along Penn's Lane by a curved line bearing to the right in a Southeast to Southwest direction with a radius of 10 feet the arc distance of 15.71 feet to the point and place of beginning.

BEING Plot "B" as shown on the above-mentioned Plan.

BEING known as 315 Waldheim Drive, Ambler, PA 19002.

BEING Parcel #54-00-16421-00-4.

TOGETHER with the use, right, liberty and privilege, passageway, watercourse over and along the existing driveway as described in reservation in Deed recorded in Deed Book 3266 page 367 &c., in common with others having the use thereof, as set out fully in the above-mentioned Deed, and access thereto across other lands adjoining to the West.

BEING THE SAME PREMISES which Samuel Gleaner and Anne Gleaner, h/w, by deed dated November 20, 1963, and recorded November 27, 1963 in Montgomery County, in Book 3311, Page 847, granted and conveyed unto P. Allen Harris and Jean Harris, h/w, in fee.

AND THE SAID P. Allen Harris has since departed this life on December 29th, 1970 whereby title vested in the said Jean Harris by operation of law.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

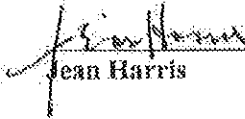
And the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that she, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against her, the said Grantor, and her heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.



Sealed and Delivered
IN THE PRESENCE OF US:

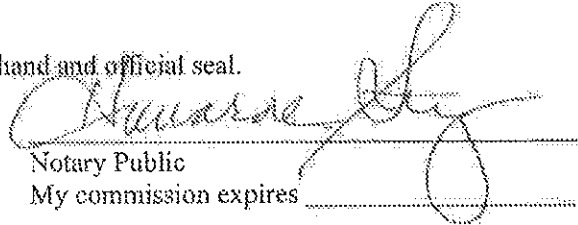


 {SEAL}
Jean Harris

Commonwealth of Pennsylvania } ss
County of Montgomery

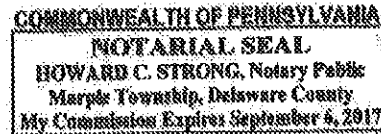
On this, the 19th day of December, 2014, before me, the undersigned Notary Public, personally appeared **Jean Harris**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

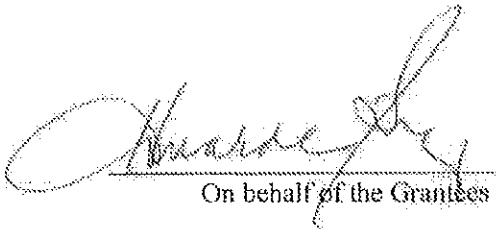
IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantees is:

315 Waldheim Drive
Ambler, PA 19002




On behalf of the Grantees



Account Number:	790734
Customer Name:	Upper Dublin Township
Customer Address:	Upper Dublin Township 370 Commerce DR ATTN: DEB RITTER/PAUL LEONARD Ft Washington PA 19034-2619
Contact Name:	Herb Rubenstein
Contact Phone:	
Contact Email:	HRubenstein@krautharris.com
PO Number:	

Date:	11/27/2024
Order Number:	10809752
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	148.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LNG Intelligencer	2	12/01/2024 - 12/08/2024	Public Notices
LNG classifiedonline.com	2	12/01/2024 - 12/08/2024	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$1084.48
Tax Amount	\$0.00
Service Fee 3.99%	\$43.27
Cash/Check/ACH Discount	-\$43.27
Payment Amount by Cash/Check/ACH	\$1084.48
Payment Amount by Credit Card	\$1127.75

Order Confirmation Amount	\$1084.48
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Ad Preview

ZONING HEARING NOTICE UPPER DUBLIN TOWN- SHIP

The Upper Dublin Township Zoning Hearing Board will hold a meeting on Wednesday, December 18, 2024, at 7:30 pm in the Shenk Auditorium of the Upper Dublin Township Library, 300 Virginia Drive, Fort Washington, PA 19034, to hear and take testimony on the following applications:

#2564: James Zosel of 20 Linekin Pike, Glenside, PA 19038 for the Property at 245 Linden Avenue, North Hills, PA 19038 requests variances from Upper Dublin Township Zoning Code Section 255-43.1.B. to allow a maximum impervious coverage of 47.4% where 35% is permitted, and to allow two side yard setbacks of 3.5 feet where a minimum of 10 feet is required. The Applicants propose to demolish the condemned existing nonconforming single-family dwelling and replace it with a new single-family dwelling containing different dimensions and add off-street parking. The Applicant was granted previous zoning relief on May 20, 2024 as part of Application #2534. This current application was postponed from the September 23, 2024 hearing of the request of the Applicant and opened and continued from the October 28th 2024 meeting. The Property is Zoned NH Residential. Potential vote upon Application #2564.

#2572: James & Ann Oliveros of 536 Dreshertown Road, Fort Washington, PA 19034 request a special exception pursuant to Section 255-27 (E) to allow the construction of an attached in-law suite and variance from Section 255-27(E)(1)(a) to allow an in-law suite to contain a maximum floor area of 1,440 square feet where the lesser of 40% of the principal dwelling floor area or 1,200 square feet is permitted. The Property is Zoned A Residential. Potential vote upon Application #2572.

#2573: David Brimlee & Ashley Schiavo of 144 Jonathan Way, Ambler, PA 19002 request a variance from Section 255-43.1.A.(2) to allow a maximum impervious coverage of 26.4% where 25% is permitted for the installation of a 308 square foot shed, in addition to a previously installed walkway and a smaller shed. The Property is Zoned A1 Residential. Potential vote upon Application #2573.

#2574: Maroat Bradley of 315 Weidstein Drive, Ambler, PA 19002 requests the following related to the proposed construction of a detached in-law suite: a special exception pursuant to Section 255-27(E); a variance from Section 255-27(E)(1)(a) to allow a maximum floor area of 2,400 square feet where the lesser of 40% of the principal dwelling floor area or 1,200 square feet is permitted, and from 255-27(E)(1)(e) to allow a maximum building height of 30 feet where 22 feet is permitted. Alternatively, the applicant requests the following related to the proposed subdivision and creation of a non-conforming lot containing the existing single-family dwelling on Lot 1: a variance from Section 255-43.B. to allow a side yard setback of 18.7 feet where 25 feet is required, to allow a rear yard setback of 25.1 feet where 30 feet is required, and from Section 255-29(D) to allow a side yard setback of 1.8 feet where 10 feet is required for an existing detached accessory structure. The Property is Zoned A Residential. Potential vote upon Application #2574.

The Zoning Hearing Board may also consider action on any pending court appeals. All residents of Upper Dublin Township interested in the above applications may appear and be heard or can comment in advance to meetings@upperdublin.net no less than 1 business day before the meeting. If you are a person with a disability and wish to attend the hearing scheduled for this date and require an auxiliary aid, service or other accommodation to participate in the proceedings, please contact the Township at 215-642-1600 to discuss how Upper Dublin Township may best accommodate your needs.

Zoning Hearing Board of Upper Dublin Township.
By: Alison Gilles, Zoning Officer
agilles@upperdublin.net

NOTICE OF
PUBLIC HEARING

BEFORE ZONING HEARING BOARD
UPPER DUBLIN TWP., MONTG. CO., PA

2574

A hearing will be held on the application of:

Margot Bradley

in the Shanis Auditorium at Upper Dublin Township Library, 520 Virginia Drive, Fort Washington, PA. 19034, to hear & take testimony on the following applications:

Wednesday, December 18, 2024 @ 7:30 P.M.

The property involved is on:

315 Waldheim Drive

#2574: *Margot Bradley of 315 Waldheim Drive, Ambler, PA 19002* requests the following related to the proposed construction of a detached in-law suite: a special exception pursuant to Section 255-27.(E), a variance from Section 255-27.(B)(1)(d) to allow a maximum floor area of 2,400 square feet where the lesser of 40% of the principal dwelling floor area or 1,200 square feet is permitted, and from 255-27.(E)(1)(e) to allow a maximum building height of 30 feet where 22 feet is permitted. Alternatively, the applicant requests the following related to the proposed subdivision and creation of a non-conforming lot containing the existing single-family dwelling on Lot 1: a variance from Section 255-43.B. to allow a side yard setback of 18.7 feet where 25 feet is required, to allow a rear yard setback of 25.1 feet where 50 feet is required, and from Section 255-29.(D) to allow a side yard setback of 1.8 feet where 10 feet is required for an existing detached accessory structure. The Property is Zoned A Residential. Potential vote upon Application #2574.

The Zoning Hearing Board may also consider action on any pending court appeals. All residents of Upper Dublin Township interested in the above applications may appear and be heard or can comment in advance to meeting@upperdublin.net no less than 1 business day before the meeting. If you are a person with a disability and wish to attend the hearing scheduled for this date and require an auxiliary aid, service or other accommodation to participate in the proceedings, please contact the Township at 215-643-1600 to discuss how Upper Dublin Township may best accommodate your needs.

Zoning Hearing Board of Upper Dublin Township.

By: **Alison Giles, Zoning Officer**
agiles@upperdublin.net



FW: 315 Waldheim Drive - 12/18/24 Zoning Hearing & Application

From Lohoefer, Rebecca <rlohoefer@upperdublin.net>
Date Wed 12/11/2024 11:38 AM
To Giles, Alison <agiles@upperdublin.net>
Cc Conte, Jesse <jconte@upperdublin.net>

REBECCA LOHOEFER-MAHON

*Communications Coordinator
Upper Dublin Township
370 Commerce Drive, Fort Washington, PA 19034*

O 215.643.1600 x3221
E rlohoefer@upperdublin.net
W www.upperdublin.net



UPPER DUBLIN
TOWNSHIP
Stronger Together

From: Don Blough <dblough24@verizon.net>
Sent: Wednesday, December 11, 2024 11:32 AM
To: Meeting <meeting@upperdublin.net>
Cc: Karen Rapone <kardon95@verizon.net>
Subject: 315 Waldheim Drive - 12/18/24 Zoning Hearing & Application

Some people who received this message don't often get email from dblough24@verizon.net. [Learn why this is important](#)

CAUTION: [This is an External Email. Do not click links or open attachments unless you recognize the sender and know the content is safe].



Sir/Madam

This message is in response to the 315 Waldheim Drive Zoning Hearing.

We are in opposition to the requested variances, the sub-division of 315 Waldheim Drive, and the construction of a two-story development on that property.

We live at 305 Waldheim Drive which is directly adjacent to 315 Waldheim Drive. We purchased our property 10 years ago and were drawn to this neighborhood by the large residential lot size and the privacy that is offered by the open spaces between the homes.

We empathize with Ms. Bradley regarding her desire to assist with the care of her daughter. However, there are other more straightforward and timely approaches to assist with her care that don't entail the need to approve multiple variances and a property sub-division that impact neighboring homes, future owners of these properties,

and the overall neighborhood environment. We would suggest Ms. Bradley and her daughter consider the following approaches:

- Construct an addition to the existing house
- Construct the standard single level ADU/In-law suite. We met with Ms. Bradley to discuss the zoning request on December 7th. It was our impression that her daughter's family of 5 included 2 adult children that do not live with her, but visit occasionally. The size of the standard ADU seems as if would be more than adequate for their needs.
- Purchase a single-family home in the community. At least 7 homes, within ½ mile of the proposed development, were sold in the neighborhood in the last 18 months, including:

1720 Penns Lane

115 Annasmead Drive

133 Annasmead Drive

207 Rydal Place

1602 Benjamin Drive

1722 Benjamin Drive

134 Executive Drive

Our property at 305 Waldheim Drive lies directly adjacent to the development. The front of the proposed two-story development will lie 174 feet from the Township right-of-way line. The back of my home at 305 Waldheim Drive lies 95 feet from the Township right-of-way line. The proposed development will have direct sight line into my back yard and the back of my home. Ms. Bradley's existing home lies 170 feet from my home. If the development were to move nearer the street to the common 50-foot front yard setback, that distance between my home and the nearest home on the Ms. Bradley's property would be reduced from 170 feet to 55 feet. Squeezing this Development in between the two existing homes would create a situation where 3 homes would be very closely spaced which is out of context for our neighborhood. The proposed development has an enormous impact on my privacy which will negatively impact my property value.

The houses along Waldheim that were built in the mid-1960s have the front of the homes set at 50 feet from the Township right-of-way line. This is a very common front set-back in the neighborhood. The distance from the front of the proposed development to the Township right-of-way line is 174 feet. This setback distance does not conform to the "street scape" and typical neighborhood look and feel.

Although Ms. Bradley notes that she intends to continue living at 315 Waldheim, this could change for many reasons. If variances are approved and the property is sub-divided, Ms. Bradley can sell the property and a much larger development could be proposed by the new owner.

Thank you for the opportunity to provide our feedback on this Zoning request.

Don Blough & Karen Rapone

305 Waldheim Drive

Ambler, PA 19002

(p) 215-380-3107

dblough24@verizon.net

FW: 315 Waldheim Drive - 12/18/24 Zoning Hearing & Application

From Conte, Jesse <jconte@upperdublin.net>
Date Thu 12/12/2024 8:11 AM
To Giles, Alison <agiles@upperdublin.net>
Cc Lohoefer, Rebecca <rlohoefer@upperdublin.net>

JESSE CONTE

*Assistant to the Manager/Special Projects Coordinator
Upper Dublin Township
370 Commerce Drive, Fort Washington, PA 19034*

O 215.643.1600 x3220
E jconte@upperdublin.net
W www.upperdublin.net



UPPER DUBLIN
TOWNSHIP
Stronger Together

From: Dennis Permar Jr. <dennis.permar@gmail.com>
Sent: Wednesday, December 11, 2024 11:59 PM
To: Meeting <meeting@upperdublin.net>
Cc: permarm@gmail.com
Subject: 315 Waldheim Drive - 12/18/24 Zoning Hearing & Application

Some people who received this message don't often get email from dennis.permar@gmail.com. [Learn why this is important](#)

CAUTION: [This is an External Email. Do not click links or open attachments unless you recognize the sender and know the content is safe].



Dear Zoning Hearing Board of Upper Dublin,

This message is in response to the 315 Waldheim Drive Zoning Hearing. We are in opposition to the requested variances, the subdivision of [315 Waldheim Drive](#), and the construction of a two-story development on that property. We live at 1721 Penns Lane, which is only two houses away from 315 Waldheim Drive, the residents of which were a great addition to our neighborhood almost 10 years ago to the day.

Our family moved into the neighborhood just shy of 14 years ago. We looked at several homes in Upper Dublin and the surrounding area, but when one of my former colleagues suggested we take a look at [1721 Penns Lane](#), one of her largest selling points was how large the properties in the neighborhood were and how much open space there was. We'll never forget driving up Penns Lane and seeing a sale sign only three houses down from the former Waldheim estate and only two houses down from its former carriage house that had been converted into a residence (315 Waldheim Drive).

When Jean Harris left 315 Waldheim Drive only a few years after moving in, all of us in the neighborhood feared that a contractor would purchase the property in attempt to subdivide it and build two new homes. We were delighted when we first met Margot and Francie and learned that they had no such intentions and that they too were attracted to the property given how expansive and private it was. What they have done with the property to-date has been wonderful and they have been truly great neighbors.

While we truly feel for Margot's daughter's medical condition having a daughter of our own who is a migraine sufferer, we don't feel it's justified to provide special permission to squeeze a 2,400 sq ft two story house onto the property and/or subdivide the property. It seems like a very short-sighted solution that will negatively impact the appeal of our neighborhood and ultimately our property values which continue to remain strong.

When we purchased our home from Kathy Breisch, I promised her at the settlement table that I would make her proud that she accepted our offer. Proud in the way I maintain my property and in the way I would bring the neighborhood together. As the organizer of all things in this neighborhood from our annual block party to lighting luminaries on Xmas Eve, it is very hard for us to oppose the wishes of good friends of ours, but we need to do what is right for our family and all of the families in this neighborhood. We thank you for taking the time to consider our concerns and much appreciate the roles each and every one of you play in making Upper Dublin township 'Stronger Together.'

Regards,

Dennis and Clara Permar

[1721 Penns Lane](#)

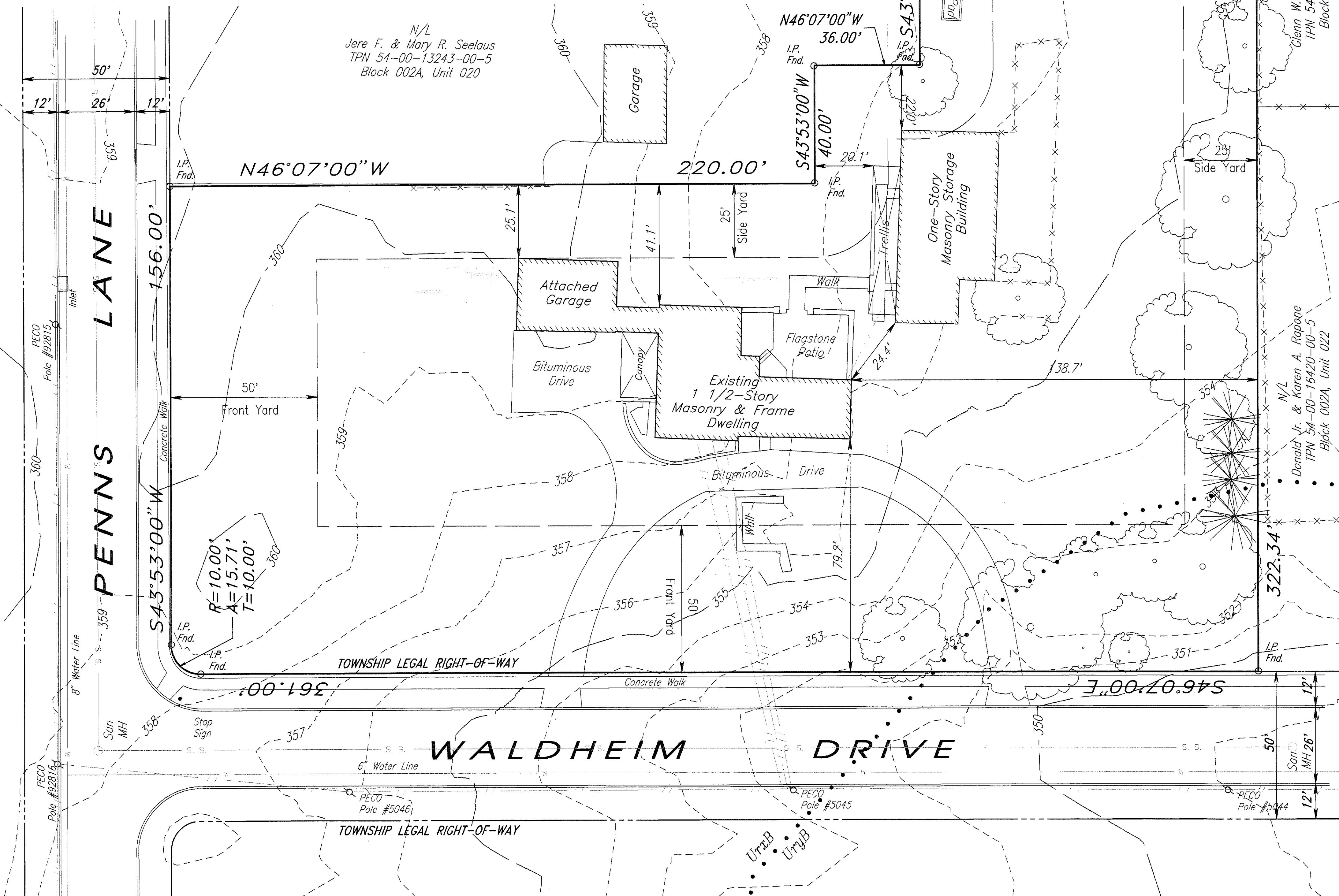
[Maple Glen, PA 19002](#)

215-896-4377

dennis.permar@gmail.com



811
BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA ACT 121 (2008) REQUIRES THREE WORKING
DAYS NOTICE TO UTILITIES BEFORE EXCAVATE,
DRILL, BLAST OR DEMOLISH
SERIAL NO. 20242830695



LEGEND

EXISTING	
	IRON PIN FOUND
	SPOT ELEVATION
	FIRE HYDRANT
	UTILITY POLE
	GAS VALVE
	WATER VALVE
	SEWER CLEAN OUT
	WATER CURB STOP
	SANITARY SEWER
	STORM SEWER
	OVERHEAD WIRE
	US ELECTRIC CONDUIT
	GAS LINE
	WATER LINE
	SANITARY SEWER LATERAL
	US COMMUNICATION CABLE
	TRAFFIC SIGN
	DECIDUOUS TREE
	EVERGREEN TREE
	SOIL BOUNDARY LINE
	DOWNSPOUT ABOVE GRADE
	DOWNSPOUT BELOW GRADE

EXISTING IMPERVIOUS COVER:

DWELLING	3,042 S.F.
STORAGE BUILDING	2,006 S.F.
PATIOS/WALKS	1,166 S.F.
WALLS	271 S.F.
DRIVEWAY	4,279 S.F.
CONC./MISC.	136 S.F.
TOTAL	10,898 S.F.

ZONE: 'A' RESIDENTIAL¹

w/ Public Water and Public Sanitary Sewer

LOT USE	Z.O. SEC. NO.	REQUIRED		EXISTING	
		REQUIRED	EXISTING	REQUIRED	EXISTING
LOT AREA, MIN.	255-39A(1)	26,000 S.F.	81,099 SF	26,000 S.F.	81,099 SF
LOT WIDTH @ BSBL, MIN.	255-43.B. & 255-15A(5)	120 FT.	166 FT.	120 FT.	166 FT.
FRONT YARD, MIN.		50 FT.	79.2 FT.	50 FT.	79.2 FT.
SIDE YARD, MIN.		25 FT.	25.1 FT.	25 FT.	25.1 FT.
Principal Dwelling		25 FT.	25.1 FT.	25 FT.	25.1 FT.
REAR YARD, MIN.		50 FT.	N/A	50 FT.	N/A
BUILDING COVERAGE, MAX.		15 %	6.2 % (5,048 SF)	15 %	6.2 % (5,048 SF)
PRINCIPAL BUILDING HEIGHT, MAX.		35 FT.	28.6 FT.	35 FT.	28.6 FT.
IMPERVIOUS SURFACE, MAX.		25 %	13.4 % (10,898 SF)	25 %	13.4 % (10,898 SF)
ACCESSORY STRUCTURES:					
ACC. BLDG. HEIGHT, MAX.		22 FT.	<22 FT.	22 FT.	<22 FT.
FRAME SHED/STORAGE BLDG.			N/A		N/A
TRELLIS			N/A		N/A
ACC. BLDG. COVERAGE, MAX.	255-29.B.	600 S.F.	2,006 S.F. *	600 S.F.	2,006 S.F. *
FRAME SHED/STORAGE BLDG.			N/A		N/A
TRELLIS			N/A		N/A
PRINCIPAL BLDG. SETBACK	255-29.C.	10 FT.	24.4 FT.	10 FT.	24.4 FT.
FRAME SHED/STORAGE BLDG.			21.7 FT.		21.7 FT.
TRELLIS			N/A		N/A
LOT LINE SETBACK	255-29.D.	10 FT.	22.0 FT. *	10 FT.	22.0 FT. *
FRAME SHED/STORAGE BLDG.			20.1 FT.		20.1 FT.
TRELLIS			N/A		N/A
ADU			N/A		N/A

* EXISTING NON-CONFORMING CONDITION

¹ Historic Resource Overlay District-The property is a designated Class 2 Historic Resource on the Upper Dublin Township Code, Sec. A 284-1, Historic Resource Inventory.

NOTES

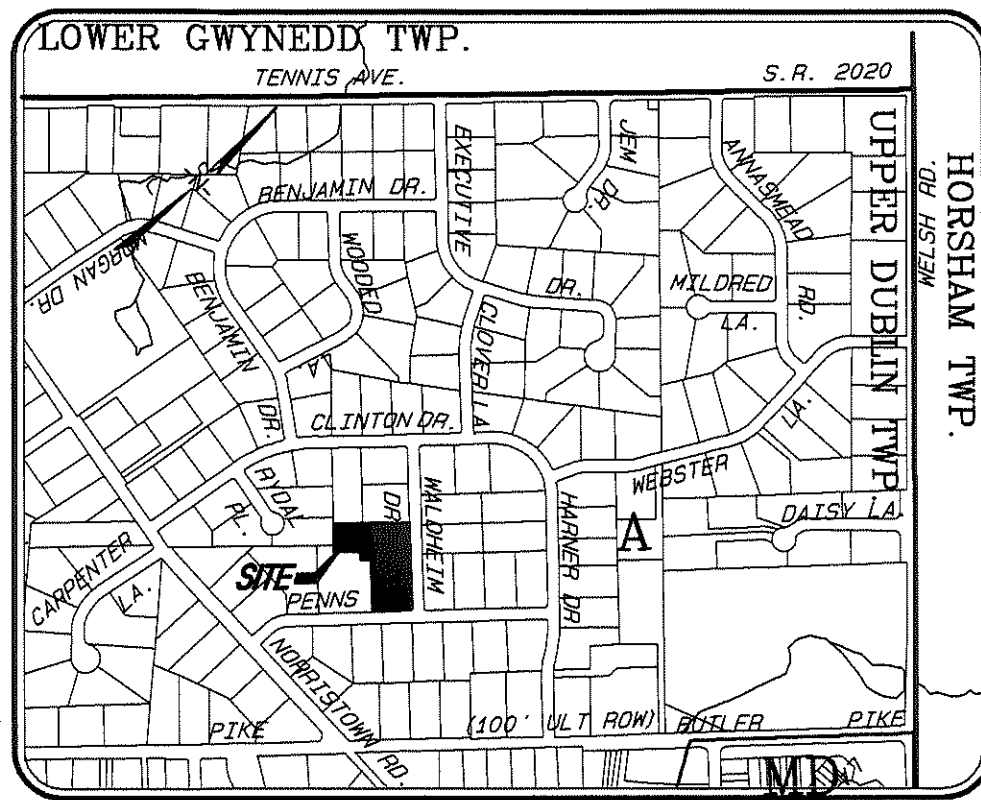
- Boundary and existing features information shown taken from deeds and plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during February 2015 and October 2024.
- Title exceptions affecting survey as taken from Schedule 'B', First American Title Insurance Company, policy number 5011442-0133078e.
 - Standard title exceptions.
 - Reservations in Deed Book 3286 page 367 (rights reserved for 25' wide drive to Norristown Road through lands of Waldheim, Inc. prior to opening of public roads)
 - Conditions shown on Plan Book C-2 page 139.
 - Can not plot
- Vertical Datum based on NAVD 1988, using Topcon Topnet Live virtual network. Elevation contour lines are PASDA Lidar Topography, supplemented with site survey data.
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
- The subject parcel is served by public water by NORTH WALES WATER AUTHORITY and public sanitary sewer disposal by the BUCKS COUNTY WATER & SEWER AUTHORITY.
- This site area is designated within Zone X, areas determined to be outside of the 100-Year Flood Plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 287 of 451, Map No. 42091C0287G, effective March 2, 2016.
- Soil classification mapped by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Montgomery County, PA, Version 19, September 5, 2024.
 - UryB - Urban land-Penn complex, 0 to 8 percent slopes
 - UryB - Urban land-Reading complex, 0 to 8 percent slopes

REFERENCE PLANS:

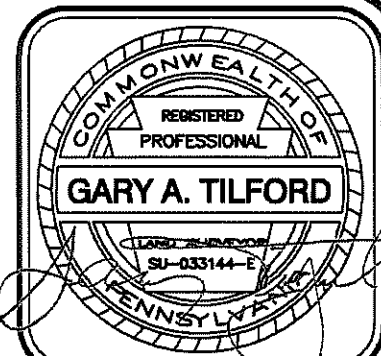
- Lot Location Plan prepared for Samuel & Ann Gleaner, C. Raymond Weir Associates, Inc., Ambler Pa. dated August 14, 1963 & revised September 23, 1963.
- Subdivision Plan of 'Applewood' Section 2, prepared by C. Raymond Weir Associates, Inc., Ambler, Pa. dated April, 1963.

SITE AREA

AREA TO THE TITLE LINES
81,099 SF or 1.8618 Acres



LOCATION MAP
SCALE: 1" = 800'



TAX PARCEL NO.	54-00-16241-00-4
BLOCK / UNIT	002A / 021
SITE ADDRESS	315 WALDHEIM DRIVE
AMBLER, PA. 19002	
DEED BOOK - PAGE	5938 / 021
DATE	
REVISION	
BY	

OWNER OF RECORD
MARGOT BRADLEY & FRANCIE L. RUBIN
315 WALDHEIM DRIVE
AMBLER, PA. 19002

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: charlie@ceshoemaker.com

EXISTING SITE PLAN
315 WALDHEIM DRIVE
UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PA.
Prepared for
MARGOT BRADLEY & FRANCIE L. RUBIN
315 WALDHEIM DRIVE
AMBLER, PA. 19002

DATE	NOVEMBER 14, 2024
DWG NO.	UP. DUB.-2289
JOB NO.	26267
SHEET NO.	1 of 1

FW: Zoning Hearing #2574 - 315 Waldheim Drive

From Conte, Jesse <jconte@upperdublin.net>
Date Fri 12/13/2024 8:29 AM
To Giles, Alison <agiles@upperdublin.net>
Cc Lohoefer, Rebecca <rlohoefer@upperdublin.net>

JESSE CONTE

*Assistant to the Manager/Special Projects Coordinator
Upper Dublin Township
370 Commerce Drive, Fort Washington, PA 19034*




O 215.643.1600 x3220
E jconte@upperdublin.net
W www.upperdublin.net



UPPER DUBLIN
TOWNSHIP
Stronger Together

From: Amanda Sciarra <asciarra18@gmail.com>
Sent: Thursday, December 12, 2024 4:50 PM
To: Meeting <meeting@upperdublin.net>
Subject: Zoning Hearing #2574 - 315 Waldheim Drive

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Dear Upper Dublin Zoning Board,

We reside at 315 Harner Drive, Ambler, PA 19002. We have been proud residents of this community for over 13 years. We are writing to express our opposition to the proposed request for variances and the plan to subdivide as outlined in Zoning Hearing #2574.

When choosing to establish our home in Upper Dublin, we considered many factors. The excellent schools, close-knit community, established neighborhoods, large private lots, and open spaces were key characteristics that led us to put down roots here. The introduction of a new, two-story, single-family home among century-old homes and a nearly 60-year-old community development will significantly alter the character and appeal of our neighborhood. This proposal not only detracts from the neighborhood's appeal, but also has the potential to negatively affect property values. We certainly understand and appreciate our neighbor's desire to support her daughter and would fully support an addition or other accommodation that does not include a subdivision of the lot.

Thank you for considering our concerns.

Sincerely,
Brian McCaffrey & Amanda Sciarra

FW: 315 Waldheim Drive - 12/18/24 Zoning Hearing & Application #2574

From Conte, Jesse <jconte@upperdublin.net>
Date Fri 12/13/2024 8:28 AM
To Giles, Alison <agiles@upperdublin.net>
Cc Lohoefer, Rebecca <rlohoefer@upperdublin.net>

JESSE CONTE

*Assistant to the Manager/Special Projects Coordinator
Upper Dublin Township
370 Commerce Drive, Fort Washington, PA 19034*




O 215.643.1600 x3220
E jconte@upperdublin.net
W www.upperdublin.net



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From: Alexis Cragle <alexis.cragle@gmail.com>
Sent: Thursday, December 12, 2024 8:19 PM
To: Meeting <meeting@upperdublin.net>
Cc: Ryan Cragle <ryancragle@gmail.com>
Subject: 315 Waldheim Drive - 12/18/24 Zoning Hearing & Application #2574

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Dear Zoning Hearing Board of Upper Dublin,

This is regarding notice provided of a public hearing for application #2574 at 315 Waldheim Drive.

We are Ryan and Alexis Cragle of 1746 Clinton Drive and our property is on the corner of Clinton and Waldheim Drives, with a side yard on Waldheim Drive and **we oppose** the requested variances.

We read the application addendum and truly feel for the applicant and her desire to provide a close residence for her daughter and family of 5 that can be customized as they desire.

The subdivision creates 2 separate properties that can be sold independently. From a financial perspective, this is a great personal benefit to create another lot to construct a two-story single family home. It reduces the taxes on the current lot, since the taxes would be split between two lots. Approval for another 2-story single family home creates an additional financial asset. This creates a great personal financial benefit, especially with the current lucrative real estate market and our great school district and township community. This could entice a real estate

developer or perhaps another resident - looking at opportunities to further subdivide lots for additional single family homes. We are concerned by the precedent that may be set.

We are also concerned about the immediate impact in our neighborhood. The subdivision will last for decades to come, as families move in and out, and would not be consistent with how the neighborhood looks and feels as you walk or drive around. The original development provided larger lots for a more spacious open neighborhood with mature tree growth.

Thank you for the opportunity to provide feedback.

Respectfully,
Ryan and Alexis Cragle

315 Waldheim Drive: Variance

To The Upper Dublin Township Zoning Hearing Board,

I have been a registered architect in the State of Pennsylvania for almost 25 years and in that time have practiced primarily single family residential design and construction. I am a neighbor at 1700 Penns Lane and write to you to outline the reasons why the Zoning Board should not support the pending zoning variance application for the above referenced property. The Applicant has not demonstrated a reasonable hardship as the applicant's familial narrative in support of its request is incongruous with the proposed outsized development.

The application has failed to provide evidence of a zoning hardship for the following reasons:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

The applicant's proposal calls for a new 2,400 sq. ft. home with attached garage and patio. Certainly this request is not reasonable or within the spirit of the code that limits an in-law suite to 1,200 sq ft. A far more modest and unobtrusive one story detached in-law suite could be constructed within the 2,060 sq. ft. footprint of the existing accessory building which is already proposed for demolition. Such a proposal would greatly reduce impact to the neighbors creating a very similar sized one story building to what already existing today.

That such unnecessary hardship has not been created by the applicant.

Although the existing building is non-conforming, in many ways the requested variance has little to do with the relief for the existing non-conforming house and everything to do with the applicant's long term request to create a subdivision with a separate parcel that can be sold separately at any time. There are certainly less invasive ways for the applicant to create a custom dwelling to accommodate the unique needs of a relative and their family. Therefore, the hardship and its overreaching request have been directly created by the applicant.

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

The proposed development is not in keeping with the size, character or site location of all existing homes within this well-established subdivision. The historic and mostly uniform rhythm of the street scape will be altered, and the siting of the home with its approximate 225 foot setback will greatly impact the neighbors as it will place the home on full display in the proposed parcel's rear yard and have detrimental effects on the direct adjacent neighbors and forever alter their now bucolic site lines, sense of privacy and as importantly, impact the future resale value of their homes. Those most impacted share a boundary with the proposed parcel at 1707 Penns Lane, 305 Waldheim, 1736 Clinton, 206 Rydal and 210 Rydal. Additionally, there are the many immediate neighbors with direct site lines to the proposed development who are also impacted at 1705 Penns Lane, 1717 Penns Lane, 310 Waldheim, 306 Waldheim and 1746 Clinton.

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

The request is overreaching and the relief requested is in essence seeking permission for a large single family subdivision yet masquerading as a very small request for relief from the code for the existing non-conforming home. The applicant has many options beyond this current variance request including the proposal of a smaller attached or detached in-law style suite that would be more in keeping with the character of the existing house itself, the site and the neighborhood and would take a more considered approach to the permanent impact to its neighbors.

In summary, I do not deny the applicant reasonable use of their land but the application before you is unreasonable and overreaching and should not be approved. If the applicant, as they have stated, has an immediate need to accommodate a relative and time is of the essence, then there are multiple more reasonable, cost effective and time saving alternative proposals that could still accomplish their family goals, with far less significant impact to the neighborhood.

For all of the reasons stated above, I strongly urge the Board to deny this application.

Regards,



Peter Lazor, AIA