



**ZHB REGULAR MEETING  
UPPER DUBLIN TOWNSHIP ZONING HEARING BOARD  
MONDAY, AUGUST 27, 2018 | 7:30 PM**

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The meeting location is accessible to person with disabilities. A request for special accommodations for persons with disabilities should be made at least 24 hours in advance of the meeting by calling 215-643-1600 x3220.

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.

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**APPLICATIONS**

Applications to the Zoning Hearing Board for August 27, 2018

**#2272: BEN AND KRISTEN HAAS OF 208 WELDY AVENUE, ORELAND, PA 19075**

Request a variance from the maximum impervious coverage limit of 25 percent in the A – Residential district in order to construct a 308 sq.ft. deck (Zoning Code Section 255-43.B). The deck would increase the impervious coverage from 36% (nonconforming) to 39%. A variance is also requested to allow the deck to have a 9 foot setback from the side property line vs. 10 feet (Section 255-39.1). This hearing was opened on July 23, 2018 and is continued.

**#2274: DANIEL FISHER OF 200 BALA AVENUE, ORELAND, PA 19075**

Requests a variance from Zoning Code Section 255-29 in order to construct a 120 sq.ft. shed and a 144 sq.ft. carport within the front yard setback area of a corner lot. Accessory structures are normally permitted only within the side and rear yard setbacks. The property is zoned A – Residential.

**#2275: PATRICK ZOLLO OF 1216 HAZELWOOD DRIVE, FORT WASHINGTON, PA 19034**

Requests a special exception under Zoning Code Section 255-27.E(1) in order to add an in-law suite to the existing home. The property is zoned A – Residential.

**#2276: MARGARET M. MCVEIGH AND STEPHEN S. KENNEDY OF 318 SUMMIT AVENUE, FORT WASHINGTON, PA 19034**

Request a variance from Zoning Code Section 255-29 in order to build a detached garage partially within the 35-foot front yard setback area on a corner lot. The property is zoned B – Residential.

**#2277: FRANK A. RAMSDEN OF 1903 DURHAM ROAD, NEW HOPE, PA 18938, FOR THE PROPERTY LOCATED AT 1716 HOWE LANE**

Requests a variance from Zoning Code Section 255-43.1.A(1) in order to construct a covered porch partially within the 25 foot side yard setback area. The property is zoned A-1 Residential.

**#2279: JOHN S. FAUSKE OF 1891 FARMVIEW ROAD, MAPLE GLEN, PA 19002**

Requests a variance from Zoning Code Section 255-43.B in order to reconstruct a portion of the existing home within the 50 foot front yard setback area. The property is zoned A-Residential.

## **Zoning Hearing Board Agenda Item Report**

Meeting Date: August 27, 2018

Submitted by: Jesse Conte

Submitting Department: Administration

Item Type: Informational

Agenda Section: Applications

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**Subject:**

Applications to the Zoning Hearing Board for August 27, 2018


**Suggested Action:**

**Attachments:**

[RBMemo.pdf](#)

## Memorandum from Community Planning and Zoning Upper Dublin Township

To: Board of Commissioners, Zoning Hearing Board, Paul Leonard, Gilbert P. High, Esq., Joseph Bagley, Esq.

From: Richard D. Barton, Zoning Officer 

Date: August 8, 2018

Subject: Applications to the Zoning Hearing Board for August 27, 2018

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**#2272:** Ben and Kristen Haas of 208 Weldy Avenue, Oreland, PA 19075 request a variance from the maximum impervious coverage limit of 25 percent in the A – Residential district in order to construct a 308 sq.ft. deck (Zoning Code Section 255-43.B). The deck would increase the impervious coverage from 36% (nonconforming) to 39%. A variance is also requested to allow the deck to have a 9 foot setback from the side property line vs. 10 feet (Section 255-39.1). This hearing was opened on July 23, 2018 and is continued.

*This is a nonconforming lot in the A District with an area of 9,000 sq.ft. vs. 26,000 sq.ft.*

**#2274:** Daniel Fisher of 200 Bala Avenue, Oreland, PA 19075 requests a variance from Zoning Code Section 255-29 in order to construct a 120 sq.ft. shed and a 144 sq.ft. carport within the front yard setback area of a corner lot. Accessory structures are normally permitted only within the side and rear yard setbacks. The property is zoned A – Residential.

*The required front yard setback in the A District is 50 feet. The proposed shed and carport would be setback approximately 45 feet.*

**#2275:** Patrick Zollo of 1216 Hazelwood Drive, Fort Washington, PA 19034 requests a special exception under Zoning Code Section 255-27.E(1) in order to add an in-law suite within the existing home. The property is zoned A – Residential.

**#2276:** Margaret M. McVeigh and Stephen S. Kennedy of 318 Summit Avenue, Fort Washington, PA 19034 request a variance from Zoning Code Section 255-29 in order to build a detached garage partially within the 35-foot front yard setback area on a corner lot. The property is zoned B – Residential.

*In June 2017 the Applicants received zoning relief to construct their proposed workshop/garage within the front yard setback area on their corner lot. They are returning to request that the structure be placed 6 feet closer to Prospect Avenue,*



*leaving a building setback of approximately 19 feet vs. 35 feet, in order to protect the root system of a large pin oak on the neighboring property.*

**#2277:** *Frank A. Ramsden of 1903 Durham Road, New Hope, PA 18938, for the property located at 1716 Howe Lane, requests a variance from Zoning Code Section 255-43.1.A(1) in order to construct a covered porch partially within the 25 foot side yard setback area. The property is zoned A-1 Residential.*

*The proposed wrap-around porch would extend 6 feet into the setback area.*

**#2279:** *John S. Fauske of 1891 Farmview Road, Maple Glen, PA 19002 requests a variance from Zoning Code Section 255-43.B in order to reconstruct a portion of the existing home within the 50 foot front yard setback area. The property is zoned A-Residential.*

*A corner of the home extends 9 feet into the 50 foot setback area. It is part of the home that is being reconstructed to facilitate "aging in place".*

## **Zoning Hearing Board Agenda Item Report**

Meeting Date: August 27, 2018

Submitted by: Jesse Conte

Submitting Department: Administration

Item Type: Discussion

Agenda Section: #2272: Ben and Kristen Haas of 208 Weldy Avenue, Oreland, PA 19075

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### **Subject:**

Request a variance from the maximum impervious coverage limit of 25 percent in the A – Residential district in order to construct a 308 sq.ft. deck (Zoning Code Section 255-43.B). The deck would increase the impervious coverage from 36% (nonconforming) to 39%. A variance is also requested to allow the deck to have a 9 foot setback from the side property line vs. 10 feet (Section 255-39.1). This hearing was opened on July 23, 2018 and is continued.

### **Suggested Action:**

### **Attachments:**

[#2272Notice.pdf](#)

[#2272Application.pdf](#)

[#2272ImpCov.pdf](#)

[#2272PlotPlan.pdf](#)



## NOTICE OF PUBLIC HEARING

**IRA S. TACKEL**  
*President*

**RONALD P. FELDMAN**  
*Vice President*

**REBECCA A. GUSHUE**

**LIZ FERRY**

**ROBERT H. MCGUCKIN**

**GARY V. SCARPELLO**

**MEREDITH L. FERLEGER**

**PAUL A. LEONARD**  
*Township Manager*

**GILBERT P. HIGH, JR.**  
*Solicitor*

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 Township Administration Building, 801 Loch Alsh Avenue, Fort Washington, Pennsylvania on **Monday August 27, 2018 at 7:30 PM.** During this meeting an application concerning **208 Weldy Avenue, Oreland, PA 19075** will be heard.

**#2272:** *Ben and Kristen Haas of 208 Weldy Avenue, Oreland, PA 19075* request a variance from the maximum impervious coverage limit of 25 percent in the A – Residential district in order to construct a 308 sq.ft. deck (Zoning Code Section 255-43.B). The deck would increase the impervious coverage from 36% (nonconforming) to 39%. A variance is also requested to allow the deck to have a 9 foot setback from the side property line vs. 10 feet (Section 255-39.1). This hearing was opened on July 23, 2018 and is continued.

All residents of Upper Dublin Township interested in the above application may appear and be heard. 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 Code Enforcement Department and may be seen upon request.

By Order of the Zoning Hearing Board.

Richard D. Barton  
Zoning Officer

*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 Department of Code Enforcement.*

Advertisement Dates: August 12 and 19, 2018 - Ambler Gazette

Date Received: 6/21/18  
Fee Paid: \$500.00  
1st Ad 7-8-18 / 2nd Ad 7-15-18  
Date of Hearing: 7/23/18  
8-27-18.

P-1  
Revised

UPPER DUBLIN TOWNSHIP  
ZONING HEARING BOARD  
APPLICATION # 2212

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

email: bkhacas@comcast.net

Name of Applicant: Ben & Kristin Haas Name of Owner: Same  
Address: 208 Weldy Avenue Address: \_\_\_\_\_  
City, State and Zip: Dueldorf, PA. 19025 City, State and Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Name 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 \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_, Paragraph \_\_\_\_\_  
☒ A Variance relating to the ☐ Use, ☐ Area, ☐ Frontage, ☐ Yard, ☐ Height, ☐ Parking,  
Other (specify) Impervious; setback for deck

The applicable provisions of the Zoning Ordinance are as follows:

Chapter <u>255</u>	Section <u>255-43</u>	Subsection <u>B</u>	Paragraph _____
Chapter <u>255</u>	Section <u>255</u>	Subsection <u>39.1</u>	Paragraph _____
Chapter _____	Section _____	Subsection _____	Paragraph _____
Chapter _____	Section _____	Subsection _____	Paragraph _____

RB

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

Street Number: 208 Street Name: Weldy Avenue Deed Book: \_\_\_\_\_ Page \_\_\_\_\_  
Block Number: 56 Unit Number: 29 Parcel Number: 54-00-16621-00-2  
Zoning District: A Served by Public Sewer (y/n) yes Served by Public Water (y/n) yes  
Lot Size: 9000 Sq Ft Lot Dimensions: 60' x 150' Street Frontage: 60'

Describe the present use of the property and the existing improvements: Single Family Dwelling with detached garage

Describe the proposed use of the property and the proposed improvements: Single Family Dwelling with detached garage with proposed deck

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: the residential lots  
in our neighborhood are undersigned. We used to  
have a deck but took it down because it was not  
in great shape. We would like to rebuild a deck  
so our family can enjoy time together in our  
beautiful community.

STATE OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY:

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

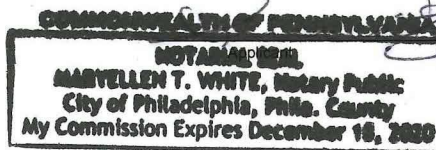
Sworn and subscribed to

B. B. Haas  
Applicant

before me, this 21st day

of June, 2018

Maryellen T. White  
Notary Public



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

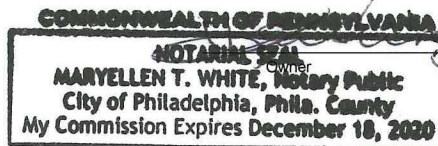
Sworn and subscribed to

B. B. Haas  
Owner

before me, this 21st day

of June, 2018

Maryellen T. White  
Notary Public



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:

- ③ 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.

# BUILDING & IMPERVIOUS COVERAGE FORM

Property Location: <u>208 Weldy Avenue</u>		Date: <u>Aug. 10, 2018</u>
Zoning District: <u>A</u>	Owner Name: <u>Ben &amp; Kristin Haas</u>	Lot Size: <u>9000</u>

## Part A - Building Coverage

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
House		x		=	1296	
Garage		x		=	900	
Shed		x		=		
Gazebo		x		=		
		x		=		
		x		=		
<b>NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:</b>						
		x		=		
		x		=		
		x		=		
<b>TOTAL - PART A</b>					<b>1696</b>	

<b>Total - Part A:</b>	<u>1696</u>	÷	<b>Lot Size:</b>	<u>9000</u>	=	<b>% of Building Coverage:</b>	<u>19</u>
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## Part B - Impervious Surface

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
Driveway	<u>77'</u>   <u>46'</u>	x	<u>9'5"</u>   <u>14'9"</u>	=	<u>725</u>   <u>679</u> = <u>1404</u>	
Walkways	<u>4'</u>   <u>29"</u>	x	<u>9'7"</u>   <u>50"</u>	=	<u>38</u>   <u>121</u> = <u>159</u>	
Patio		x		=		
Deck		x		=		
Sports Court		x		=		
Pool (Water Surface)		x		=		
Pool (Decking)		x		=		
		x		=		
		x		=		
<b>NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:</b>						
<u>Deck</u>	<u>22</u>	x	<u>12</u>	=	<u>264</u>	
		x		=		
		x		=		
		x		=		
<b>TOTAL - PART B</b>					<b>1827</b>	

<b>Total - Part B:</b>	<u>1827</u>	÷	<b>Lot Size:</b>	<u>9000</u>	=	<b>% of Impervious Surface:</b>	<u>20</u>
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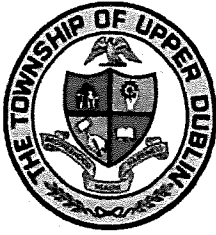
<b>% of Building Coverage from Part A Above:</b>	<u>19</u>	+	<b>% of Impervious Surface from Part B Above:</b>	<u>20</u>	=	<b>TOTAL IMPERVIOUS AREA</b>	<u>39</u>
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The above information has been completed to the best of my knowledge.

Kristin H. Haas  
Completed by (Printed Name)

Kristin H. Haas  
Signature

8/10/2018 10  
Date



Upper Dublin Township  
Code Enforcement Department  
801 Loch Alsh Avenue  
Fort Washington, PA 19034  
Phone: (215) 643-1600  
Fax: (215) 643-8843  
[www.upperdublin.net](http://www.upperdublin.net)

## Building & Impervious Coverage Form

Impervious surfaces (anything covered by impenetrable materials such as asphalt, concrete, brick, stone, rooftops, etc.) are an environmental concern because, with their construction, they eliminate rainwater infiltration and natural groundwater recharge. Therefore, in order to calculate the Total Impervious Area (TIA) of your property, please use the information below to complete the chart on Page 2.

### **FOR INFORMATION ON YOUR BUILDING COVERAGE:**

- **PROPERTY SEARCH:** Go to [www.upperdublin.net](http://www.upperdublin.net) > Departments > Code Enforcement > Montgomery County Property Records (gray box on right side) > DETAILS > (this brings you to Montgomery County's website's Disclaimer page) > Agree
- At this point, you should be at the address search page. You can search for your property by Owner Name, Address, or Parcel Number.
- **LOT SIZE:** Once you are at your property location, under the Profile section, you can find your Lot Size
- **ACCESSORY STRUCTURES:** Check for any accessory structures which may have been reported
- **PLOT PLAN:** Under the Map section, you can print a copy of your Plot Plan
- **BUILDING COVERAGE:** Under the Sketch section there is information regarding dimensions of your house which can be added together. Garage information (FrGar) should be added under the "Garage" section. If information is provided for "CONCRETE PATIO" please include under Part B – Impervious Surface. **PLEASE ADD OR ADJUST INFORMATION AS NECESSARY.**

### **FOR INFORMATION ON YOUR ZONING DISTRICT:**

- Go to [www.upperdublin.net](http://www.upperdublin.net) > Township Information > Maps > Street Maps > UDT Map-Zoning

### **STORM WATER MANAGEMENT REQUIREMENTS FOR NEW IMPERVIOUS SURFACES:**

- 400 sq. ft. to 699 sq. ft. of new impervious surface: seepage bed or rain garden required
- 700 sq. ft. or greater of new impervious surface: seepage bed or rain garden required—designed, signed and sealed by a licensed professional
- Alternate systems will be considered—contact the Grading Inspector at 215-643-1600 x3236

Zoning District	Building Coverage	Impervious Coverage
A Residential	15%	25%
A1 and A2 Residential	15%	25%
B Residential	20%	30%
C Residential	20%	30%
NH Residential	20%	35%
MD Multi-Dwelling	-	40%
MRD Mixed Residential	-	35%
OC Office Center	20%-40%	60%
M Motel	20%	60%
RE Recreation	9%	15%
AHS Apartment House	15%	60%
INST Institutional	20%	60%
CR Commercial Retail	25%	75%
SC Shopping Center	15%	75%
MHD Mobile Home	35%	60%
EC Employment Center	*See Section 255-115B.(1) and (2)	

SHED

POOL

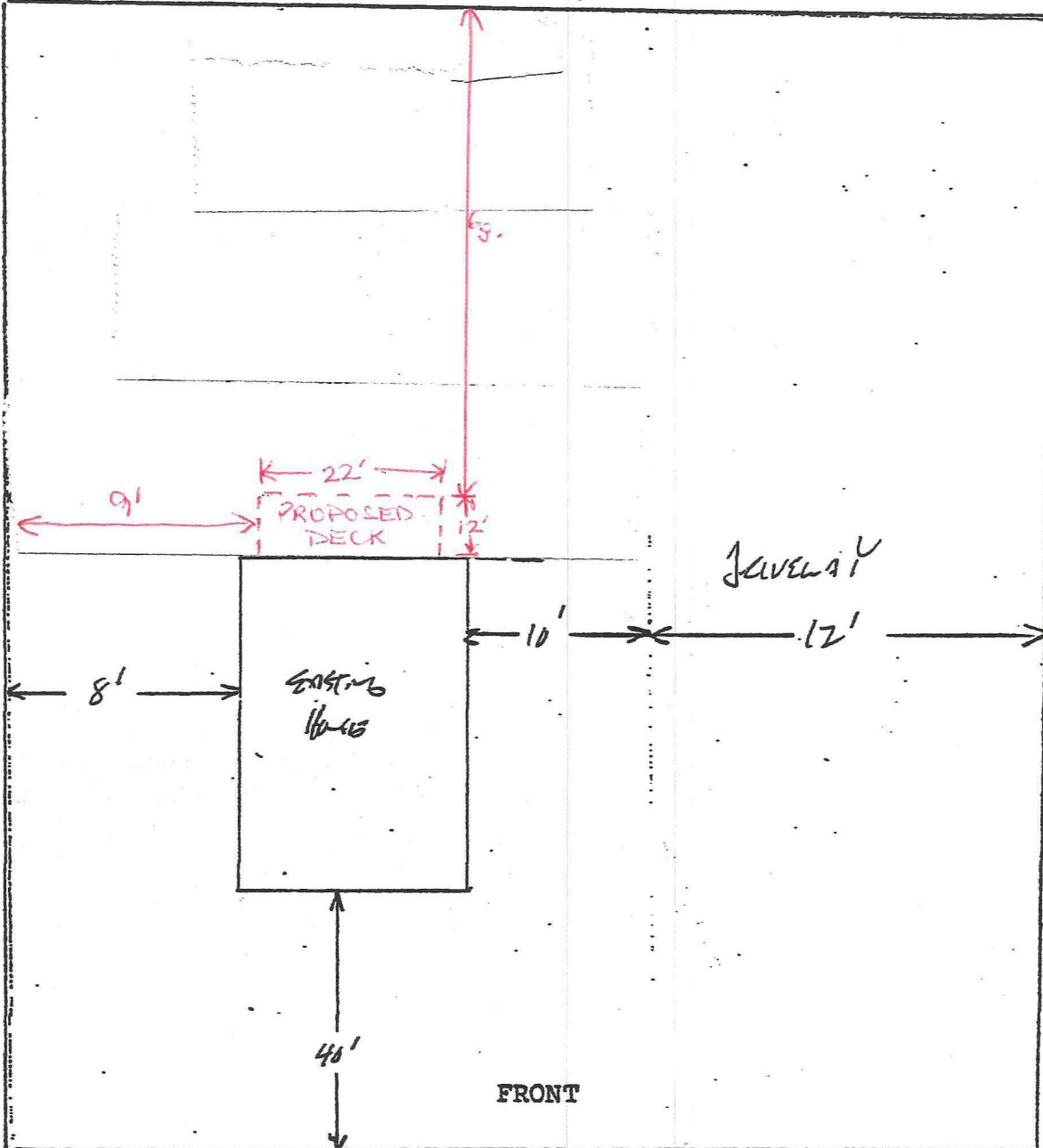
FIREPLACE  
ADDITION

DATE 8/10/18

NAME Justin H. Haas

PERMIT NO.

PLOT PLAN







## Zoning Hearing Board Agenda Item Report

Meeting Date: August 27, 2018

Submitted by: Jesse Conte

Submitting Department: Administration

Item Type: Discussion

Agenda Section: #2274: Daniel Fisher of 200 Bala Avenue, Oreland, PA 19075

---

### **Subject:**

Requests a variance from Zoning Code Section 255-29 in order to construct a 120 sq.ft. shed and a 144 sq.ft. carport within the front yard setback area of a corner lot. Accessory structures are normally permitted only within the side and rear yard setbacks. The property is zoned A – Residential.

### **Suggested Action:**

### **Attachments:**

[#2274Notice.pdf](#)

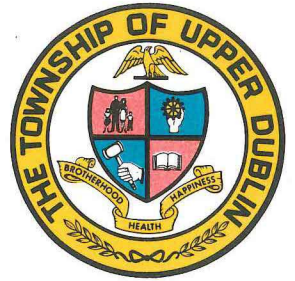
[#2274Application.pdf](#)

[#2274Receipt.pdf](#)

[#2274Deed.pdf](#)

[#2274Photos.pdf](#)

[#2274Plan.pdf](#)



## NOTICE OF PUBLIC HEARING

**IRA S. TACKEL**  
*President*

**RONALD P. FELDMAN**  
*Vice President*

**REBECCA A. GUSHUE**

**LIZ FERRY**

**ROBERT H. MCGUCKIN**

**GARY V. SCARPELLO**

**MEREDITH L. FERLEGER**

**PAUL A. LEONARD**  
*Township Manager*

**GILBERT P. HIGH, JR.**  
*Solicitor*

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 Township Administration Building, 801 Loch Alsh Avenue, Fort Washington, Pennsylvania on **Monday August 27, 2018 at 7:30 PM.** During this meeting an application concerning **200 Bala Avenue, Oreland, PA 19075** will be heard.

**#2274:** *Daniel Fisher of 200 Bala Avenue, Oreland, PA 19075* requests a variance from Zoning Code Section 255-29 in order to construct a 120 sq.ft. shed and a 144 sq.ft. carport within the front yard setback area of a corner lot. Accessory structures are normally permitted only within the side and rear yard setbacks. The property is zoned A – Residential.

All residents of Upper Dublin Township interested in the above application may appear and be heard. 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 Code Enforcement Department and may be seen upon request.

By Order of the Zoning Hearing Board.

  
Richard D. Barton  
Zoning Officer

*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 Department of Code Enforcement.*

Advertisement Dates: August 12 and 19, 2018 - Ambler Gazette

Date Received: 7/6/18  
Fee Paid: \$500.00  
1st Ad 8-12-18 / 2nd Ad 8-19-18  
Date of Hearing: 8/29/18

UPPER DUBLIN TOWNSHIP  
ZONING HEARING BOARD  
APPLICATION # 2274

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

email: d.fisher200@verizon.net  
Name of Applicant: Daniel Fisher Name of Owner: (same)  
Address: 200 Bala Avenue Address: \_\_\_\_\_  
City, State and Zip: Dreland, PA. 19075 City, State and Zip: \_\_\_\_\_  
Phone Number: 215-884-0319 Phone Number: \_\_\_\_\_  
Name 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 \_\_\_\_\_, Section 255, Subsection 147, Paragraph \_\_\_\_\_  
☒ A Variance relating to the ☐ Use, ☐ Area, ☐ Frontage, ☒ Yard, ☐ Height, ☐ Parking.  
Other (specify) \_\_\_\_\_

The applicable provisions of the Zoning Ordinance are as follows:

Chapter <u>255</u>	Section <u>255.29</u>	Subsection _____	Paragraph _____	
Chapter _____	Section <u>255</u>	Subsection <u>147</u>	Paragraph <u>C</u>	<u>RB</u>
Chapter _____	Section _____	Subsection _____	Paragraph _____	
Chapter _____	Section _____	Subsection _____	Paragraph _____	

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

Street Number: 200 Street Name: Bala Avenue Deed Book: 5189 Page 00398  
Block Number: 57 Unit Number: 15 Parcel Number: 54-00-01561-005  
Zoning District: A Served by Public Sewer (y/n) yes Served by Public Water (y/n) yes  
Lot Size: 20,000 Sq Ft Lot Dimensions: \_\_\_\_\_ Street Frontage: 100

Describe the present use of the property and the existing improvements: Single Family Dwelling with detached garage

Describe the proposed use of the property and the proposed improvements: Single Family Dwelling with detached garage with carport shed

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: <sup>(1)</sup> SKED: Used for remote safe storage of property maintenance materials - Tools, fertilizers, chemicals and fuels. It is positioned for access between mature trees and bushes, which provide minimum visibility from all nearby properties, including roadway. Intended base was excavated during tree removal 20 years ago and partially filled with old masonry removed from home additions.

2) CARPORT: Required overhead protection for vehicles from (dirty) old (mature) tree debris. Similarly periodic protection when outside work required, for maintenance and improvement projects. Also, wish to provide at least limited protection from weather "consequences" (snow, ice, rain, sun and wind.

3) NOTE: Neighboring property owners have approved - see letter 23 Jun 2018)

STATE OF PENNSYLVANIA:

COUNTY OF MONTGOMERY: SS

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

Applicant

before me, this \_\_\_\_\_ day

Applicant

of \_\_\_\_\_, 20\_\_\_\_

Notary Public

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

Sworn and subscribed to

before me, this 6th day

of July, 20 18

Carol A. Garrison  
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL  
CAROL A. GARRISON, Notary Public  
Springfield Township, Montgomery County  
My Commission Expires February 11, 2019

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 Department  
801 Loch Alsh Avenue  
Fort Washington, PA 19034  
Phone # 215-643-1600  
Fax # 215-643-8843  
<http://www.upperdublin.net>

# Payment Receipt

Date	Receipt No.
7/6/2018	PR-25098

Received From:

Daniel Fisher  
200 Bala Avenue  
Oreland, PA. 19075

Check No.	Payment Method	Property Location
1187	Check	200 Bala Avenue

Item	Description	Qty	Rate	Amount
01-361-3300	Zoning Hearing Board Fees		500.00	500.00

***PLEASE NOTE: Payment of the permit fee does not constitute issuance of a permit.  
After the Permit Application has been reviewed, approved, and processed, the permit will be either mailed  
or emailed to Homeowner and Contractor. Thank you.***

Gerri Bauer, (215) 643-1600 ext. 3205

**TOTAL AMOUNT PAID**

\$500.00

009636

B  
134  
134  
50  
50

**This Indenture** Made the 23rd day of

April in the year of our Lord one thousand nine hundred and ninety-seven (1997)

**Between** DANIEL W. FISHER and CAROL ANN McCORMACK

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

DANIEL W. FISHER

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

**Witnesseth** That the said Grantors

for and in consideration of the sum of

One (\$1.00) Dollar

lawful

money of the United States of America, unto them well and truly paid by the said Grantee , at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, his heirs and assigns,

ALL THAT CERTAIN dwelling house and premises, SITUATE in the Township of Upper Dublin, in the County of Montgomery and State of Pennsylvania, and being parts of lots Numbers Two Hundred and One, Two Hundred and Three, Two Hundred and Five and Two Hundred and Seven (201, 203, 205 and 207) on Plan of lots of the Orlando Land and Improvement Company, Section Number Seven (7), more particularly described as one lot, as follows, to wit:---

BEGINNING at a point on the Southeast side of Bala Avenue, at its intersection with the Northeast side of Orlando Avenue, thence Northeast along said side of Bala Avenue One Hundred Feet (100') to a point, a corner; thence Southeast, parallel with said Orlando Avenue, Two Hundred Feet (200') to a point, a corner; thence Southwest, parallel with Bala Avenue One Hundred Feet (100') to the Northeast side of Orlando Avenue; and along said side of Orlando Avenue, Northwest Two Hundred Feet (200') to the point or place of BEGINNING.

BEING the same premises which Daniel W. Fisher, Executor under the Will of Daniel B. Fisher, Deceased, by Indenture bearing date the 23rd day of April, A.D., 1997, recorded in the Office for the Recorder of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5489, page 0398, et seq., granted and conveyed unto Daniel W. Fisher and Carol Ann McCormack, in fee.

UNDER AND SUBJECT to building restrictions, conditions and limitations contained in former Deeds of conveyance.

BEING Parcel No. 54-00-01561-00-5.

BEING House No. 200 Bala Avenue.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
54-00-01561-00-5 UPPER DUBLIN

200 BALA AVE  
FISHER DANIEL B & RUTH

U 015 L

1101 DATE: 06/18/97

DB5189PG0402

@ 5w  
m 19

11 JUN 19 97

Commonwealth of Pennsylvania  
County of Montgomery

DECEMBER 1997  
ss:

On this, the 23rd day of April, 1997, before me, a Notary Public for  
the Commonwealth of Pennsylvania, residing in the County of Montgomery  
personally appeared Daniel W. Fisher and Carol Ann McCormack

known to me (satisfactorily proven) to be the persons whose name ~~is~~ (are) subscribed to the within  
instrument, and acknowledged that they executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

*Carol A. Garrison*  
Notary Public  
Notarial Seal  
Carol A. Garrison, Notary Public  
Springfield Twp., Montgomery Co.  
My Commission Expires Feb. 11, 1999  
Member, Pennsylvania Association of Notaries

**DEED.**

DANIEL W. FISHER and CAROL  
ANN MCCORMACK

TO

DANIEL W. FISHER

John C. Clark Co., Phila.

752-S



*Margaret Rykenbach*

The address of the above-named Grantee  
is 200 Bala Avenue  
Oreland, PA 19075  
On behalf of the Grantee

005189760405



**Together** with all and singular the buildings, 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 grantors, 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 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 Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever.

**And** the said Grantor, their heirs,

executors and administrators do covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents, that they, the said Grantors and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the said Grantors and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them, shall and will

**WARRANT** and forever **DEFEND**.

**In Witness Whereof**, the ~~part~~ said Grantors have hereunto set their hands and seals. Dated the day and year first above written.

**Scaled and Delivered**  
IN THE PRESENCE OF US:

*[Signature]*

*[Signature]*  
Daniel W. Fisher

*[Signature]*  
Carol Ann McCormack



DB5189PG0404

Enter a location  Search coordinates:  40.118440,-75.177680 Search

[Link to personalized map](#)

Share your map

### Coordinates

of the marker position:

Latitude, Longitude

### Elevation

of the marker position:

.... meters, .... ft

**GET IT NOW**

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Fast Maps  
&  
Directions

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Get It Now
2. Free Access  
- No Sign up!
3. Get Free  
Directions &  
Maps

[onlinemapfinder](#)



Designed  
to spark  
lightbulb  
moments.

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**EasyPDFCombine**

### 3 Easy Steps:

1. Click "Start Now"
2. Run and Install
3. Open New Tab

[START NOW](#)

### Google Maps Satellite Map of Oreland, Montgomery County, Pennsylvania, USA.

[Find hotels nearby Oreland provided by Booking.com](#)

[GPS coordinates of Oreland PA, elevation of Oreland PA, hotels nearby Oreland PA, photos from Oreland PA.](#)

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[Relief map Oreland of Maps-for-Free.com](#)  
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[Brentwood Estates, TN](#) [Alamo, CA](#) [Hutchinson, MN](#) [Sugar Grove, IL](#) [Oak Hills Place, LA](#) [Winners, CA](#) [Silosba, TX](#) [Lucedale, MS](#) [Cowanville, PA](#) [Florham, FL](#) [Woodsville, NH](#)  
[See Ranch Lakes, FL](#) [Stromburg, TX](#) [Plymouth, IA](#) [Frankford, MO](#) [Steamboat Rock, IA](#) [Success, AR](#) [Douglas, ND](#) [Quinn, SD](#) [Radium, KS](#)

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[Privacy Policy](#)

From: Mark Chadwick  
 Subject: No 7  
 Date: July 22, 2018 at 4:03 PM  
 To: [redacted]  
 Cc: Mark Chadwick



Carport  
 Shed

Driveway, etc  
 from Orlando Ave

Cont from msi 18th Ave

From: Mark Chadwick  
Subject: No 8  
Date: July 22, 2018 at 4:04 PM  
To: [redacted]  
Cc: Mark Chadwick



← Orlando Ave →

#1

Carpenter ← O → Shad



← Orlando Ave →

Cont from mt 11/1/18

#2 = Close view of #1

Carpenter ← O → Shad



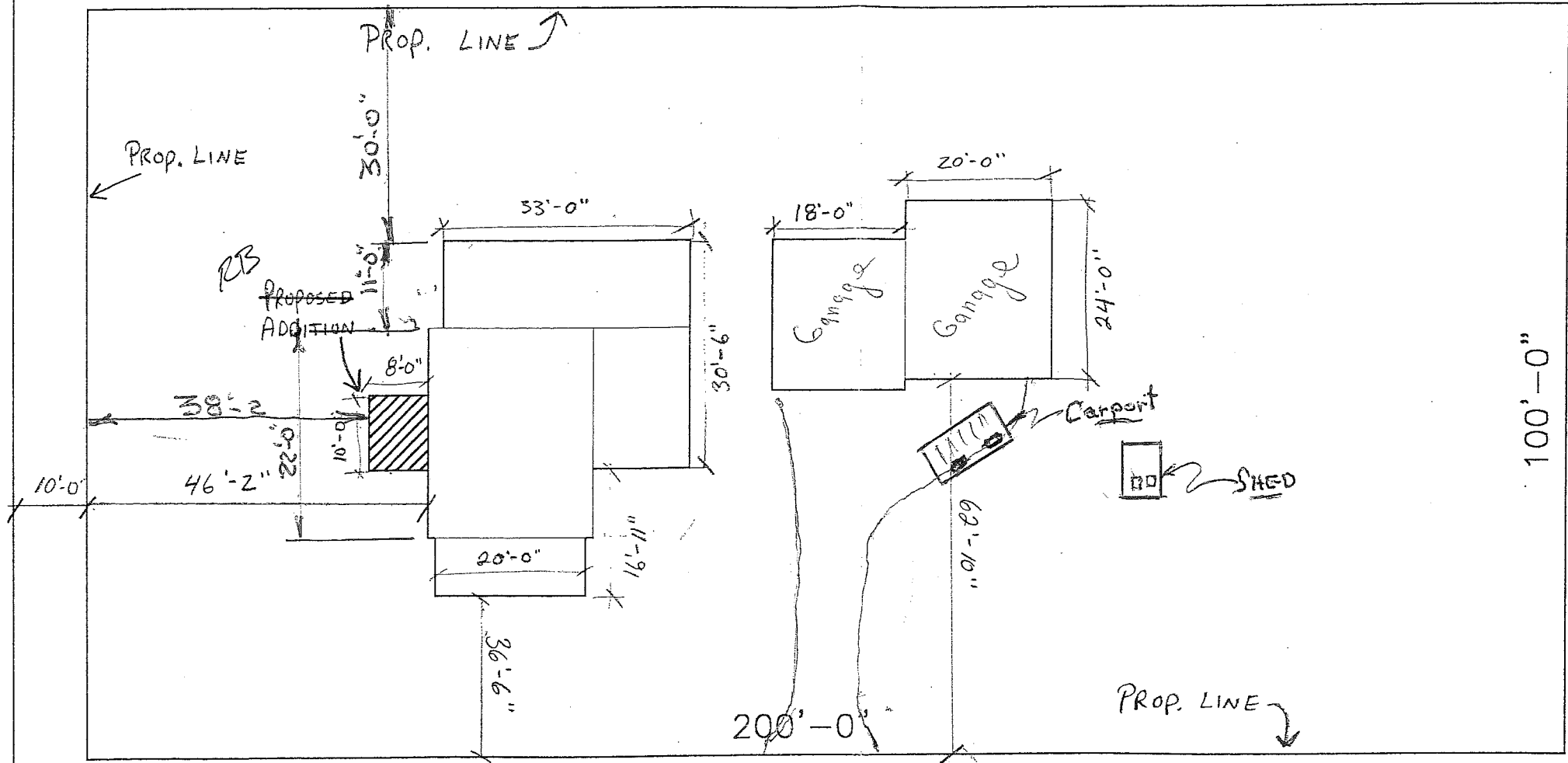
Shed Foundation Area - Prepared 1998 & 1999  
Add'l 2005

Daniel Fisher  
200 Bala Ave.  
Oreland, PA 19075

Lot Area;	20,000 Sq.Ft.
Current coverage;	2243 Sq. Ft.
Proposed Additional Coverage;	80 Sq.Ft.


$2,323 = 11.6\%$

Bala Ave.



Orlando Ave.

SCALE  
1" = 20'-0"



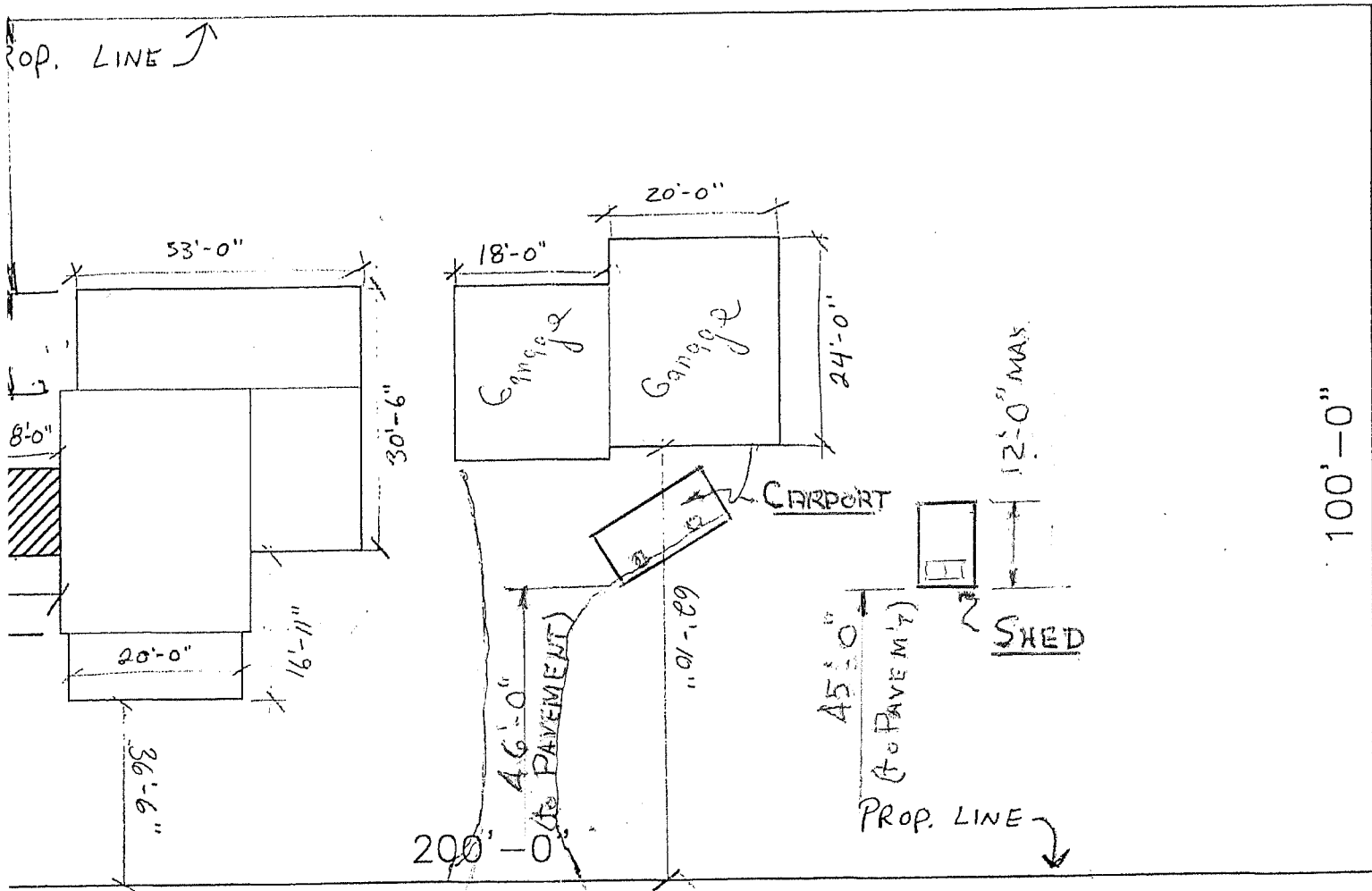
Dan Fisher  
200 Bala Ave  
Oreland PA 19075-1208

Current coverage; 2243 Sq. Ft.

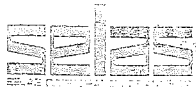
Proposed Additional Coverage; 80 Sq.Ft.

Rev. 6/23/18  
DW

$2,323 = 11.6\%$   
 $+ 144 \text{ ft}^2 \text{ (Carport)}$   
 $+ 120 \text{ ft}^2 \text{ (SHED)}$   
 $\underline{2,587 = 12.9}$







FLU

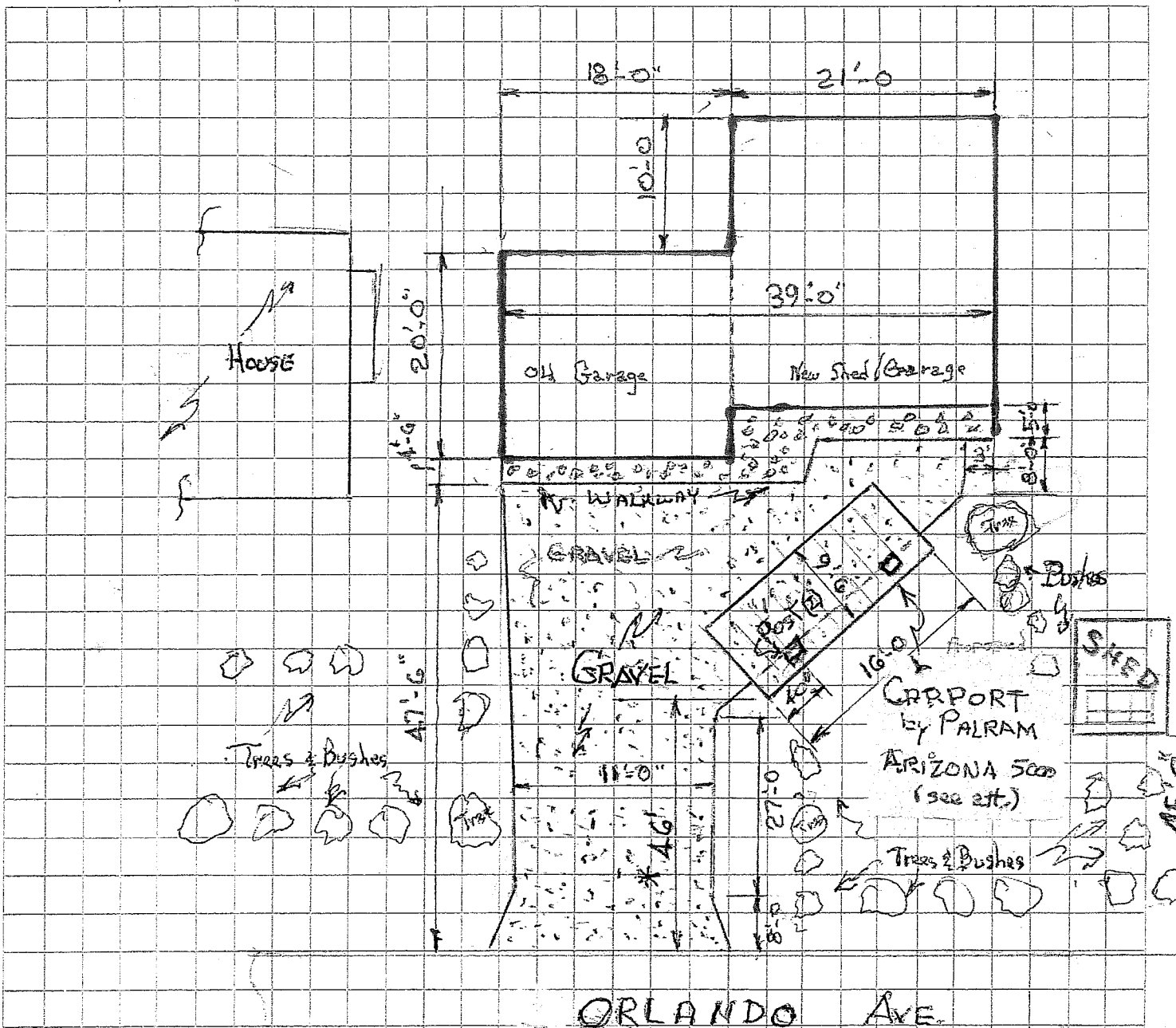


Mr Daniel W Fisher  
200 Bala Ave  
Oreland, PA 19075

SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_

NUMBER \_\_\_\_\_

REVISION NO. \_\_\_\_\_

BY DKSUBJECT GARAGE/DRIVEWAY AGST. FOR PROPOSED CRIPORTDATE 03 May 2018



## **Zoning Hearing Board Agenda Item Report**

Meeting Date: August 27, 2018

Submitted by: Jesse Conte

Submitting Department: Administration

Item Type: Discussion

Agenda Section: #2275: Patrick Zollo of 1216 Hazelwood Drive, Fort Washington, PA 19034

---

### **Subject:**

Requests a special exception under Zoning Code Section 255-27.E(1) in order to add an in-law suite to the existing home. The property is zoned A – Residential.

### **Suggested Action:**

### **Attachments:**

[#2275Notice.pdf](#)

[#2275Application.pdf](#)

[#2275Receipt.pdf](#)

[#2275Deed.pdf](#)

[#2275Plans.pdf](#)



## NOTICE OF PUBLIC HEARING

**IRA S. TACKEL**  
*President*

**RONALD P. FELDMAN**  
*Vice President*

**REBECCA A. GUSHUE**

**LIZ FERRY**

**ROBERT H. MCGUCKIN**

**GARY V. SCARPELLO**

**MEREDITH L. FERLEGER**

**PAUL A. LEONARD**  
*Township Manager*

**GILBERT P. HIGH, JR.**  
*Solicitor*

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 Township Administration Building, 801 Loch Alsh Avenue, Fort Washington, Pennsylvania on **Monday August 27, 2018 at 7:30 PM**. During this meeting an application concerning **1216 Hazelwood Drive, Fort Washington, PA 19034** will be heard.

**#2275:** *Patrick Zollo of 1216 Hazelwood Drive, Fort Washington, PA 19034* requests a special exception under Zoning Code Section 255-27.E(1) in order to add an in-law suite to the existing home. The property is zoned A – Residential.

All residents of Upper Dublin Township interested in the above application may appear and be heard. 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 Code Enforcement Department and may be seen upon request.

By Order of the Zoning Hearing Board.

A handwritten signature in blue ink that reads "Richard D. Barton".

Richard D. Barton  
Zoning Officer

*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 Department of Code Enforcement.*

Advertisement Dates: August 12 and 19, 2018 - Ambler Gazette

Date Received: 7-9-18  
Fee Paid: 5500.00  
1st Ad 8-12-18 / 2nd Ad 8-18-18  
Date of Hearing: 8/30/18

UPPER DUBLIN TOWNSHIP  
ZONING HEARING BOARD  
APPLICATION # 2295

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

email: Pat2010@yahoo.com

Name of Applicant: Patrick Zolito

Name of Owner: Dennis & Sue McKernan

Address: 1216 Hazelwood Dr

Address: 1216 Hazelwood Dr

City, State and Zip: Ft. Wash Pa, 19034

City, State and Zip: Ft. Washington Pa 19034

Phone Number: 215-901-0521

Phone Number: 267-251-4341

Name 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 9, Section 225-27, Subsection 8.1, Paragraph \_\_\_\_\_  
☐ 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: 1216 Street Name: Hazelwood Dr Deed Book: 5877 Page 01011

Block Number: 48C Unit Number: 28 Parcel Number: 54-00-08170-00-2

Zoning District: A2C5 Served by Public Sewer (y/n) Y Served by Public Water (y/n) Y

Lot Size: 23,039 Lot Dimensions: 144x155 Street Frontage: 144

Describe the present use of the property and the existing improvements: SINGLE FAMILY

dwelling w/ 4 BR 2 1/2 Bath

Describe the proposed use of the property and the proposed improvements: ADD FURLOW SUITE OVER

GARAGES RISING ONE GARAGE AS ACCESS/NOOD ROOM

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: This is a very common modification allowing seniors to stay in the Township and close to their children in case of problems.

The addition does not change the footprint of the existing structure nor create more runoff

STATE OF PENNSYLVANIA: SS  
COUNTY OF MONTGOMERY:

Patrick J. Zollo

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

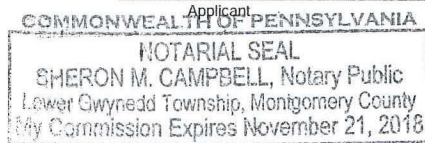
Sworn and subscribed to

Patrick J. Zollo  
Applicant

before me, this 9th day

of July, 2018

Sheron M. Campbell  
Notary Public



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

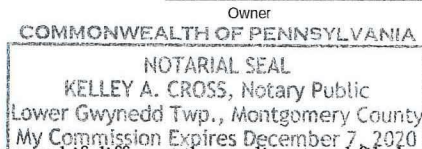
Sworn and subscribed to

Chmckernan  
Owner

before me, this 9th day

of July, 2018

Kelley A. Cross  
Notary Public



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 Department  
801 Loch Alsh Avenue  
Fort Washington, PA 19034  
Phone # 215-643-1600  
Fax # 215-643-8843  
<http://www.upperdublin.net>

# Payment Receipt

Date	Receipt No.
7/9/2018	PR-25114

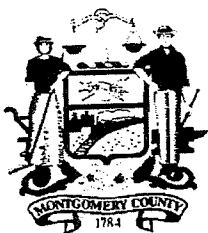
Received From:
Patrick Zollo 507 Glencoe Avenue Fort Washington, PA. 19034

Check No.	Payment Method	Property Location
3677	Check	1216 Hazelwood Drive

Item	Description	Qty	Rate	Amount
01-361-3300	Zoning Hearing Board Fees		500.00	500.00

***PLEASE NOTE: Payment of the permit fee does not constitute issuance of a permit.  
After the Permit Application has been reviewed, approved, and processed, the permit will be either mailed  
or emailed to Homeowner and Contractor. Thank you.***

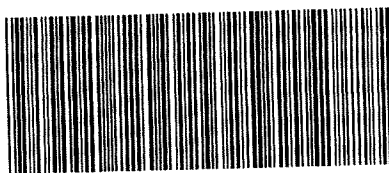
Geri Bauer, (215) 643-1600 ext. 3205	<b>TOTAL AMOUNT PAID</b>	\$500.00
--------------------------------------	--------------------------	----------



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 5877 PG 01011 to 01016  
INSTRUMENT # : 2013065022  
RECORDED DATE: 06/18/2013 03:45:15 PM



2937588-0013\$

**MONTGOMERY COUNTY ROD**

Page 1 of 6

**OFFICIAL RECORDING COVER PAGE**

**Document Type:** Deed  
**Document Date:** 05/20/2013  
**Reference Info:**

**Transaction #:** 2902174 - 2 Doc(s)  
**Document Page Count:** 5  
**Operator Id:** thordije

**RETURN TO: (Simplifile)**  
Greater Montgomery Settlement Services, LLC  
790 Penllyn Pike Suite 202  
Blue Bell, PA 19422  
(215) 641-8000

**PAID BY:**  
GREATER MONTGOMERY SETTLEMENT SERVICES LLC

**\* PROPERTY DATA:**

**Parcel ID #:** 54-00-08170-00-2  
**Address:** 1216 HAZELWOOD DR

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

**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT:** \$465,000.00  
**TAXABLE AMOUNT:** \$465,000.00

**FEES / TAXES:**

Recording Fee: Deed	\$78.00
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$4.00
State RTT	\$4,650.00
Upper Dublin Township RTT	\$2,325.00
Upper Dublin School District RTT	\$2,325.00
<b>Total:</b>	<b>\$9,384.00</b>

DEED BK 5877 PG 01011 to 01016  
Recorded Date: 06/18/2013 03:45:15 PM

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:

Larrabee, Cunningham & McGowan, P.C.  
1500 Walnut Street, Suite 930  
Philadelphia, PA 19102  
215-546-8600

Return to:

*322-020046*

Assessment Parcel Number 54-00-08170-00-2

**This Indenture**, made the 20<sup>th</sup> day of May, 2013,  
**Between**

**SIRVA RELOCATION PROPERTIES LLC, A DELAWARE LIMITED  
LIABILITY COMPANY**

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

*Dennis J. McKernan and Suzanne M. Zelle McKernan*

(hereinafter called the Grantee[s]), of the other part,

**Witnesseth** That the said Grantor for and in consideration of the sum of FOUR HUNDRED SIXTY FIVE THOUSAND and 00/100 (\$465,000.00)-----Dollars lawful money of the United States of America, unto it well and truly paid by the said Grantee(s), at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee(s), his/her/their heirs and assigns, *as Tenants by the Entirety*

ALL THAT CERTAIN lot or piece of ground, Situate in Upper Dublin Township, Montgomery County, PA and described according to a certain Plan thereof known as Sub-division Plan Section No. 3 made for Rydal Homes, Inc., by C. Raymond Weir Associates, Inc., said Plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, PA in Plan Book C-6, page 90.

BEING Lot No. 28 as shown on the above mentioned Plan.

RESERVING unto the Grantors at anytime hereafter forever the right to dedicate the bed of the street and/or sanitary or storm sewers to the municipality or authority.

BEING Parcel No. 54-00-08170-00-2.

BEING the same premises which Michael Perman and Lainie Perman, by Deed dated 2/13/2013 and recorded 6/18/2013 in the Office of the Recorder of Deeds for Montgomery County in Book

5877, Page 885, at Instrument No. 2013064865, granted and conveyed unto SIRVA Relocation Properties LLC, a Delaware Limited Liability Company, in fee.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record.

This deed is being delivered to Grantee(s) on June 17, 2013 and is effective as to Grantee(s) as of this date, not the date of its execution or acknowledgment.



**Together** with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever 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 grantors, as well at law as in equity, of, in and to the same.

**To have and to hold** the said buildings with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, to and for the only proper use and behoof of the said Grantee(s), his/her/their heirs and assigns, forever.

**And** the said Grantor for itself, its successors and assigns, does by these presents covenant, grant, promise and agree, to and with the said Grantee(s), his/her/their heirs and assigns, by these presents, that the said Grantor and its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, against it, the said Grantor and its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under, him, her, or any of them, shall and will subject as aforesaid

**WARRANT** and forever **DEFEND**.

**In Witness Whereof**, the said Grantor has hereunto caused this deed to be duly executed the day and year first above written.

**Sealed and Delivered**  
**In the Presence of Us:**

(Corporate Seal)

SIRVA Relocation Properties LLC, a Delaware Limited Liability Company

By: [Signature] {SEAL}

Name:

Kevin Butler

Title:

Mgr Title Operations

Attest: \_\_\_\_\_ {SEAL}

Name:

Title:

State of OHIO  
County of Cuyahoga } ss

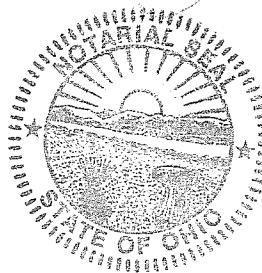
On this, the 20<sup>th</sup> day of MAY, 2013, before me, the undersigned officer,  
personally appeared

KEVIN BUTLER  
who acknowledged himself/herself to be the MGR. TITLE OPERATIONS  
of SIRVA Relocation Properties LLC, a Delaware Limited Liability Company and he/she as such officer,  
being authorized to do so, executed the foregoing instrument for the purposes therein contained by  
signing the name of the corporation by himself/herself as MGR. TITLE OPERATIONS

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

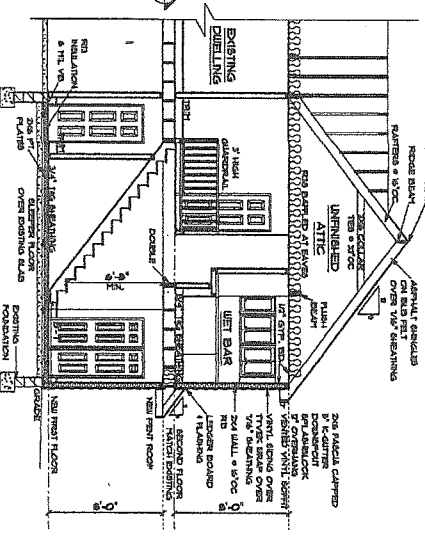
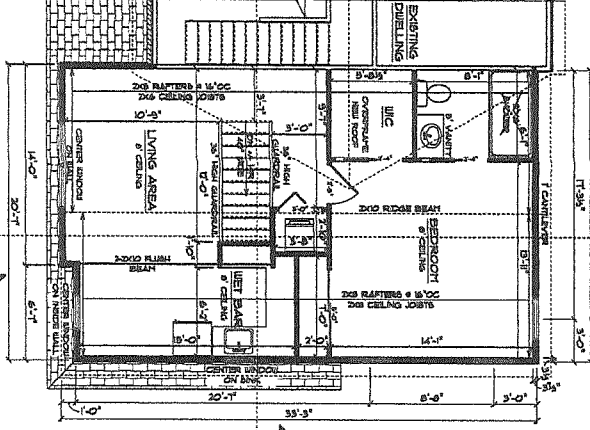
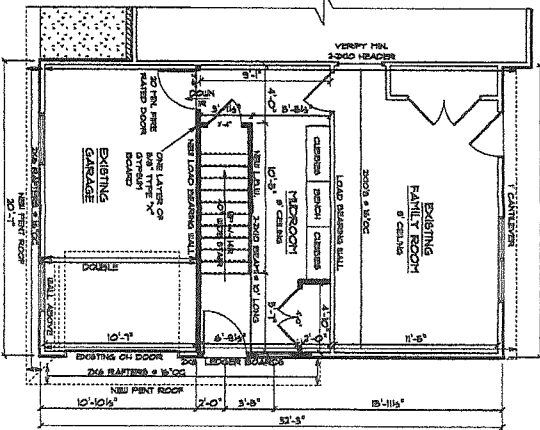
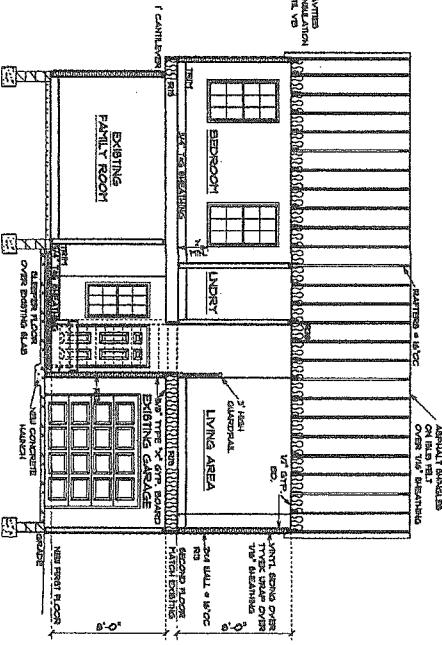
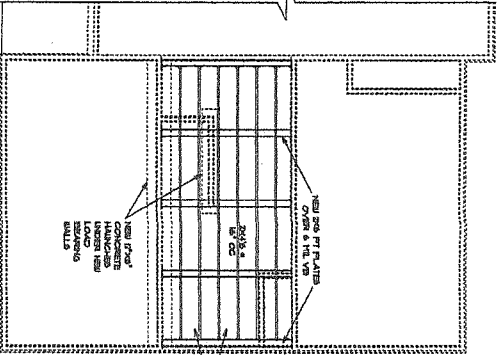
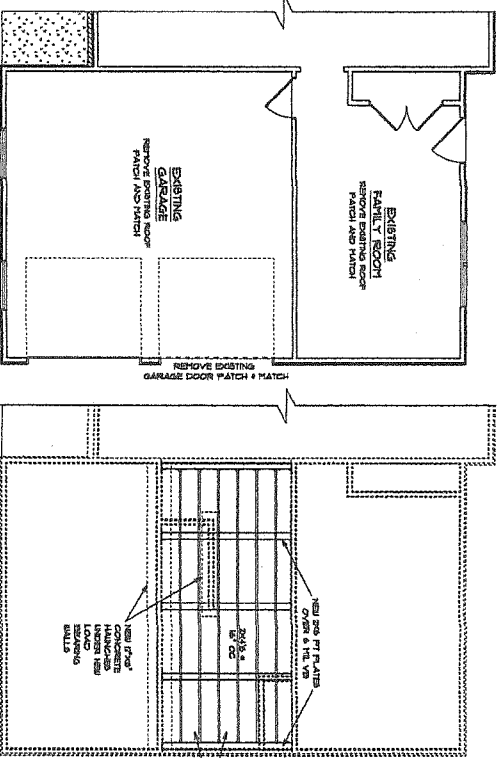
Priscilla Jackson-Bailey  
Notary Public

My commission expires 9/14/2016



PRISCILLA L. JACKSON-BAILEY  
NOTARY PUBLIC, STATE OF OHIO  
CUYAHOGA COUNTY  
MY COMMISSION EXPIRES SEPT. 14, 2016

ADDITIONS & ALTERATIONS TO  
EXISTING SINGLE FAMILY DWELLING  
126 LAZELWOOD DRIVE, FORT WASHINGTON PA



LIGHTING SCHEDULE PER 2008 IBC

ROOM	TYPE	WATTAGE	QUANTITY	WATTAGE	WATTAGE	WATTAGE
Living Room	100W	100W	1	100W	100W	100W
Bedroom	75W	75W	1	75W	75W	75W
Bathroom	100W	100W	1	100W	100W	100W
Kitchen	100W	100W	1	100W	100W	100W
Garage	100W	100W	1	100W	100W	100W

SPECIFICATION

- FOLLOW IBC 2008 CODE REQUIREMENTS AND 2015 PA UCC SUPPLEMENT
- GENERAL. NOTE THAT ALL VENTILATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT. ALL VENTILATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - FOUNDATION. ALL FOUNDATION SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - ROOFING. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - CLADDING. ALL CLADDING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - INTERIOR FINISHES. ALL INTERIOR FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - MECHANICAL. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - ELECTRICAL. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - PLUMBING. ALL PLUMBING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - HEATING. ALL HEATING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - Cooling. ALL COOLING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - VENTILATION. ALL VENTILATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - INSULATION. ALL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - GLAZING. ALL GLAZING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - DOORS. ALL DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - WINDOWS. ALL WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - STAIRS. ALL STAIRS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - ELEVATORS. ALL ELEVATORS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - SCAFFOLDING. ALL SCAFFOLDING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - CRANES. ALL CRANES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - CONCRETE. ALL CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - STEEL. ALL STEEL SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - WOOD. ALL WOOD SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - GLASS. ALL GLASS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.
  - OTHER. ALL OTHER MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 IBC AND THE 2015 PA UCC SUPPLEMENT.

DESIGN LOADS - IBC 2008 CHAPTER 3

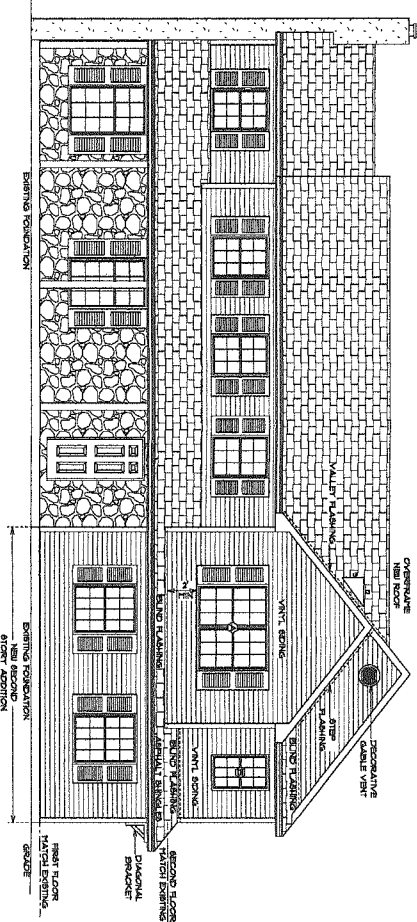
LOAD TYPE	LOAD VALUE
Dead Load	10 psf
Live Load	40 psf
Wind Load	150 mph
Seismic Load	0.25

**Here's The Plan, LLC**  
541 Street Road 2nd Floor, Southampton, PA 18986  
CONTACT: 610-281-1234  
FAX: 610-281-1235  
WWW.HERESTHEPLAN.COM

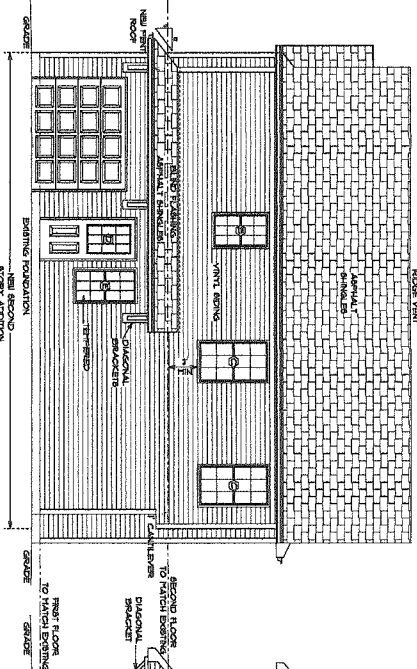
ADDITIONS & ALTERATIONS TO  
EXISTING SINGLE FAMILY DWELLING  
126 LAZELWOOD DRIVE  
FORT WASHINGTON, PA

DESIGNED BY: BENJAMIN  
DATE: APRIL 11, 2015  
REV: 01/15  
DRAWN BY: JENNIFER  
DATE: APRIL 11, 2015  
REV: 01/15

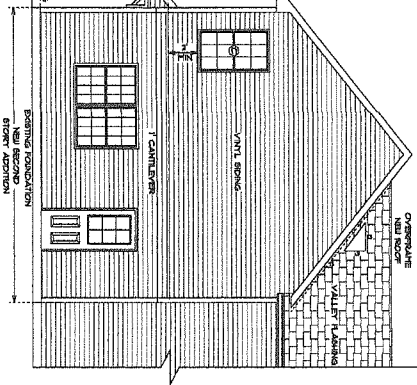
FRONT ELEVATION  
1/4" = 1' - 0"



RIGHT SIDE ELEVATION  
1/4" = 1' - 0"



REAR ELEVATION  
1/4" = 1' - 0"



WINDOW SCHEDULE

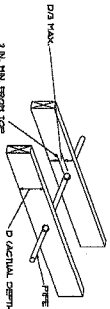
DESCRIPTION	R.O.	TYPE	QTY
A. 1/2" double hung window	37" x 47"	AMBERSON	1
B. 1/2" double hung window	37" x 47"	AMBERSON	1
C. Double hung window to match B7 of opening	37" x 47"	AMBERSON	3
D. Double hung window - 1/2" x 1/2"	37" x 47"	AMBERSON	1
E. Double hung window - 1/2" x 1/2"	37" x 47"	AMBERSON	1

VERIFY EXISTING UNITS SIZE WITH ECO PRIOR TO FRAMING

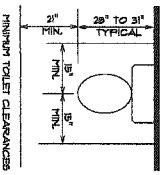
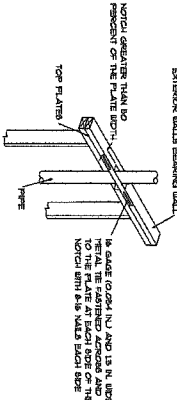
LEGEND

- EXISTING FOUNDATION
- EXISTING ADDITION
- FRONT FLOOR
- SECOND FLOOR
- EXISTING FOUNDATION
- EXISTING ADDITION
- FRONT FLOOR
- SECOND FLOOR
- EXISTING FOUNDATION
- EXISTING ADDITION
- FRONT FLOOR
- SECOND FLOOR

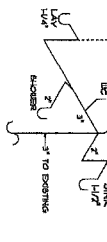
CUTTING, NOTCHING AND DRILLING



TOP PLATE FRAMING TO ACCOMMODATE PIPING

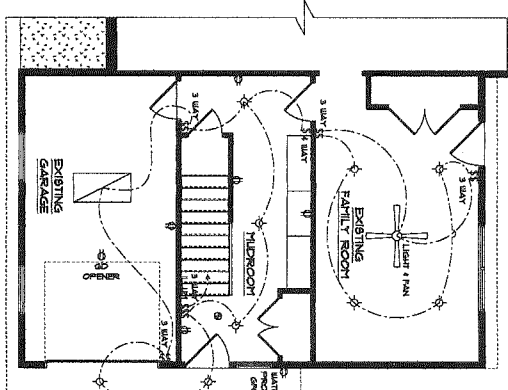


PLUMBING RISER DIAGRAM

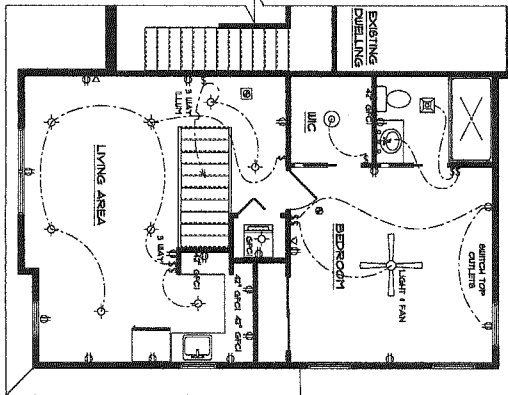


\*TRAPS ONLY - ALL VENTS SHALL BE PLACED ON REAR ROOF

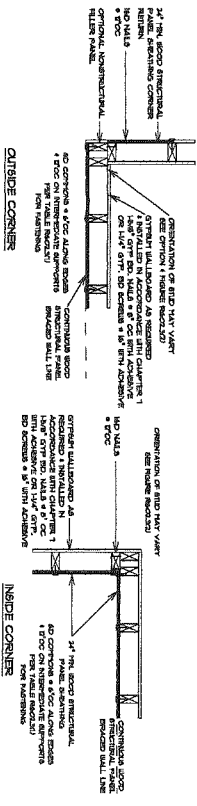
FIRST FLOOR ELECTRICAL PLAN



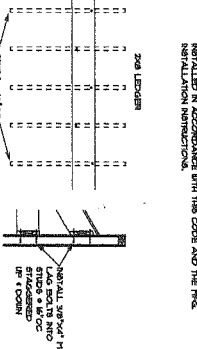
SECOND FLOOR ELECTRICAL PLAN



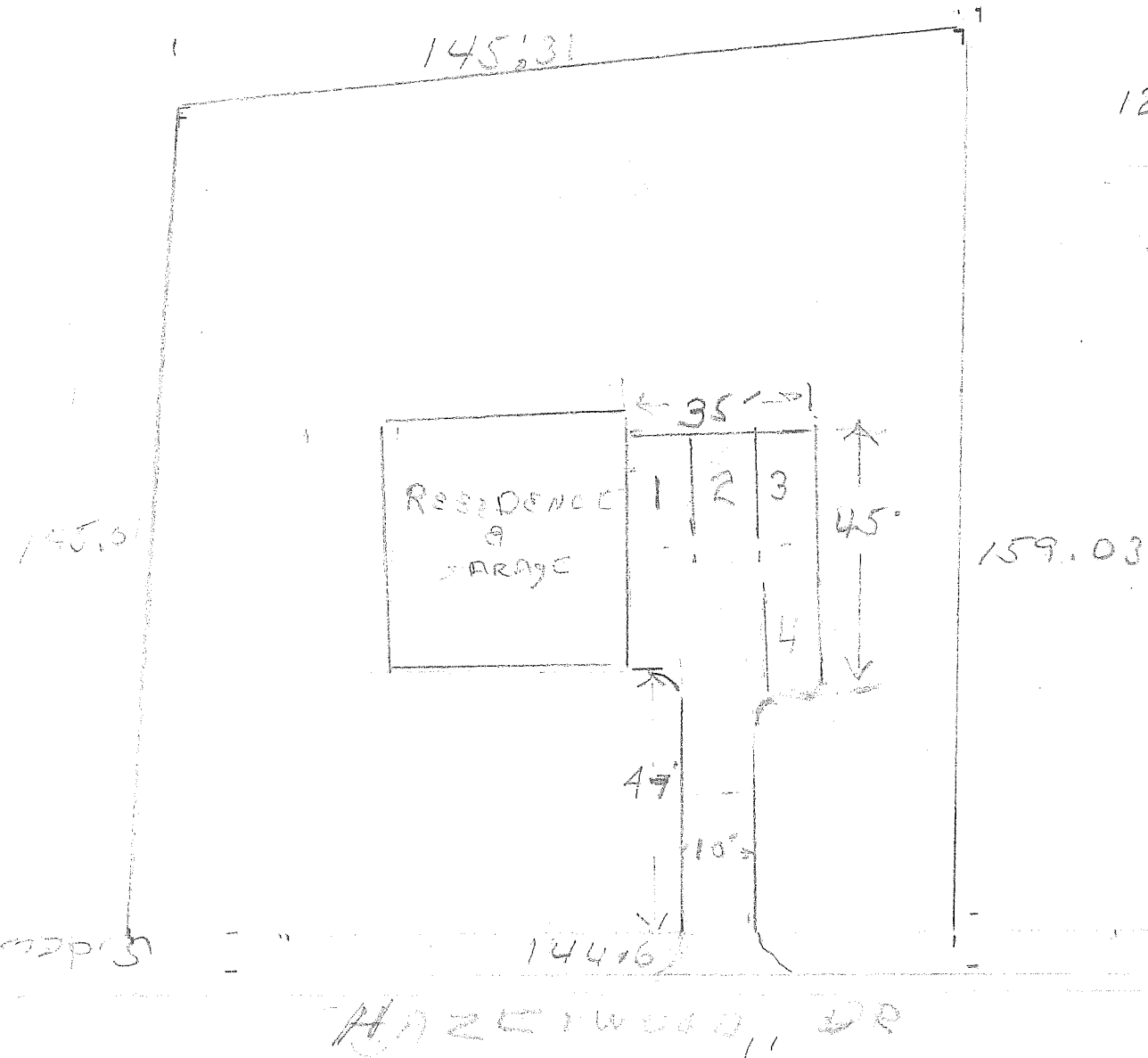
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING



LEDGER BOARD DETAIL



**Here's The Plan, LLC**  
541 Street Road, 2nd Floor, Southampton, PA 18986  
Office: 215-335-1282 Fax: 215-335-1282 Email: [info@herestheplan.com](mailto:info@herestheplan.com)  
ADDITIONAL INFORMATION TO EXISTING SINGLE FAMILY DWELLING  
DATE: 10/11/2018  
ELEVATION, SECTION, SPECIFICATIONS  
REV: 01/11/2018  
DRAWN BY: BRADY  
CHECKED BY: J. B. B. 2018  
AL OF 2



1216 HAZELWOOD DR  
PARKING

4-11' WIDE SPACES  
ON EXISTING PAVD

## Zoning Hearing Board Agenda Item Report

Meeting Date: August 27, 2018

Submitted by: Jesse Conte

Submitting Department: Administration

Item Type: Discussion

Agenda Section: #2276: Margaret M. McVeigh and Stephen S. Kennedy of 318 Summit Avenue, Fort Washington, PA 19034

---

### **Subject:**

Request a variance from Zoning Code Section 255-29 in order to build a detached garage partially within the 35-foot front yard setback area on a corner lot. The property is zoned B – Residential.

### **Suggested Action:**

### **Attachments:**

[#2276Notice.pdf](#)

[#2276Application.pdf](#)

[#2276Receipt.pdf](#)

[#2276Deed.pdf](#)

[#2276NeighborLtrs.pdf](#)

[#2276Plan.pdf](#)



**IRA S. TACKEL**  
President

**RONALD P. FELDMAN**  
Vice President

**REBECCA A. GUSHUE**

**LIZ FERRY**

**ROBERT H. MCGUCKIN**

**GARY V. SCARPELLO**

**MEREDITH L. FERLEGER**

**PAUL A. LEONARD**  
Township Manager

**GILBERT P. HIGH, JR.**  
Solicitor

## 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 Township Administration Building, 801 Loch Alsh Avenue, Fort Washington, Pennsylvania on **Monday August 27, 2018 at 7:30 PM**. During this meeting an application concerning **318 Summit Avenue, Fort Washington, PA 19034** will be heard.

**#2276:** *Margaret M. McVeigh and Stephen S. Kennedy of 318 Summit Avenue, Fort Washington, PA 19034* request a variance from Zoning Code Section 255-29 in order to build a detached garage partially within the 35-foot front yard setback area on a corner lot. The property is zoned B – Residential.

All residents of Upper Dublin Township interested in the above application may appear and be heard. 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 Code Enforcement Department and may be seen upon request.

By Order of the Zoning Hearing Board.

  
Richard D. Barton  
Zoning Officer

*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 Department of Code Enforcement.*

Advertisement Dates: August 12 and 19, 2018 - Ambler Gazette





Date Received: 7-26-18  
Fee Paid: \$500.  
1st Ad 8-12-18 / 2nd Ad 8-19-18  
Date of Hearing: 8-27-18

UPPER DUBLIN TOWNSHIP  
ZONING HEARING BOARD  
APPLICATION # 2276

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

Name of Applicant: MARGARET M. McVEIGH  
STEPHEN S. KENNEDY  
Address: 318 SUMMIT AVE  
City, State and Zip: FORT WASHINGTON, PA 19034  
Phone Number: 215-641-9169

Name of Owner: MARGARET M. McVEIGH  
STEPHEN S. KENNEDY  
Address: 318 SUMMIT AVE  
City, State and Zip: FORT WASHINGTON, PA 19034  
Phone Number: 215-641-9169

Name of Attorney: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Attorney Phone Number: 55 Kennedy Road, Fort Washington, PA

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 \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_, Paragraph \_\_\_\_\_  
☒ A Variance relating to the ☐ Use, ☐ Area, ☐ Frontage, ☒ Yard, ☐ Height, ☐ Parking,  
Other (specify) \_\_\_\_\_

The applicable provisions of the Zoning Ordinance are as follows:

Chapter <u>255</u>	Section <u>255</u>	Subsection <u>29</u>	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: 318 Street Name: SUMMIT AVE Deed Book: 4920 Page 00684  
Block Number: \_\_\_\_\_ Unit Number: \_\_\_\_\_ Parcel Number: 54-00-14674-00-5  
Zoning District: B Served by Public Sewer (y/n) Y Served by Public Water (y/n) Y  
Lot Size: 8,000 Lot Dimensions: 50 x 160 Street Frontage: 50

Describe the present use of the property and the existing improvements: SINGLE FAMILY RESIDENCE

Describe the proposed use of the property and the proposed improvements: SINGLE FAMILY RESIDENCE  
HOME WORKSHOP

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

If yes, please describe #2230. Setback variance for detached garage.

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: SEE ATTACHED, PLEASE.

STATE OF PENNSYLVANIA: SS  
COUNTY OF MONTGOMERY:

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

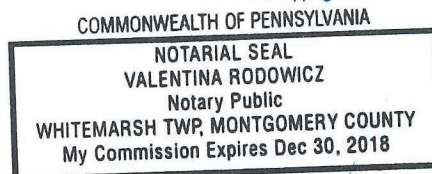
Sworn and subscribed to

before me, this 26<sup>TH</sup> day

of JULY, 20 18

[Signature]  
Notary Public

Stephen S. Kennedy  
Applicant  
Margaret Mary McVeigh  
Applicant



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

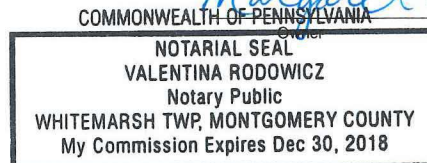
Sworn and subscribed to

before me, this 26<sup>TH</sup> day

of JULY, 20 18

[Signature]  
Notary Public

Stephen S. Kennedy  
Owner  
Margaret Mary McVeigh  
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.

or Architect

We believe that the Zoning Board should approve our request for a front yard setback variance due to a unique combination of site conditions that make it impossible for us to construct a usable accessory structure (workshop / garage) that is otherwise allowed in our zoning district. We received a variance in June 2017 to complete this project. We are now requesting a variance to move the accessory building 6 feet closer to the road in order to protect a large pin oak on our neighbor's property, the largest tree within the neighboring three properties.

In our previous request we included this information:

- Our 50-foot wide property is on a corner lot so that our 'side' yard is considered a 'front' yard. With the required 10-foot side yard setback on one side and 35-foot front yard setback on the other, this leaves a building envelope only 5-feet wide.
- Even with fire-resistant construction (allowing the accessory building to be 4-feet from the property line), the building envelope is still not wide enough for a structure to be used as a garage in the future.

In this request we add the following information regarding the tree, supplied by an arborist and the owner of the property on which the pin oak grows who is himself a landscape architect.

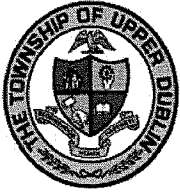
Please note the following:

- Our house, circa 1891, sits about 5 1/2 feet from the property line along Prospect Ave., much closer than the approx. 24' setback of our proposed accessory structure.
- Our immediate neighbor's accessory building sits almost directly on her front property line with no setback.
- We have located our proposed accessory building in the far back corner of the property to sit unobtrusively on the property.
- As part of this project, we will remove an existing non-conforming accessory structure that sits only about 18-inches from the side property line.

We have lived in Upper Dublin for twenty-eight years and have been good stewards of this home and property, maintaining the home's original architecture. The new structure will complement the traditional style of the main house as well.

Our immediate neighbors have signed the attached form in support of our project. They reside at:

- 316 Summit Avenue
- 400 Summit Avenue
- 323 Fort Washington Avenue



# Upper Dublin Township

Code Enforcement Department  
801 Loch Alsh Avenue  
Fort Washington, PA 19034  
Phone # 215-643-1600  
Fax # 215-643-8843  
<http://www.upperdublin.net>

# Payment Receipt

Date	Receipt No.
7/26/2018	PR-25223

Received From:

Margaret Mary McVeigh  
318 Summit Avenue  
Fort Washington, PA 19034

Check No.	Payment Method	Property Location
5201	Check	318 Summit Avenue

Item	Description	Qty	Rate	Amount
01-361-3300	Zoning Hearing Board Fees - Zoning Hearing		500.00	500.00

***PLEASE NOTE: Payment of the permit fee does not constitute issuance of a permit.  
After the Permit Application has been reviewed, approved, and processed, the permit will be either mailed  
or emailed to Homeowner and Contractor. Thank you.***

Karen Harrison, (215) 643-1600 ext. 3305

**TOTAL AMOUNT PAID**

\$500.00

PS

**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY PENNSYLVANIA**

*Jeanne Sorg*

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

**I hereby certify that the following is a true and correct  
copy of the original document  
recorded in Montgomery County, PA**



*Jeanne Sorg*  
\_\_\_\_\_  
Jeanne Sorg, Recorder of Deeds

Fee Simple/Trustee's Deed

**This Indenture** Made this 4th day of August 1989  
Between GLENN B. GEER and JANE A. GEER, h/w

(hereinafter called the Grantors ),

and STEPHEN S. KENNEDY and MARGARET MARY MC VEIGH, husband and wife

(hereinafter called the Grantees ),

**Witnesseth** That the said Grantor for and in consideration of the sum of  
ONE HUNDRED FIFTY-THREE THOUSAND 00/100 (\$153,000.00) DOLLARS  
lawful money of the United States of America, unto them well and truly paid by the said Grantee<sup>s</sup>, at or  
before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and  
sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm  
unto the said Grantee<sup>s</sup>, their heirs and assigns, in fee, as tenants by the entireties:

C954885

ALL THAT CERTAIN lot of land with the buildings and improvements thereon  
erected, Situate in Upper Dublin Township, Montgomery County,  
Pennsylvania described as follows to wit:

BEGINNING at a point at the intersection of the Northwestern side of  
Summit Avenue and the Southwesterly side of Prospect Avenue.

CONTAINING in front or breadth on said Summit Avenue 50 feet and  
extending of that width in length or depth between parallel lines with  
and along the Southwesterly side of Prospect Avenue 160 feet.

BEING 318 Summit Avenue

BEING ASSESSMENT PARCEL NUMBER 54-00-14674-00-5

BEING the same premises which Andrew B. Newman and Eleanor M. Newman,  
his wife by Deed dated February 9, 1979 and recorded in Montgomery  
County, in Deed Book 4389 page 242 conveyed unto Glenn B. Geer and Jane  
A. Geer, his wife, in fee.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
54-00-14674-00-5 UPPER DUBLIN  
318 SUMMIT AVE  
GEER GLENN B & JANE A  
E 046 U 020 L 32 1101 DATE: 08/15/89

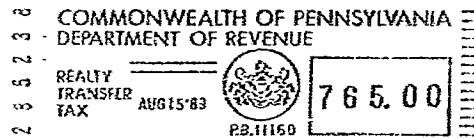
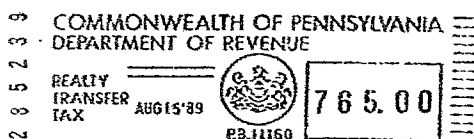
REALTY TRANS. TAX PAID
STATE 1,530.00
LOCAL 1,530.00
PER <i>AB</i>

1989 AUG 15 PM 2:10

BOOK 4920-684

**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 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<sup>s</sup>, 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 above described 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 Grantee<sup>s</sup>, their heirs and assigns, to and for the only proper use and behoof of the said Grantee<sup>s</sup>, their heirs and assigns forever, in fee, as tenants by the entireties.



**And** the said Grantors, for themselves, their heirs, executors and administrators do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and Assigns, that they the said Grantors, their heirs all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and Assigns, against them the said Grantors, heirs and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under him, her, them or any of them, shall and will **WARRANT** and forever **DEFEND**.

OR

the said

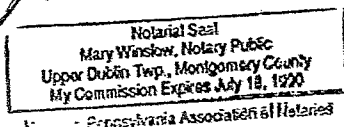
do covenant, promise and agree, to and with the said and assigns, by these presents, that

the said has not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

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

Sealed and Delivered  
IN THE PRESENCE OF US:

*Mary Winslow*



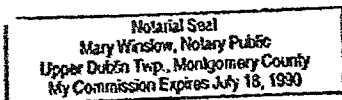
*Glenn B. Geer*  
GLENN B. GEER

*Jane A. Geer*  
JANE A. GEER

BOOK 4920 685

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF MONTGOMERY )SS.

On this, the 4 day of AUG, A.D. 1989, before me, MARY WINSLOW  
GLENN B GEER  
the undersigned officer, personally appeared JANE A GEER  
known to me (or satisfactorily proven) to be the person whose name is (are) 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.



Mary Winslow  
Notary Public  
My Commission Expires: July 18, 1990

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF )SS.

On this, the day of , A.D. 19 , before me,  
the undersigned officer, personally appeared who acknowledged  
himself (herself) to be the of  
a corporation and that he as such  
being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the  
corporation by himself (herself) as  
In Witness Whereof, I hereunto set my hand and official seal.

Notary Public  
My Commission Expires:

Trident Land Transfer Co.  
431 W. Lancaster Avenue  
Devon, PA 19333

(215) 889-7880

Title No. C954885

DEED

GLENN B. GEER and  
JANE A. GEER, h/w

to

STEPHEN S. KENNEDY and  
MARGARET MARY MC VEIGH,  
husband and wife

Premises: 318 Summit Avenue  
Upper Dublin Twp.  
Montgomery County  
Pennsylvania

CLT-2896

Montgomery County, SS  
Recorded in the Office for Recording of Deeds & c/o and  
for said County in DEED Book No. 4912  
Page 684 & c/o Witness my hand  
and seal of office

AUG 15 1989

Maryanne Bickenbach  
Recorder



BOOK 4920 686

The address of the above-named Grantee  
318 Summit Ave.  
Fort Washington, PA 19034  
On behalf of the Grantee



Earl H. Graffam  
316 Summit Avenue  
Fort Washington, PA 19034

Upper Dublin Township Zoning Hearing Board  
801 Loch Alsh Avenue  
Fort Washington, PA 19034

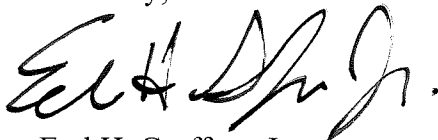
July 23, 2018

To Whom it May Concern,

We are writing in regards to our neighbor Stephen Kennedy's request for a variance for his property at 318 Summit Avenue. My wife and I have been apprised of the plans and are fully in support of the request. Furthermore, as a Landscape Architect, I feel in my professional opinion that moving the building closer to Prospect Avenue will be beneficial to the large pin oak tree that stands at the boundary between our two properties. The adjustment, placing the structure further away from the tree's root system, will be a much better arrangement for the long-term survival of the tree.

We would be happy to answer any further questions should the need arise. Please feel free to contact us if we can be of any help.

Sincerely,

A handwritten signature in black ink, appearing to read "Earl H. Graffam, Jr.", with a stylized, cursive script.

Earl H. Graffam, Jr.  
316 Summit Avenue  
Fort Washington


318 Summit Avenue  
Fort Washington, PA 19034

July 11, 2018

To the Zoning Board of Upper Dublin:

The following neighbors have seen the revised site plan for the proposed new accessory building and support our intention to build this structure.

Robynne and Skip Graffam  
316 Summit Avenue  
Fort Washington, PA 19034

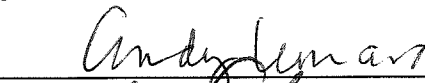
Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Emily Paulmier  
323 Fort Washington Avenue  
Fort Washington, PA 19034

Signature: \_\_\_\_\_

Cindy and John Leonard  
400 Summit Avenue  
Fort Washington, PA 19034

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Thank you for considering these signatures as part of our application.



"You'll love doing business  
with us...Guaranteed!"

1955 Pioneer Road • Huntingdon Valley, PA 19006  
phone: 215-682-7704 • 610-945-0400  
fax: 215-682-9255 • website: www.giroudtree.com  
email: customerservice@giroudtree.com

# TREE & LAWN CARE PROPOSAL

DATE: 7-9-18 TIME:

NAME: Stephen Kennedy

ADDRESS: 318 Summit Ave

CITY: Ft Wash 19034

PHONE:

E-MAIL:

ARBORIST REPRESENTATIVE: Rob Polay

To whom it may concern:

Looking to see if the Kennedy's can move  
their new studio to be built an additional  
6 ft. further away from neighbors Tree in rear  
in order to have less impact on the Trees  
root system

Total: \$

I authorize the work above. (Customer Signature/Date)

Performed according to ANSI A3000 industry  
standards for tree care, unless noted otherwise.

Plant Health Care (PHC) and Lawn Care (LC) Treatments (subject to PA & local tax where applicable)

Per Visit #Visit Cost

pH \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Irrigation \_\_\_\_\_ Invisible Fence \_\_\_\_\_ Lighting \_\_\_\_\_ Other \_\_\_\_\_ Total: \$

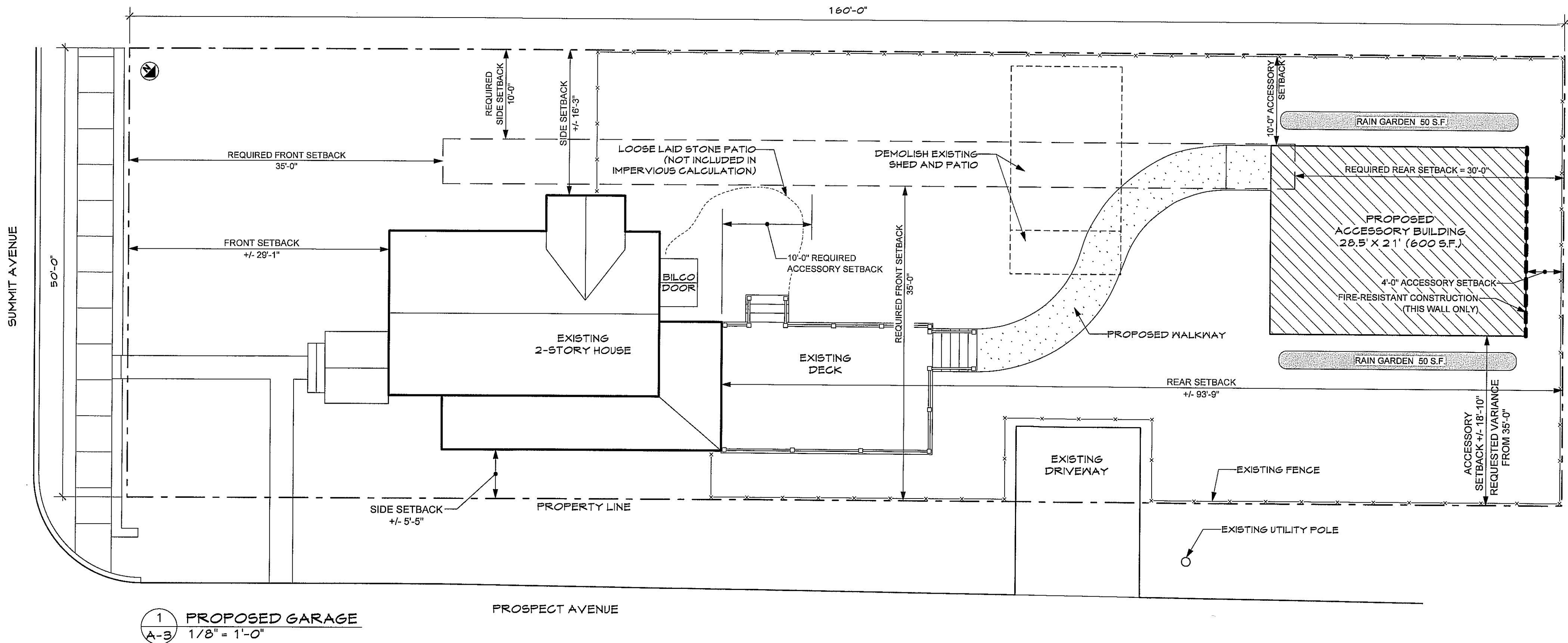
I authorize proceeding with the treatments listed above, \_\_\_\_\_, (Customer Signature/Date) **54**

Credit Card Authorization: I authorize Giroud, Inc. to utilize the following credit card for payment.

Card Number: \_\_\_\_\_ Exp: \_\_\_\_\_ Val Code: \_\_\_\_\_ Signature: \_\_\_\_\_

Please circle credit card type:

Please circle type(s) of work authorized for credit card use: GTW / PHC / LC  
Terms and Conditions: Payment due upon completion.



# Upper Dublin Zoning Code

§ 255-29. Lot, yard and bulk requirements.  
[Amended 8-12-2014 by Ord. No. 14-1291, § 3]

Accessory buildings, structures, and uses may be erected or conducted in a side or rear yard, but not a front yard, must be completely detached from the principal building, structure or use, and must meet all of the following criteria:

A. Height. Unless otherwise specifically permitted or prohibited by any other law or regulation, accessory buildings and structures shall not be greater in height, measured from grade, than the lesser of 22 feet or the height of the principal building or structure measured from grade to the peak of the principal building roof.

B. Size. An accessory building or structure, other than a barn may not exceed 600 square feet in building coverage.

C. Principal building setback. Accessory buildings, structures, and uses shall be situated no closer than 10 feet from the principal building, structure, or use unless a greater building setback is specifically required by any other law or regulation.

D. Lot line setback. Accessory buildings, structures, and uses shall be located no closer to any side or rear property line than the greater distance of 10 feet or other applicable specific accessory building, structure, or use setback requirement. In B, C and NH Residential Districts, accessory buildings or structures may be set back no closer than four feet to any side and rear property line, provided they are of fire-resistant construction and no other applicable specific accessory building, structure, or use setback requirement applies. Utility boxes, to include other outdoor storage containers not exceeding 200 cubic feet, are exempt from setback requirements.

§ 255-17. Modification of front yard requirements.

B. In case of a corner lot, in residential districts, there shall be two front yards (those abutting streets), one side and one rear yard, all of which meet the requirements for the district in which the lot is located. [Amended 1-10-1995 by Ord. No. 879]

## Zoning Hearing Board Agenda Item Report

Meeting Date: August 27, 2018

Submitted by: Jesse Conte

Submitting Department: Administration

Item Type: Discussion

Agenda Section: #2277: Frank A. Ramsden of 1903 Durham Road, New Hope, PA 18938, for the property located at 1716 Howe Lane

---

### **Subject:**

Requests a variance from Zoning Code Section 255-43.1.A(1) in order to construct a covered porch partially within the 25 foot side yard setback area. The property is zoned A-1 Residential.

### **Suggested Action:**

### **Attachments:**

[#2277Notice.pdf](#)

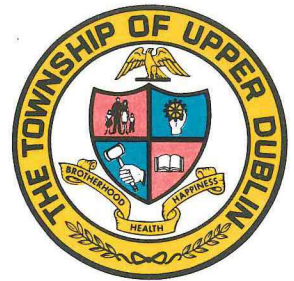
[#2277Application.pdf](#)

[#2277Receipt.pdf](#)

[#2277Deed.pdf](#)

[#2277Plan.pdf](#)

[#2277PlotPlan.pdf](#)



**IRA S. TACKEL**  
*President*

**RONALD P. FELDMAN**  
*Vice President*

**REBECCA A. GUSHUE**

**LIZ FERRY**

**ROBERT H. MCGUCKIN**

**GARY V. SCARPELLO**

**MEREDITH L. FERLEGER**

**PAUL A. LEONARD**  
*Township Manager*

**GILBERT P. HIGH, JR.**  
*Solicitor*

## 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 Township Administration Building, 801 Loch Alsh Avenue, Fort Washington, Pennsylvania on **Monday August 27, 2018 at 7:30 PM**. During this meeting an application concerning **1716 Howe Lane, Ambler, PA 19002** will be heard.

**#2277:** *Frank A. Ramsden of 1903 Durham Road, New Hope, PA 18938*, for the property located at 1716 Howe Lane, requests a variance from Zoning Code Section 255-43.1.A(1) in order to construct a covered porch partially within the 25 foot side yard setback area. The property is zoned A-1 Residential.

All residents of Upper Dublin Township interested in the above application may appear and be heard. 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 Code Enforcement Department and may be seen upon request.

By Order of the Zoning Hearing Board.

*Richard D. Barton*  
Richard D. Barton  
Zoning Officer

*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 Department of Code Enforcement.*

Advertisement Dates: August 12 and 19, 2018 - Ambler Gazette



Date Received: 8/1/18  
Fee Paid: \$500.00  
1st Ad 8-12-18 / 2nd Ad 8-19-18  
Date of Hearing: 8/27/18

UPPER DUBLIN TOWNSHIP  
ZONING HEARING BOARD  
APPLICATION # 2299

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

email: framsden@gmail.com Name of Applicant: FRANK A. RAMSDEN, Contractor email: KOLERE CAVANAUGH  
Address: 1903 Durham Rd. Address: 1716 Howe Lane  
City, State and Zip: New Hope Pa 18938 City, State and Zip: Ambler Pa. 19002  
Phone Number: 215 518 2477 Phone Number: 215 870 0432

Name 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 \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_, Paragraph \_\_\_\_\_  
☒ A Variance relating to the ☐ Use, ☐ Area, ☒ Frontage, ☒ Yard, ☐ Height, ☐ Parking,  
Other (specify) \_\_\_\_\_

The applicable provisions of the Zoning Ordinance are as follows:

Chapter <u>255</u>	Section <u>255-43.1</u>	Subsection <u>A. (1)</u>	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: 1716 Street Name: Howe Lane Deed Book: 5299 Page 01983  
Block Number: 5K Unit Number: 10 Parcel Number: 54-00-08759-02-5  
Zoning District: A1 Served by Public Sewer ☒ Yes Served by Public Water ☒ Yes  
Lot Size: 23,133 Sq. FT. Lot Dimensions: 110' x Irregular Street Frontage: 110'  
Describe the present use of the property and the existing improvements: Single Family Dwelling

Describe the proposed use of the property and the proposed improvements: HOME, NEW FRONT PORCH WITH SEATING

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 Wheatfield Section #20 Date of approval by Township 11/2/91



Kolen - please sign & have Notarized, email back to me with copy of Deed, ASAP

I/We believe that the Zoning Board should approve this request because: We would like to have a new front porch with room for a seating area. Our neighbor who shares our side boundary has a carport that extends all the way to my side boundary.

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 31<sup>st</sup> day  
of July, 20 18  
Marla Matteo  
Notary Public

Frank Ramsdell, Contractor  
Applicant  
[Signature]  
Applicant

Commonwealth of Pennsylvania - Notary Seal  
MARLA MATTEO - Notary Public  
Philadelphia County  
My Commission Expires Apr 27, 2022  
Commission Number 1328488

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

Sworn and subscribed to

before me, this 31<sup>st</sup> day  
of July, 20 18  
Marla Matteo  
Notary Public

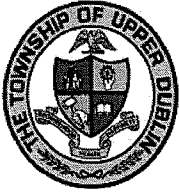
Koleen Carnaugh  
Owner  
X Kolen  
Owner

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 Department  
801 Loch Alsh Avenue  
Fort Washington, PA 19034  
Phone # 215-643-1600  
Fax # 215-643-8843  
<http://www.upperdublin.net>

## Invoice

Date	Invoice #
8/1/2018	IN-20879

**PAID**  
**08/01/2018**

Bill To:	
FRANK A RAMSDEN CONTRACTOR INC 1903 DURHAM ROAD NEW HOPE, PA 18938	
	Property Location
	1716 Howe Lane

Item #	Description	Qty	Rate	Amount
01-361-3300	Zoning Hearing Board Fees		500.00	500.00

Upper Dublin  
Misc  
801 Loch Alsh Ave  
Fort Washington, PA 19034  
Phone: 215-643-1600  
08/01/18 15:01

**Sale**

Merchant ID: 218999  
Sequence #: 006  
Card Type: MASTERCARD  
Auth. Code: 02134Z  
Acct. No: \*\*\*\*\*3508

Amount: 500.00

**APPROVED**

We authorize payment of this invoice

**PLEASE NOTE: Payment of the permit fee does not constitute issuance of a permit.**  
**After the Permit Application has been reviewed, approved, and processed, the permit will be either mailed or emailed to Homeowner and Contractor. Thank you.**

Please make all checks payable to "Upper Dublin Township".

Geri Bauer, (215) 643-1600 ext. 3205

Total	\$500.00
Payments	-\$500.00
<b>Balance Due</b>	<b>\$0.00</b>

**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY PENNSYLVANIA**  
*Jeanne Sorg*

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

**I hereby certify that the following is a true and correct  
copy of the original document  
recorded in Montgomery County, PA**



*Jeanne Sorg, Recorder of Deeds*

**This Indenture** made this 22 day of November 1999.

Between

**ROBERT M. MORRIS and IRENE T. MORRIS**

REALTY TRANS. TAX PAID	
STATE	2450.00
LOCAL	2450.00
PER	00

(hereinafter called the Grantors),

**JOHN C. CAVANAUGH and KOLEEN CAVANAUGH**

(hereinafter called the Grantees)

**Witnesseth** that the said Grantors for and in consideration of the sum of:  
**Two Hundred Forty-Five Thousand and 00/100 (\$245,000.00)**

dollars lawful money of the United States of America, unto the Grantors well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns,

*as tenants by the entirety*

File # D257008

Please See Exhibit "A" Attached For Legal Description.

#27409	
UPPER DUBLIN TWP	2450.0
STATE STAMP	2450.0
TOTAL	4900.0
CHECK	2450.0
CHECK	2450.0
ITEM 2	
12-09-99 THU #1	CASH-11 4720 151

DB5299PG1983

ED TO AND FORMING A PART OF TITLE INSURANCE COMMITMENT  
D257008DC

DESCRIPTION and RECITAL

ALL THAT CERTAIN lot or piece of ground.

SITUATE in Upper Dublin Township, Montgomery County, Pennsylvania, bounded and described to a Subdivision Plan of Wheatfield Section #2, prepared for Roy V. Williams by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated October 6, 1971 and Last Revised November 2, 1971 and recorded in Plan Book A-19 page 60, as follows, to wit:-

BEGINNING at a point on the Northwesterly side of Howe Lane (50 feet wide) said point being measured the Four following courses and distances from a point of curve on the Easterly side of Wright Drive (50 feet wide); (1) leaving Wright Drive on the arc of a circle curving to the left having a radius of 10.00 feet the arc distance of 15.71 feet to a point of tangent on the Northerly side of Howe Lane; (2) South 86 degrees 56 minutes 45 seconds East 46.47 feet to a point of curve; (3) Northeastwardly on the arc of a circle curving to the left having a radius of 125.00 feet the arc distance of 120.50 feet to a point of tangent; and (4) North 37 degrees 49 minutes 15 seconds East 307.18 feet to the point of beginning; thence extending from said point of beginning and along Lot Number 32 as shown on the above mentioned plan, North 52 degrees 10 minutes 45 seconds West 205.92 feet to a point on line of lands now or late of Roy V. Williams; thence extending along the same North 33 degrees 16 minutes East 110.35 feet to a point a corner of Lot Number 34 as shown on the above mentioned plan; thence extending along the same South 52 degrees 10 minutes 45 seconds East 214.68 feet to a point on the Northwestwardly side of Howe Lane; thence extending along the same South 37 degrees 49 minutes 15 seconds West 110.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 23.133 square feet more or less.

BEING LOT NO. 33 as shown on the above mentioned Plan.

BEING NO. 1716 Howe Lane, Upper Dublin Township, Montgomery County, PA.

BEING ASSESSMENT PARCEL NO. 54-00-08759-25

BEING the same premises which Kardon Homes, Inc. by Deed dated May 15, 1973 and recorded in Montgomery County, in Deed Book 3850 page 466 conveyed unto Robert M. Morris and Irene T. Morris, his wife, in fee.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
54-00-08759-02-5 UPPER DUBLIN  
1716 HOWE LN  
MORRIS ROBERT M & IRENE T  
B 006K U 010 L 33 1101 DATE: 12/08/99

EXHIBIT "A"

NR5299PG1984

With all and singular the buildings and improvements, ways, streets, alleys, 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 grantors, 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 above described 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, *as tenants by the entirety.*

**And** the said Grantors for her/him/them self/selves, their heirs, executors, administrators do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and Assigns, that they the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and Assigns, against they the said Grantors and against all and every Person or Persons whomever lawfully claiming to or to claim the same or any part thereof, by from, or under him/her/them or any of them, shall and will WARRANT and forever DEFEND.

OR

the said

do ~~covenant, promise and agree, to and with the said and assigns, by these presents, that the said has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.~~

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

*Scaled and Delivered*  
IN THE PRESENCE OF US:

  
ROBERT M. MORRIS

  
IRENE T. MORRIS

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Montgomery

On this, the 22 day of November, A.D. 1999, before me, the undersigned officer, personally appeared ROBERT M. MORRIS and IRENE T. MORRIS known to me (or satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Suzanne J. Morrison  
Notary Public

My Commission Expires:

NOTARIAL SEAL  
SUZANNE J. MORRISON, Notary Public  
Pottstown Borough, Bucks County  
My Commission Expires April 2, 2001

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF

On this, the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_ who acknowledged himself (herself) to be the \_\_\_\_\_ of \_\_\_\_\_ and that he as such being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as

In Witness Whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission Expires:

Grantor(s): ROBERT M. MORRIS and IRENE T. MORRIS  
To  
Grantee(s): JOHN C. CAVANAUGH and KOLBEN CAVANAUGH  
Premises: 1716 HOWE LANE, UPPER DUBLIN TWP., MONTGOMERY COUNTY

The address of the above-named Grantee is

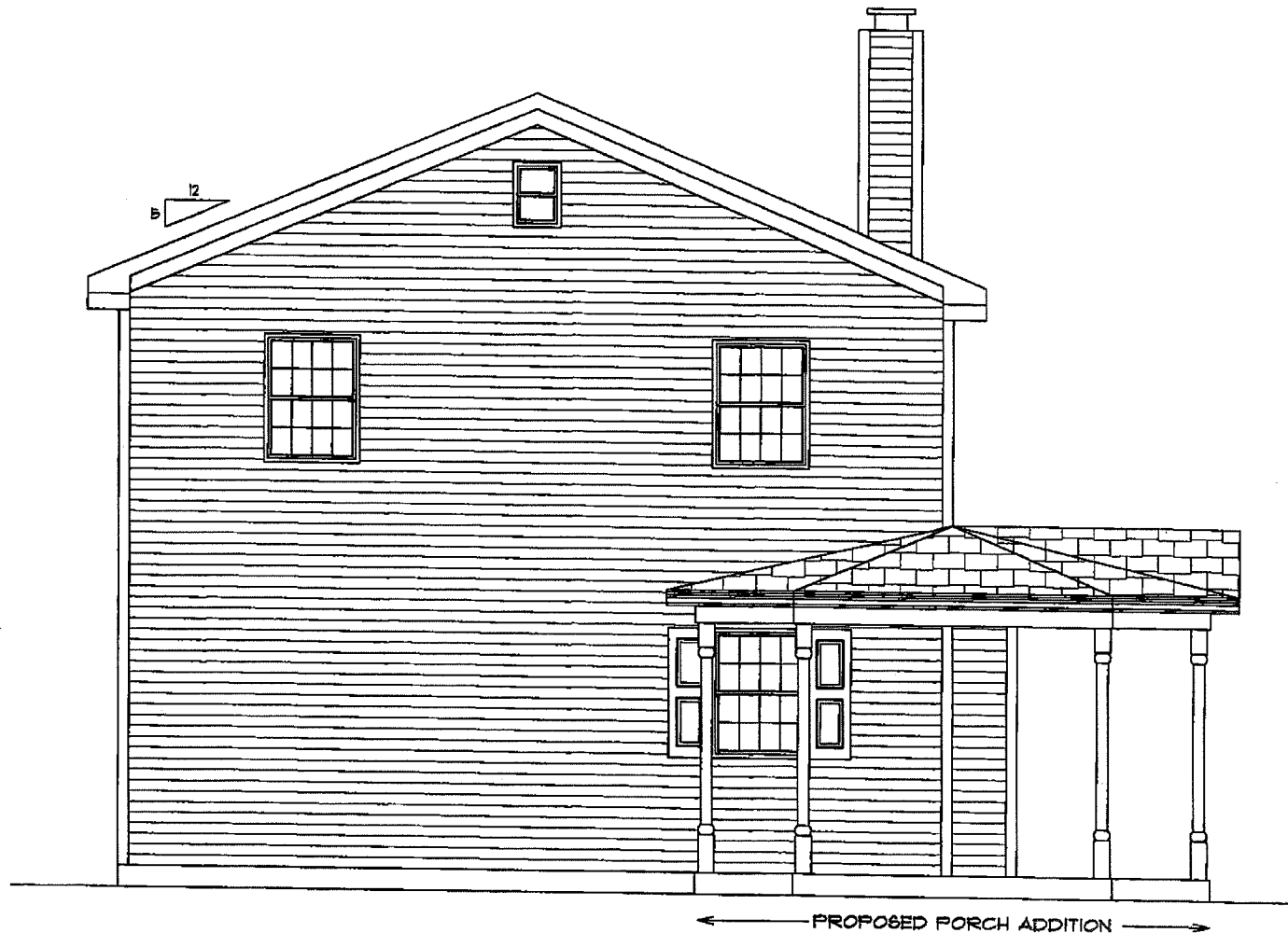
1716 Howe Lane  
Maple Glen, Pa 1902

On behalf of the Grantee Suzanne J. Morrison

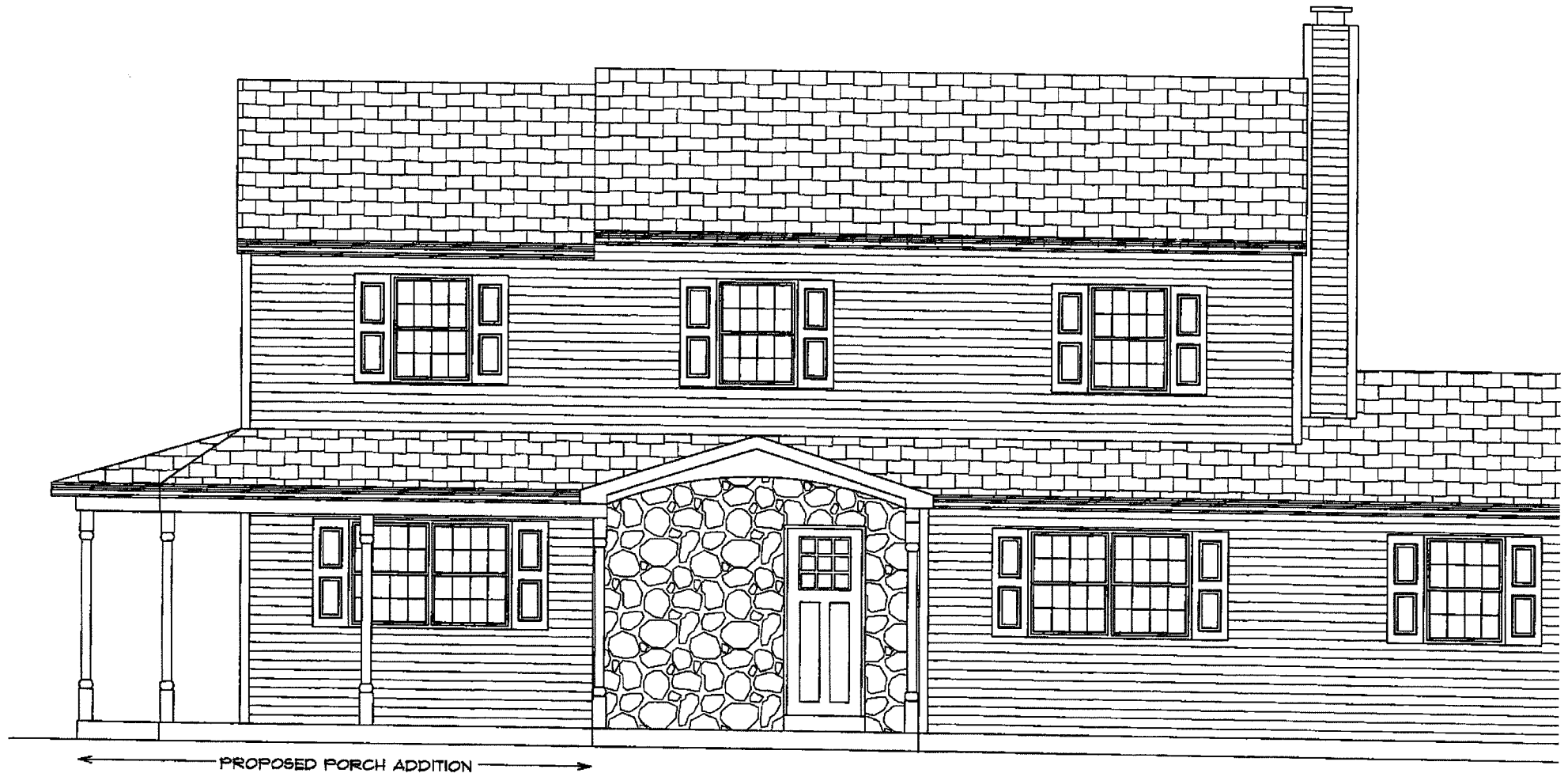


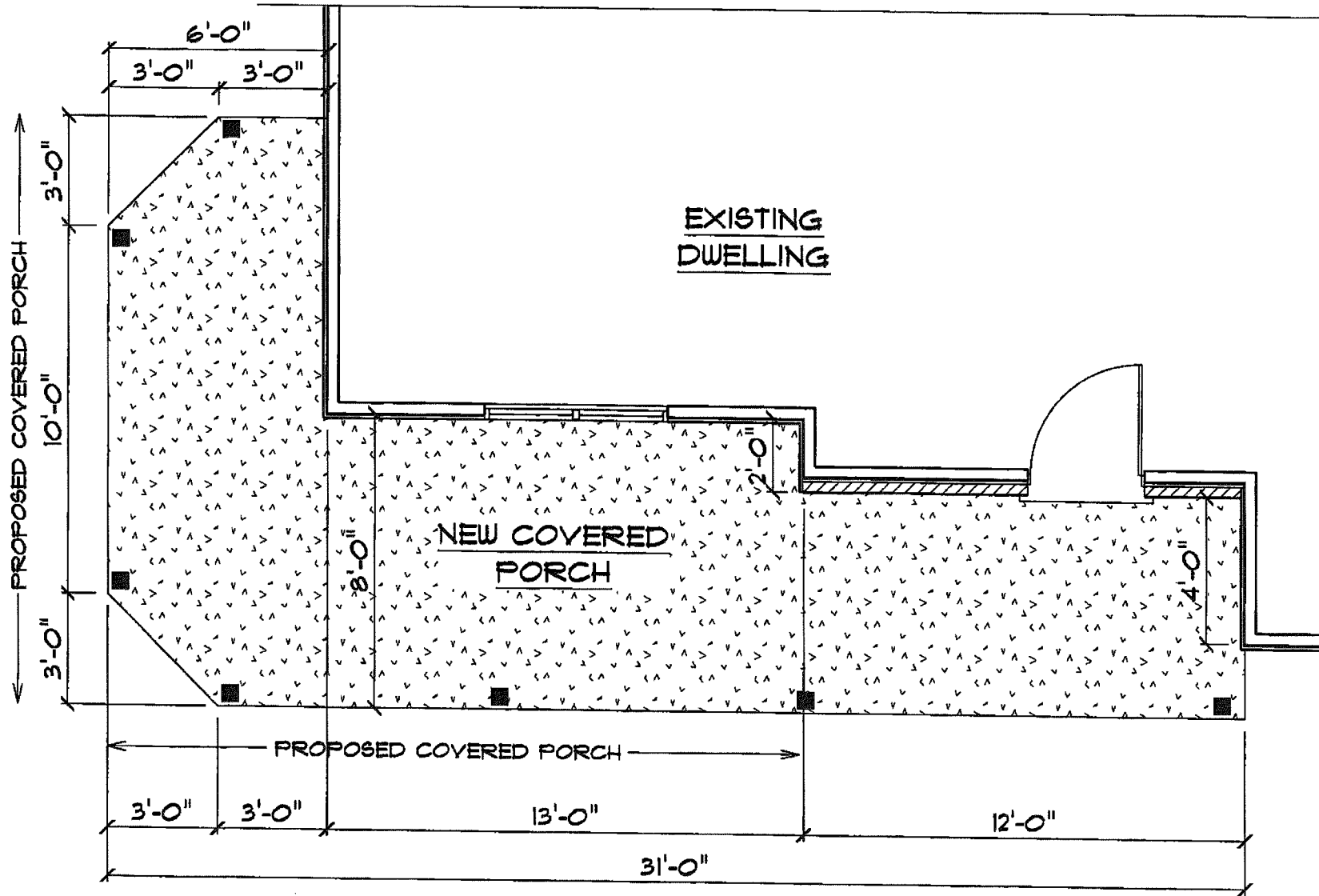
Suzanne J. Morrison





**PROPOSED LEFT SIDE ELEVATION**  
 $\frac{3}{16}'' = 1' - 0''$





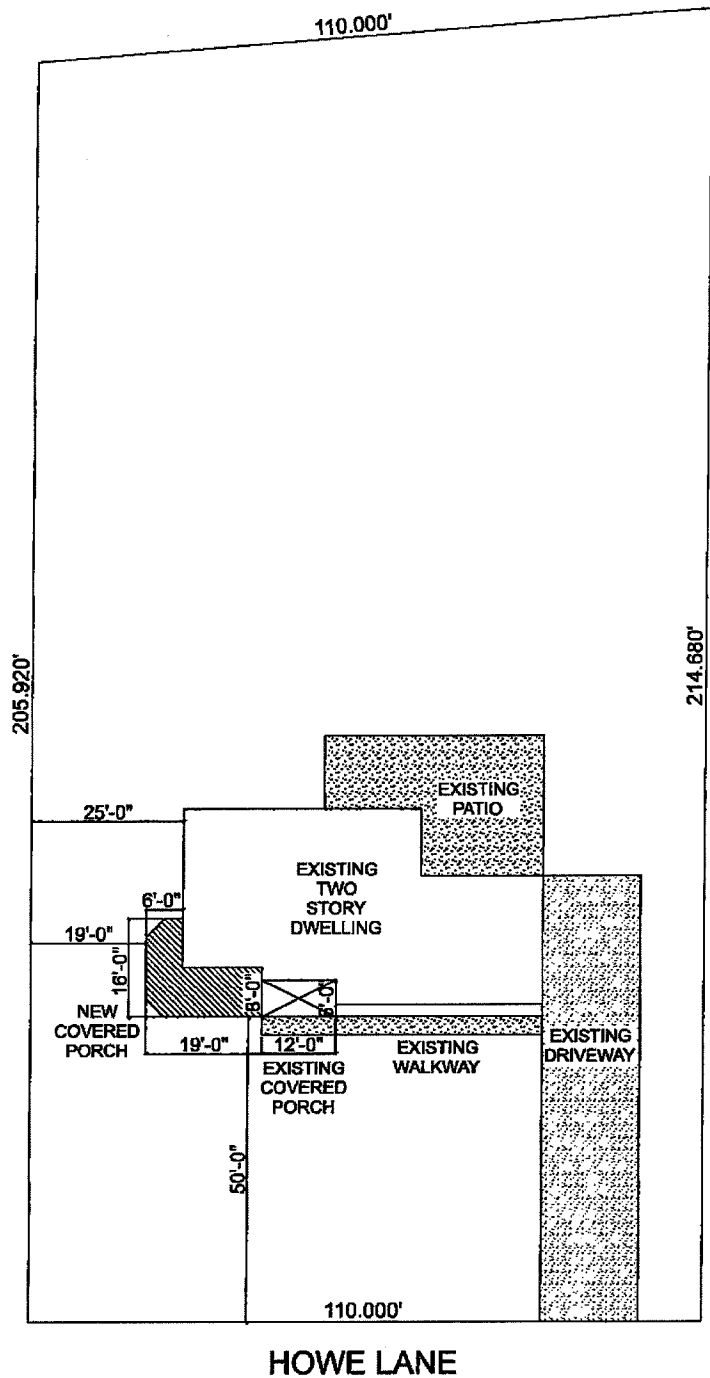
$$\frac{1}{4}'' = 1' - 0''$$

LOT SIZE	23,133SF
EXISTING SINGLE FAMILY DWELLING	1,534SF
EXISTING COVERED PORCH	72SF
NEW COVERED PORCH	191SF
TOTAL BUILDING COVERAGE	1,797SF
	7.7%
EXISTING PATIO	648SF
EXISTING WALKWAY	137SF
EXISTING DRIVEWAY	1,136SF
TOTAL IMPERVIOUS COVERAGE	3,718SF
	16%

ZONE	A1
FRONT YARD	50'
REAR YARD	50'
SIDE YARDS	25'
MAX. IMPERVIOUS	15%
MAX. IMPERVIOUS	25%

**1716 HOWE LANE,  
AMBER, PA  
UPPER DUBLIN  
TOWNSHIP**

**SITE PLAN**  
**1" = 30'**



## Zoning Hearing Board Agenda Item Report

Meeting Date: August 27, 2018

Submitted by: Jesse Conte

Submitting Department: Administration

Item Type: Discussion

Agenda Section: #2279: John S. Fauske of 1891 Farmview Road, Maple Glen, PA 19002

---

### **Subject:**

Requests a variance from Zoning Code Section 255-43.B in order to reconstruct a portion of the existing home within the 50 foot front yard setback area. The property is zoned A-Residential.

### **Suggested Action:**

#### **Attachments:**

[#2279Notice.pdf](#)

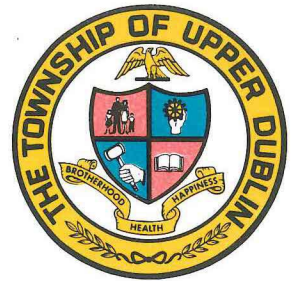
[#2279Application.pdf](#)

[#2279Receipt.pdf](#)

[#2279Deed.pdf](#)

[#2279Email.pdf](#)

[#2279Plan.pdf](#)



## NOTICE OF PUBLIC HEARING

**IRA S. TACKEL**  
*President*

**RONALD P. FELDMAN**  
*Vice President*

**REBECCA A. GUSHUE**

**LIZ FERRY**

**ROBERT H. MCGUCKIN**

**GARY V. SCARPELLO**

**MEREDITH L. FERLEGER**

**PAUL A. LEONARD**  
*Township Manager*

**GILBERT P. HIGH, JR.**  
*Solicitor*

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 Township Administration Building, 801 Loch Alsh Avenue, Fort Washington, Pennsylvania on **Monday August 27, 2018 at 7:30 PM**. During this meeting an application concerning **1891 Farmview Road, Maple Glen, PA 19002** will be heard.

**#2279:** *John S. Fauske of 1891 Farmview Road, Maple Glen, PA 19002* requests a variance from Zoning Code Section 255-43.B in order to reconstruct a portion of the existing home within the 50 foot front yard setback area. The property is zoned A-Residential.

All residents of Upper Dublin Township interested in the above application may appear and be heard. 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 Code Enforcement Department and may be seen upon request.

By Order of the Zoning Hearing Board.

  
Richard D. Barton  
Zoning Officer

*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 Department of Code Enforcement.*

Advertisement Dates: August 12 and 19, 2018 - Ambler Gazette

Date Received: 8/2/18  
Fee Paid: \$500.00  
1st Ad 8-12-18 /2nd Ad 8-19-18  
Date of Hearing: 8/29/18

UPPER DUBLIN TOWNSHIP  
ZONING HEARING BOARD  
APPLICATION # 2279

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

email: jsf1931@verizon.net  
Name of Applicant: John S. Fauske Name of Owner: John S. Fauske  
Address: 1891 Farmview road Address: 1891 Farmview road  
City, State and Zip: Maple Glen, PA 19002 City, State and Zip: Maple Glen, PA 19002  
Phone Number: 215-873-5434 Phone Number: 215-873-5434  
Name 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) Reconstruct a portion of the existing home within the 50' setback

This appeal seeks:

- ☐ An interpretation of the ordinance or map  
☐ A special exception under Article \_\_\_\_\_, Section \_\_\_\_\_, Subsection \_\_\_\_\_, Paragraph \_\_\_\_\_  
☒ A Variance relating to the ☐ Use, ☐ Area, ☒ Frontage, ☒ Yard, ☐ Height, ☐ Parking,  
Other (specify) Reconstruct a portion of our home within the 50 Setback

The applicable provisions of the Zoning Ordinance are as follows:

Chapter <u>255</u>	Section <u>255</u>	Subsection <u>43</u>	Paragraph <u>B</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: 1891 Street Name: Farmview road Deed Book: 6065 Page 02768  
Block Number: 5A Unit Number: 8 Parcel Number: 54-00-16923-00-8  
Zoning District: A Served by Public Sewer (y/n) Y Served by Public Water (y/n) Y  
Lot Size: 30,122 Sq. FT. Lot Dimensions: 163 X Irregular Street Frontage: 163  
Describe the present use of the property and the existing improvements: Residential

Describe the proposed use of the property and the proposed improvements: Single family residence - Improving curb appeal, better facilitate "aging in place", repair/replace foundation and slab, improving energy efficiency.

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 Oak Terrace Homes Inc. Date of approval by Township 11/23/56



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

The general purpose for reconstruction is to modernize and upgrade the home to facilitate "aging in place". The current first floor area within the setback area is 22" below the first floor of the main house level. By reconstructing this portion of the house we are able to raise the floor to be level and provide a proper crawl space for HVAC and utilities. Additional benefits and value is that this will greatly improve curb appeal and is consistent with the surrounding properties.

STATE OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY:

John S. Fauske

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

John S. Fauske  
Applicant

before me, this 2 day

of August, 2018

Karin Christiensen

Notary Public

Applicant

Commonwealth of Pennsylvania – Notary Seal  
KARIN CHRISTIANSEN – Notary Public  
Montgomery County  
My Commission Expires Jan 22, 2022  
Commission Number 1324332

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

Sworn and subscribed to

John S. Fauske  
Owner

before me, this 2 day

of August, 2018

Karin Christiensen

Notary Public

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.

or Architect



# Upper Dublin Township

Code Enforcement Department  
801 Loch Alsh Avenue  
Fort Washington, PA 19034  
Phone # 215-643-1600  
Fax # 215-643-8843  
<http://www.upperdublin.net>

# Payment Receipt

Date	Receipt No.
8/2/2018	PR-25267

Received From:
John Fauske 1891 Farmview Road Maple Glen, PA. 19002

Check No.	Payment Method	Property Location
1091	Check	1891 Farmview Road

Item	Description	Qty	Rate	Amount
01-361-3300	Zoning Hearing Board Fees		500.00	500.00

***PLEASE NOTE: Payment of the permit fee does not constitute issuance of a permit. After the Permit Application has been reviewed, approved, and processed, the permit will be either mailed or emailed to Homeowner and Contractor. Thank you.***

Geri Bauer, (215) 643-1600 ext. 3205	<b>TOTAL AMOUNT PAID</b>	\$500.00
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MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE

Jeanne Sorg, Recorder of Deeds

Office (610) 278-3289

CUSTOMER RECEIPT

Receipt #: 17131694  
Printed: 10/20/2017 09:18:03 AM  
Collected: 10/20/2017 09:18:02 AM  
Paid By: KATZMAN LAW OFFICE PC  
Submitted By: KATZMAN LAW OFFICE PC

Transaction #: 3647982  
Operator ID: hlattanz  
Payment Comment:

Charges

DEED BK 6065 PG 02768  
#2017079159  
Recorded: 10/20/2017 09:18:02 AM

# of Pages: 3	# of Names: 3	# of Parcels: 1
Recording Fee:Deed	\$95.00	State RTT
Upper Dublin Township	\$1,425.00	Upper Dublin School
RTT		District RTT

SUBTOTAL \$5,795.00

Total Charges for Document(s): \$5,795.00

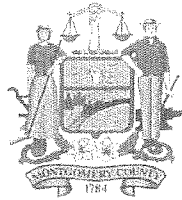
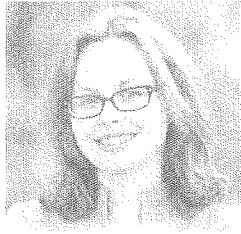
Payment

Tax Check 262	\$5,700.00
Check 263	\$95.00

Totals

Total Amount Due:	\$5,795.00
Total Amount Paid:	\$5,795.00
Refund ():	\$0.00

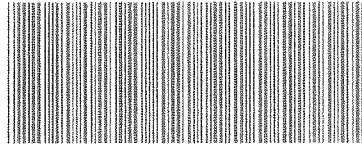
Jeanne Sorg  
Montgomery County Recorder of Deeds



**RECORDER OF DEEDS  
MONTGOMERY COUNTY**  
*Jeanne Sorg*

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 6065 PG 02768 to 02771**  
INSTRUMENT # : 2017079159  
RECORDED DATE: 10/20/2017 09:18:02 AM



3528345-0008V

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

**Document Type:** Deed  
**Document Date:** 10/17/2017  
**Reference Info:**

**Transaction #:** 3647982 - 1 Doc  
(s)  
**Document Page Count:** 3  
**Operator Id:** hlattanz

**RETURN TO:** (Mail)  
KATZMAN LAW OFFICE PC  
1117 BRIDGE ROAD  
SUITE A PO BOX 268  
CREAMERY, PA 19430

**PAID BY:**  
KATZMAN LAW OFFICE PC

**\* PROPERTY DATA:**

Parcel ID #: 54-00-16723-00-8  
Address: 1891 FARMVIEW RD

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

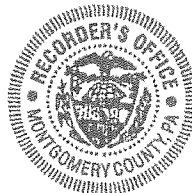
**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT:**  
**\$285,000.00**

**FEES / TAXES:**

Recording Fee: Deed	\$95.00
State RTT	\$2,850.00
Upper Dublin Township RTT	\$1,425.00
Upper Dublin School District RTT	\$1,425.00
<b>Total:</b>	<b>\$5,795.00</b>

DEED BK 6065 PG 02768 to 02771  
Recorded Date: 10/20/2017 09:18:02 AM  
I hereby CERTIFY that this document is  
recorded in the Recorder of Deeds Office in  
Montgomery County, Pennsylvania.



**Jeanne Sorg**  
Recorder of Deeds

Rev1a 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

Prepared by and Return to:

Katzman Law Office, P.C.  
Adam T. Katzman, Esquire  
1117 Bridge Road, Ste A  
PO Box 268  
Creamery, PA 19430  
(610) 409-2909

Parcel # 54-00-16723-00-8

RECORDER OF DEEDS  
MONTGOMERY COUNTY

2017 OCT 20 A 8:12  
MONTGOMERY COUNTY COMMISSIONERS' REGISTRY  
54-00-16723-00-8 UPPER DUBLIN  
1891 FARMVIEW RD  
BURKE H VIRGINIA  
B 005A U 008 L 1 1101 DATE: 10/20/2017

\$15.00  
JG

**This Indenture**, made the 17<sup>th</sup> day of October, 2017,

**Between**

H. VIRGINIA BURKE,

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

JOHN S. FAUSKE & HENNY FAUSKE

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

**Witnesseth**, that the said Grantor for and in consideration of the sum of Two Hundred Eighty Five Thousand Dollars (\$285,000.00) lawful money of the United States of America, unto it 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, in FEE SIMPLE ABSOLUTE as JOINT TENANTS BY THE ENTIRETIES.

ALL THAT CERTAIN lot or tract of ground with the buildings and improvements to be thereon erected, SITUATE in the Township of Upper Dublin, County of Montgomery and State of Pennsylvania laid out on a plan of Lots know as section #1 subdivision plan "Oak Terrace Homes Inc.", dated July 2<sup>nd</sup>, 1956 and last revised November 23<sup>rd</sup>, 1956, by C. Robert Weir, Registered Professional Engineer Ambler, Pa., which plan is recorded in the Office of the Recorder of Deeds at Norristown, Pa., in Plan Book B-3 page 57 bounded and described as follows to wit:

BEGINNING at a point on the Southwest side of Welsh Road as now established 30 feet from the middle of the same said point being at a distance of 24 feet Southeast of a point at the intersection of the said side of Welsh Road with the Southeast side of Farmview Road (both Produced) (50 feet wide) thence from the point of beginning along the Southwest side of Welsh Road South 47 degrees 56 minutes 30 seconds East 125.65 feet to a point a corner in line of lands of William Levin, thence along the same South 42 degrees 44 minutes 30 seconds West 254.01 feet to a point a corner of lot #32 thence along the same North 28 degrees 24 minutes West 179.22 feet to a point on the Southeast side of Farmview Road, thence along the same the three following courses and distances to wit: (1) North 61 degrees 36 minutes East 2 feet to a point of curvature (2) by a curved line bearing to the left in a Northeast direction with a radius of 375 feet the arc distance of 120.90 feet to a point of tangency (3) North 42 degrees 3 minutes 30 seconds East 42.73 feet to a point of curvature, thence partly along the same and partly along the Southwest side of Welsh Road by a curved line bearing to the right in a Northeast to Southeast direction with a radius of 24 feet the arc distance of 37.70 feet to the point and place of beginning.

BEING known and designated as Lot #1.

BEING the same premises which Oak Terrance Homes Inc., by its deed dated the 20<sup>th</sup> day of April, 1959, recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, in Deed Book 2959, page 0162, granted and conveyed unto Henry S. Burke and Alma V. Burke, his wife, as tenants by the entireties. And the said Henry S. Burke departed this life June 3, 1998, leaving him to survive him the said Alma V. Burke, the said surviving tenant by the entireties.

BEING the same premises which Alma V. Burke, by deed dated the 30<sup>th</sup> day of December, 2004, recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, in Deed Book 5538, page 2185, granted and conveyed unto H. Virginia Burke an undivided 1/3<sup>rd</sup> interest.

BEING the same premises which Alma V. Burke, by deed dated the 17<sup>th</sup> day of January, 2005, recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, in Deed Book 5543, page 2121, granted and conveyed unto H. Virginia Burke a second undivided 1/3<sup>rd</sup> interest.

BEING the same premises which Alma V. Burke, by deed dated the 14<sup>th</sup> day of April, 2006, recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, in Deed Book 5599, page 2148, granted and conveyed unto H. Virginia Burke a final undivided 1/3<sup>rd</sup> interest. The property fully owned in fee simple absolute by H. Virginia Burke.

BEING COUNTY PARCEL NUMBER: 54-00-16723-00-8.

**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 it, 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 Grantee, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

**And** the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, their heirs and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against it, the said Grantor, and its successors and assigns, 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 duly executed this deed on the day and year first above written.

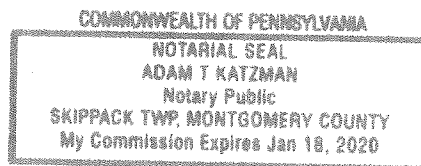
By: H. Virginia Burke  
H. VIRGINIA BURKE

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF MONTGOMERY, ss.

On this 17<sup>th</sup> day of October, 2017, before me, the undersigned officer, personally appeared H. VIRGINIA BURKE known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, and acknowledged that she executed the same for the uses and purposes therein contained.

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

  
\_\_\_\_\_  
Notary Public



The precise residence and the complete post office address of the above-named Grantee(s) is:

**1891 Farmview Road  
Maple Glen, PA 19002**

  
\_\_\_\_\_  
John S. Fauske  
On behalf of the Grantees





## Barton, Rick

---

**From:** Barton, Rick  
**Sent:** Monday, July 16, 2018 2:31 PM  
**To:** 'sfauske@verizon.net'  
**Cc:** Harrison, Karen  
**Subject:** Proposed construction at 1891 Farmview Road

Dear Mr. Fauske:

The Township is reviewing your application for alterations at the house you own at 1891 Farmview Road. This corner property is zoned A – Residential. The existing home encroaches into the 50-foot front yard building setback area.

It was brought to my attention last week that the plans propose removing a portion of the house, including that part within the setback area, and reconstructing it in the same location. This raises a zoning issue. Once the nonconforming portion of a building is removed, the owner loses the “rights” to the nonconforming setback, in this case. A variance must be requested and obtained from the Zoning Hearing Board in order to reconstruct your home within the setback area.

Please call me at the number listed below, and I will review the procedure for applying to the Zoning Hearing Board.

Sincerely,

*Richard D. Barton, AICP*  
Community Planner / Zoning Officer  
Upper Dublin Township  
801 Loch Alsh Avenue  
Fort Washington, PA 19034

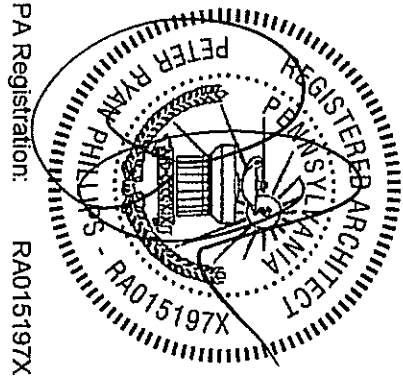
[rbarton@upperdublin.net](mailto:rbarton@upperdublin.net)  
(215) 643-1600, ext. 3213

△		
△		
△		
△		
△		
△	31 JULY 18	ZONING HEARING BOARD
REV.#	REV. Date	REV. Notes

Plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media are subject to undetectable alteration, either intentional or unintentional, due to, among other things, transmission, conversion, media degradation, software error or human alteration. All such documents are provided for informational purposes only and not as on and product nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable.

All drawings, specifications, and related documents are copyright of the architect and must be returned upon request; reproduction of drawings, specifications, and related documents in part or whole is forbidden without the architect's written permission.

Do not scale drawings



**phillips | associates**  
architects / interiors / planners  
87 East Butler Avenue Ambler, PA 19002 p:215.646.7878 www.pa-arch.com

**Fauske, John**  
**RENOVATION AND ADDITION**  
1891 Farmview Road  
Maple Glen, PA 19002

**SITE DIAGRAM**

PROJECT NO: 017 093

DRAWN BY: SAS

DATE: 14 MAR 18

SCALE: AS SHOWN

A0

SITE INFORMATION

PROJECT ADDRESS: 1891 FARMVIEW ROAD  
MAPLE GLEN, PA 19002

TOWNSHIP: UPPER DUBLIN TOWNSHIP  
COUNTY: MONTCOMERY  
CLIMATE ZONE: ZONE 4A  
ZONING: A-RESIDENTIAL (SINGLE FAMILY)

REQUIRED

EXISTING

LOT SIZE: 26,000 S.F. MIN.

35,823 SF

MAXIMUM BUILDING COVERAGE: 15%

5,373 SF

MAXIMUM IMPERVIOUS COVERAGE: 23%

8,955 SF

BUILDING COVERAGE: EXISTING: 5.6%

1,995 SF

IMPERVIOUS COVERAGE (EXISTING):  
BUILDING COVERAGE (WITH EAVES):  
DRIVEWAY:  
TOTAL: 10.9%

2,088 SF  
1,680 SF  
3,768 SF  
5,739 SF

SET BACKS:  
FRONT YARD: 50' MIN  
SIDE YARD: 25' MIN.  
REAR YARD: 50' MIN.

41'-4",  
100'-0",  
53'-0"

SITE INFORMATION

BUILDING AREA

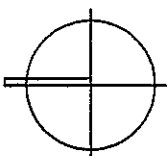
EXISTING:  
BASEMENT: 825 S.F.  
GROUND FLOOR: 1,988 S.F.  
SECOND FLOOR: 825 S.F.  
TOTAL: 3,648 S.F.

2,088 SF  
4,080 SF  
3,031 SF  
5,739 SF

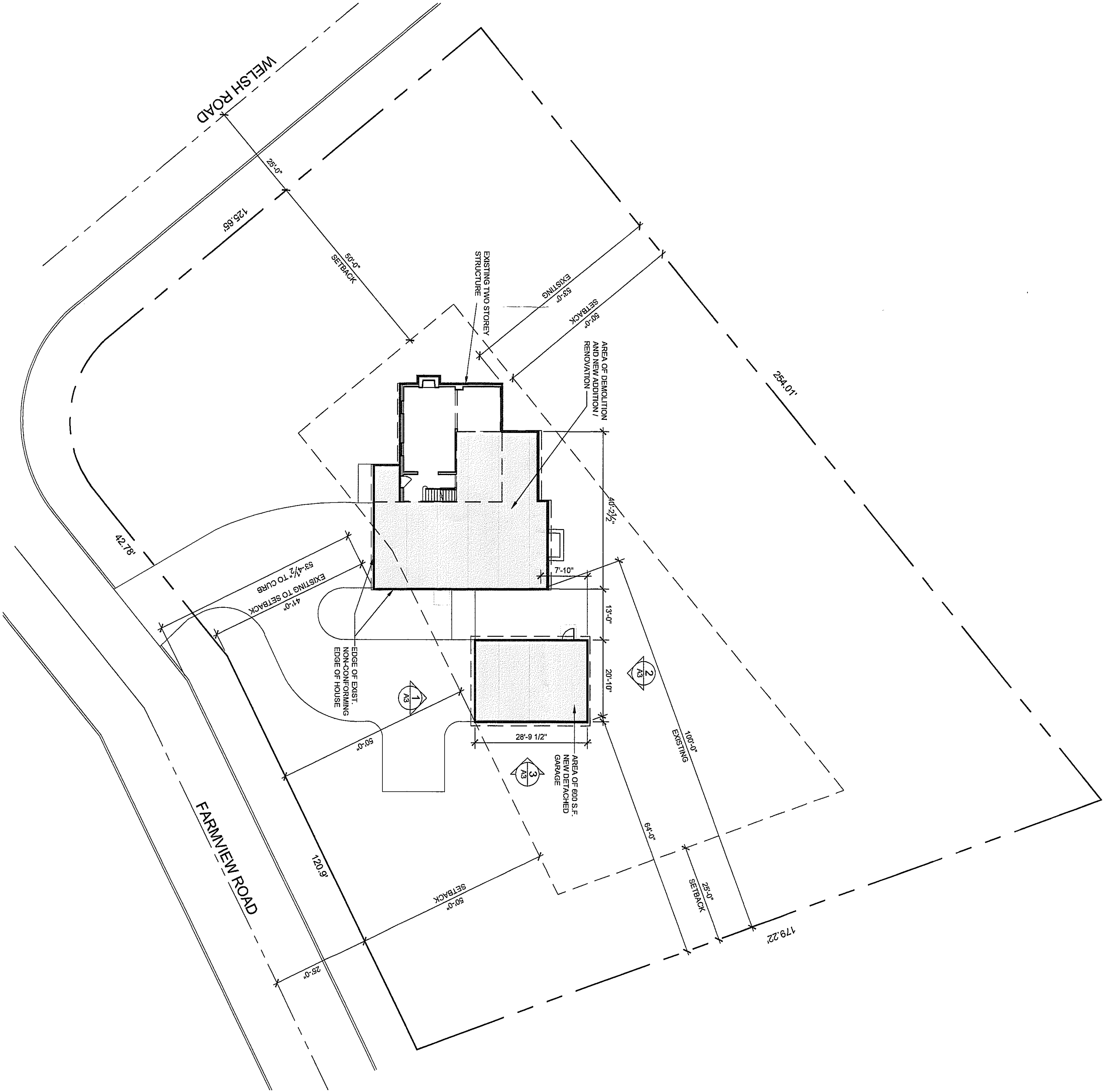
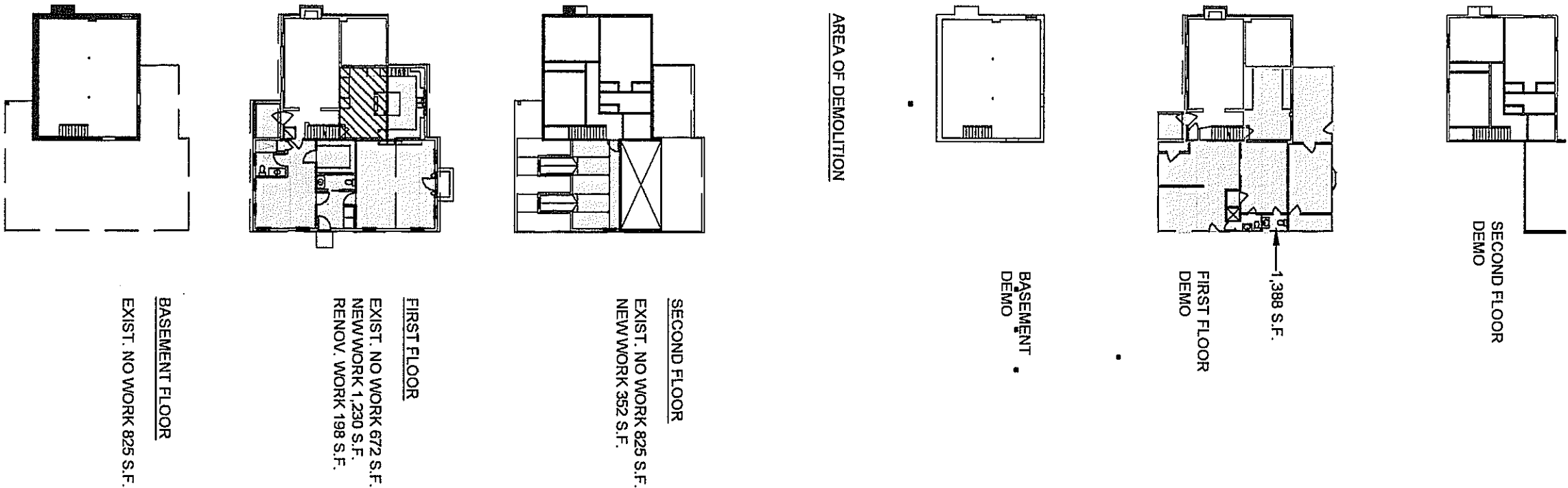
PROPOSED:  
BASEMENT NO. WORK: 825 S.F.  
GROUND FLOOR: EXISTING NO WORK: 672 S.F.  
EXISTING RENOVATION: 198  
EXISTING RENOVATION: 1,230 S.F.  
SECOND FLOOR: EXISTING NO WORK: 825 S.F.  
ATTIC: 323 S.F.

TOTAL PROPOSED BUILDING AREA: 4,102 S.F.  
TOTAL RENOVATIONS AND ADDITIONS: 1,780 S.F.  
PERCENTAGE OF WORK TO EXISTING BUILDING AREA: 48.8%

PROJECT NORTH



2 AREA OF WORK DIAGRAMS  
SCALE: 1/32" = 1'-0"



1 SITE DIAGRAM  
SCALE: 1/16" = 1'-0"