

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

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.

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

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

#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

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](#)

Upper Dublin

801 LOCH ALSH AVENUE
FORT WASHINGTON, PA 19034-1697
Phone: (215) 643-1600
Fax: (215) 542-0797
www.upperdublin.net



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 **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 # 2272

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

Email: bkhnaas@comcast.net

Name of Applicant: Ben & Kristin Haas

Address: 208 Weldy Avenue

City, State and Zip: Breland, PA. 19015

Phone Number: _____

Name of Attorney: NIA

Name of Owner: Same

Address: _____

City, State and Zip: _____

Phone Number: _____

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) Impenious; setback for deck

RR

The applicable provisions of the Zoning Ordinance are as follows:

Chapter 255 Section 255-43 Subsection B Paragraph _____
Chapter 255 Section 255 Subsection 39.1 Paragraph _____
Chapter _____ Section _____ Subsection _____ Paragraph _____
Chapter _____ Section _____ Subsection _____ Paragraph _____

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: 54-09-1461-00-2

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

Lot Size: 9000 Sq FT Lot Dimensions: 60x150 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:

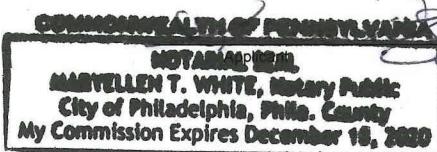
Benjamin Hass & Kristin Haas BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S) THAT THE FACTS SET FORTH IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.

Sworn and subscribed to

B. B. Haas
Applicant

before me, this 21st day

of June, 20 18
Maryellen T. White
Notary Public



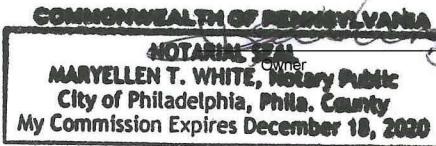
Property owner(s) must join in the above application.

Sworn and subscribed to

B. B. Haas
Owner

before me, this 21st day

of June, 20 18
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:

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: 202 Weldy Avenue

Date: Aug. 10, 2018

Zoning District: A

Owner Name: Ben & Kristin Haas

Lot Size: 9000

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		=		

NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:

	x		=			
	x		=			
	x		=			
TOTAL - PART A				1696		

Total - Part A:	1696	÷	Lot Size:	9000	=	% of Building Coverage:	19
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Part B - Impervious Surface

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
Driveway	77' 46'	x	9'6" 14'9"	=	725 679 = 1404	
Walkways	4' 29"	x	9'7" 50"	=	38 121 = 159	
Patio		x		=		
Deck		x		=		
Sports Court		x		=		
Pool (Water Surface)		x		=		
Pool (Decking)		x		=		
		x		=		
		x		=		

NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:

Deck	22	x	12	=	264	
		x		=		
		x		=		
		x		=		
TOTAL - PART B				1827		

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

Kristin H. Haas

Completed by (Printed Name)

Updated 10/15/2015

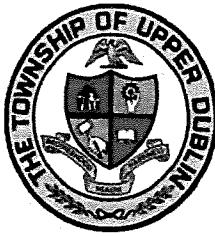
Kristin H. Haas

Signature

8/10/2018

Date

Page 2



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

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 > 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 > Township Information > Maps > Street Maps > UDT Map-Zoning

STORM WATER MANAGEMENT REQUIREMENTS FOR NEW IMPERVIOUS SURFACES:

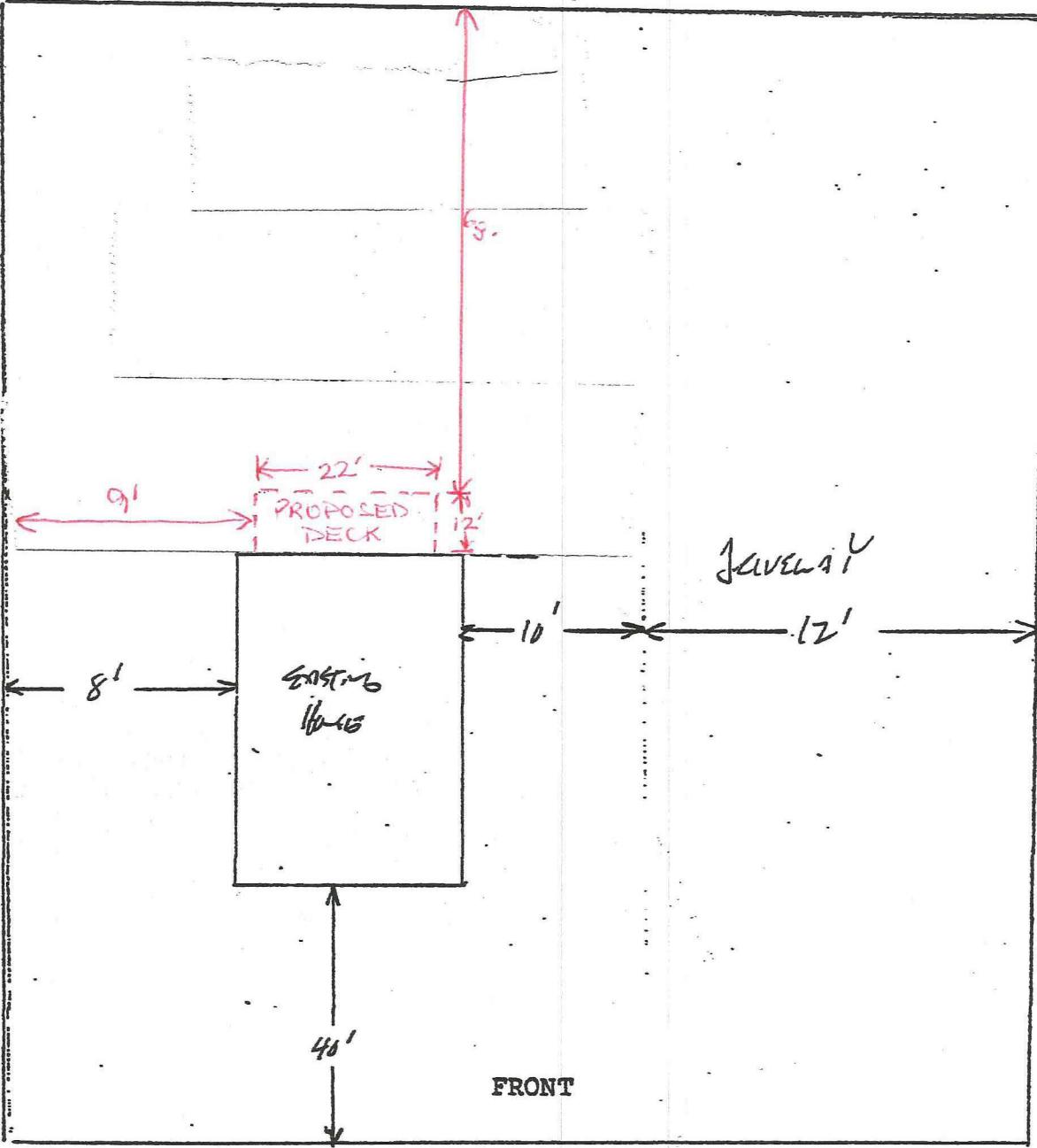
- 400 sq. ft. to 699 sq. ft. of new impervious surface: seepage bed or rain garden required
- 700 sq. ft. or greater of new impervious surface: seepage bed or rain garden required—designed, signed and sealed by a licensed professional
- Alternate systems will be considered—contact the Grading Inspector 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 Austin 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](#)

Upper Dublin

801 LOCH ALSH AVENUE
FORT WASHINGTON, PA 19034-1697
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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 **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:

Name of Applicant: James Fisher Name of Owner: (same)
Address: 200 Bala Avenue Address: _____
City, State and Zip: Wrexham, PA 19075 City, State and Zip: _____
Phone Number: 215-884-0319 Phone Number: _____
Name of Attorney: WIA Attorney Phone Number: _____
Address: _____ City: _____ State: _____ ZIP: _____

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

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

This appeal seeks:

An interpretation of the ordinance or map
 A special exception under Article 255, Section 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 255 Section 255.24 Subsection _____ Paragraph _____ RB
Chapter _____ Section 255 Subsection 147 Paragraph C
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: 51 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: ⁽¹⁾ SHED: 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 addition.

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:

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

Applicant

before me, this _____ day

Applicant

of _____, 20 _____

Notary Public

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

Sworn and subscribed to



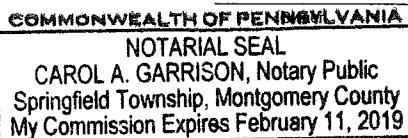
Owner

before me, this 6th day

of July, 20 18

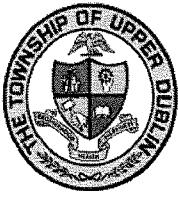
Carol A. Garrison

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.
7/6/2018	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
01-361-3300	Zoning Hearing Board Fees		1	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.***

This Indenture Made the

23rd

day of

130
130
50
50

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 5189, 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.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

54-00-01561-00-5 UPPER DUBLIN

BEING House No. 200 Bala Avenue.

200 BALA AVE

FISHER DANIEL B & RUTH

m 19

085189 PGU 402

1101 DATE: 06/18/97

Commonwealth of Pennsylvania
County of Montgomery

1997-04-23 1P US
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 the undersigned Officer, personally appeared Daniel W. Fisher and Carol Ann McCormack known to me (satisfactorily proven) to be the persons whose name ~~xx~~ (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
Carol A. Garrison, Notary Public
Springfield Twp., Montgomery Co.
My Commission Expires Feb. 11, 1999
Member, Pennsylvania Association of Notaries

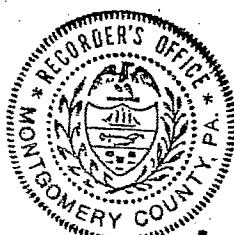
REC'D.

DANIEL W. FISHER and CAROL
ANN MCCORMACK

TO

DANIEL W. FISHER

752-S John C. Clark Co., Phila.



Mayanne Beckenbach

DB 5189760405

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

On behalf of the Grantee

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
their hands and seals. Dated the day and year first above written.

hereunto set

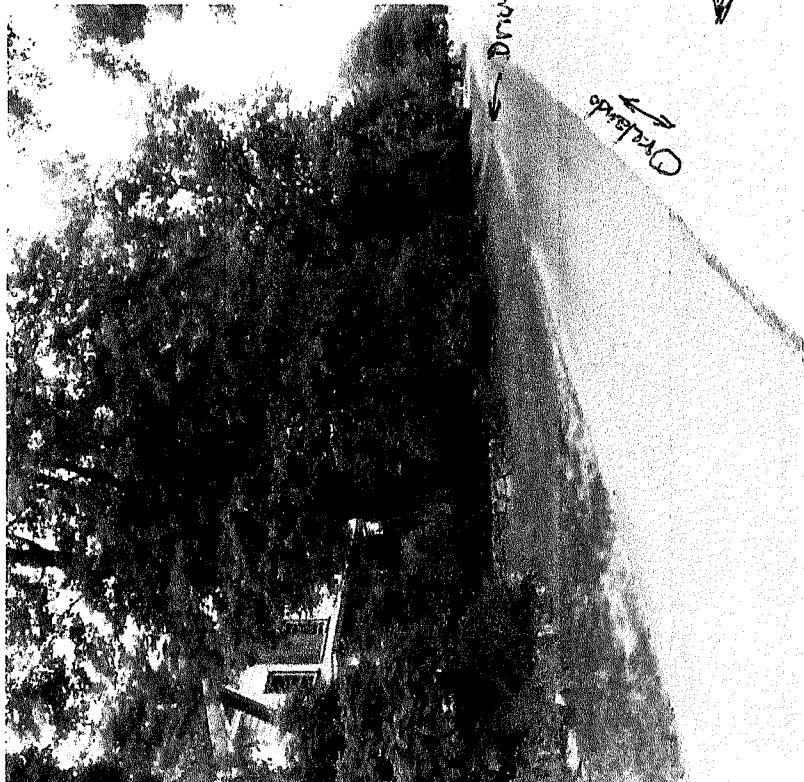
Sealed and Delivered
IN THE PRESENCE OF US:

Jeffrey W. Fisher

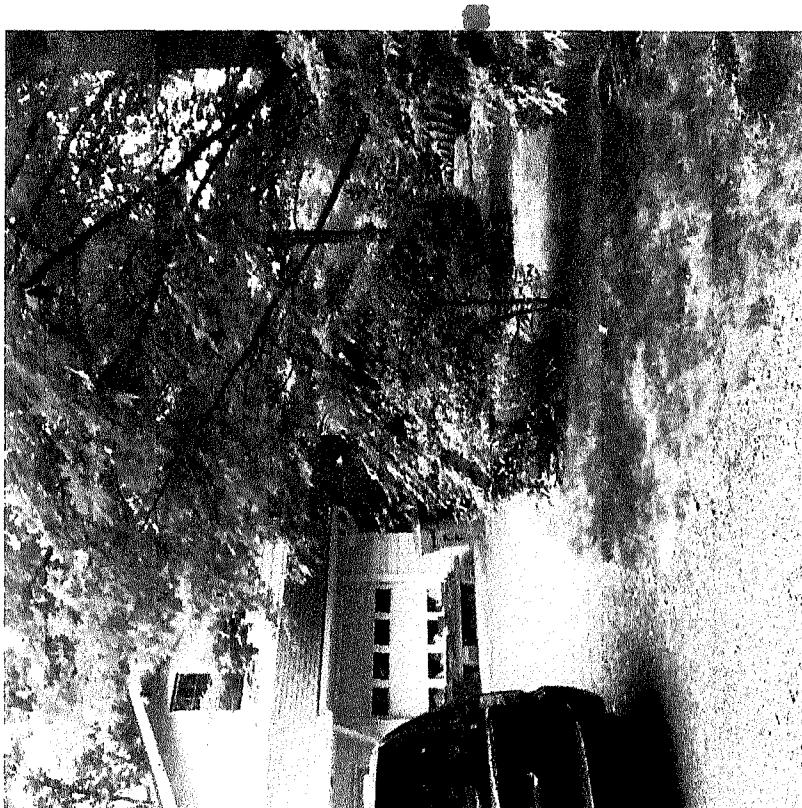
Daniel W. Fisher
Daniel W. Fisher
Carol Ann McCormack
Carol Ann McCormack
SEAL
SEAL
SEAL

DB5189PG0404

From: Mark Chadwick <mark.chadwick@outlook.com> 6
Subject: No 7
Date: July 22, 2016 at 10:13 PM
To: mark.chadwick.1985
Cc: Mark Chadwick <mark.chadwick.1985>



→ from Balsa Ave



Driveway, etc
from Orlando Ave

Scanned from my iPhone

From: Mark Chadwick
Subject: No 8
Date: July 22, 2018 at 10:41 PM
To: Mark Chadwick
Cc: Mark Chadwick



#1

Carpet → O → Shad

← Orlando Ave →



#2 = Closer view of #1

Carpet ← O → Shad

← Orlando Ave →

Cont from next slide



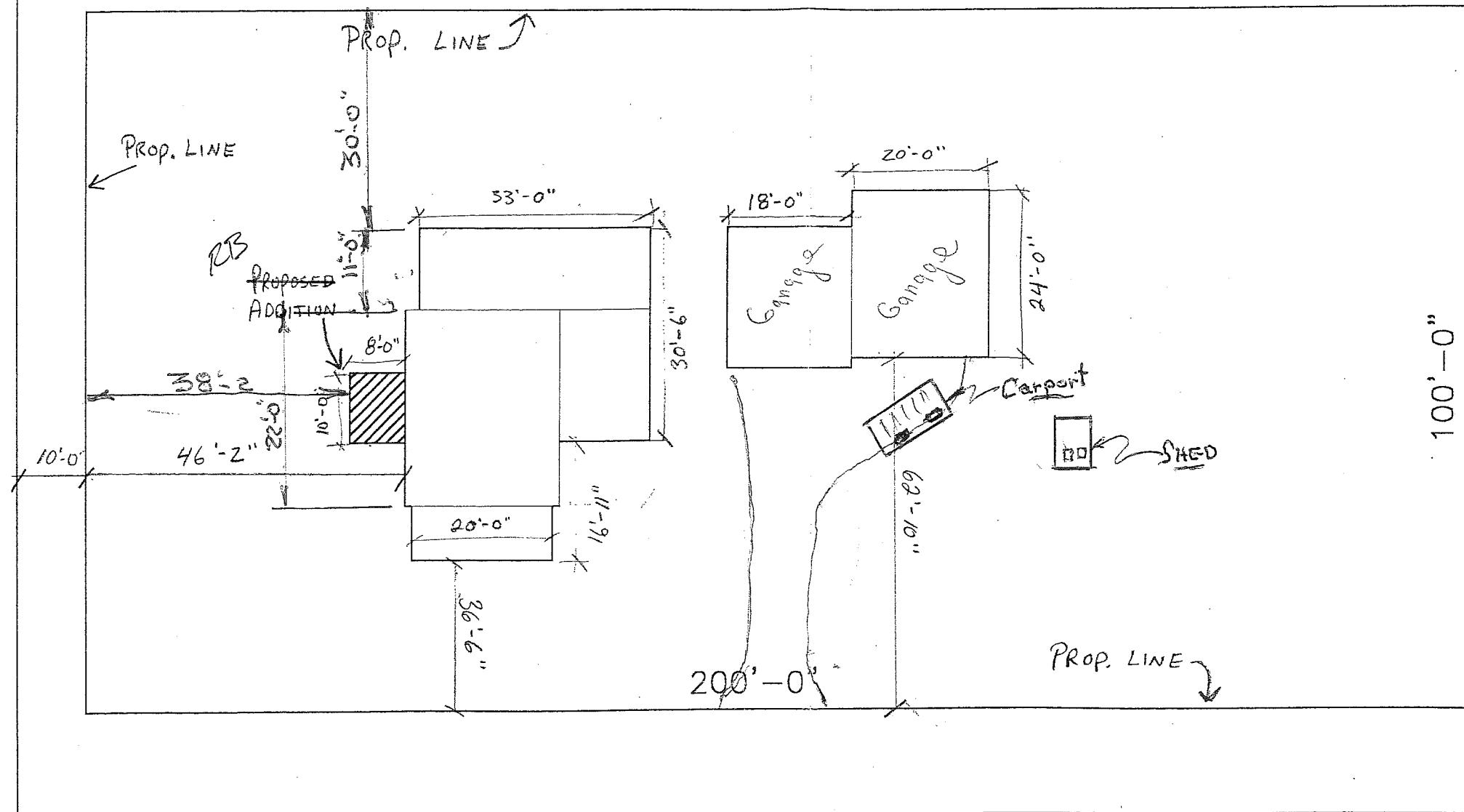
Shed Foundation Area - Prepared 1998 & 1999
Aids 2005

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;

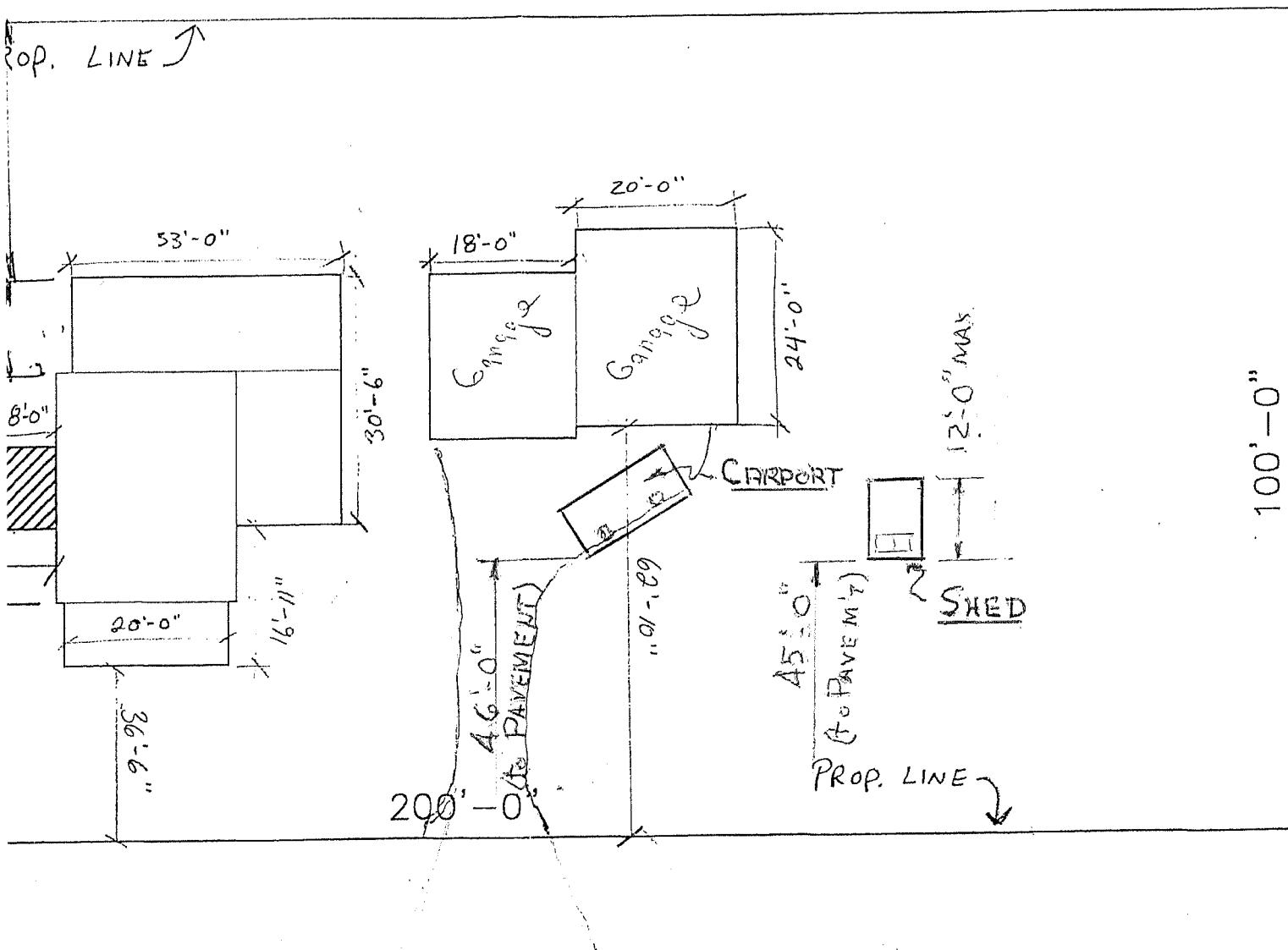
2243 Sq. Ft.

Proposed Additional Coverage;

80 Sq.Ft.

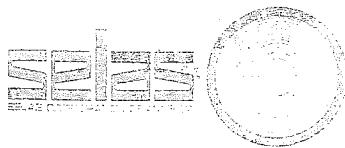
$$\begin{aligned}
 2,323 &= 11.6\% \\
 + 144 \text{ ft}^2 \text{ (Carport)} \\
 + 120 \text{ ft}^2 \text{ (Shed)} \\
 \hline
 2,587 &= 12.9
 \end{aligned}$$

Prop. LINE ↗



Orlando Ave

SCALE
1" = 20'-0"



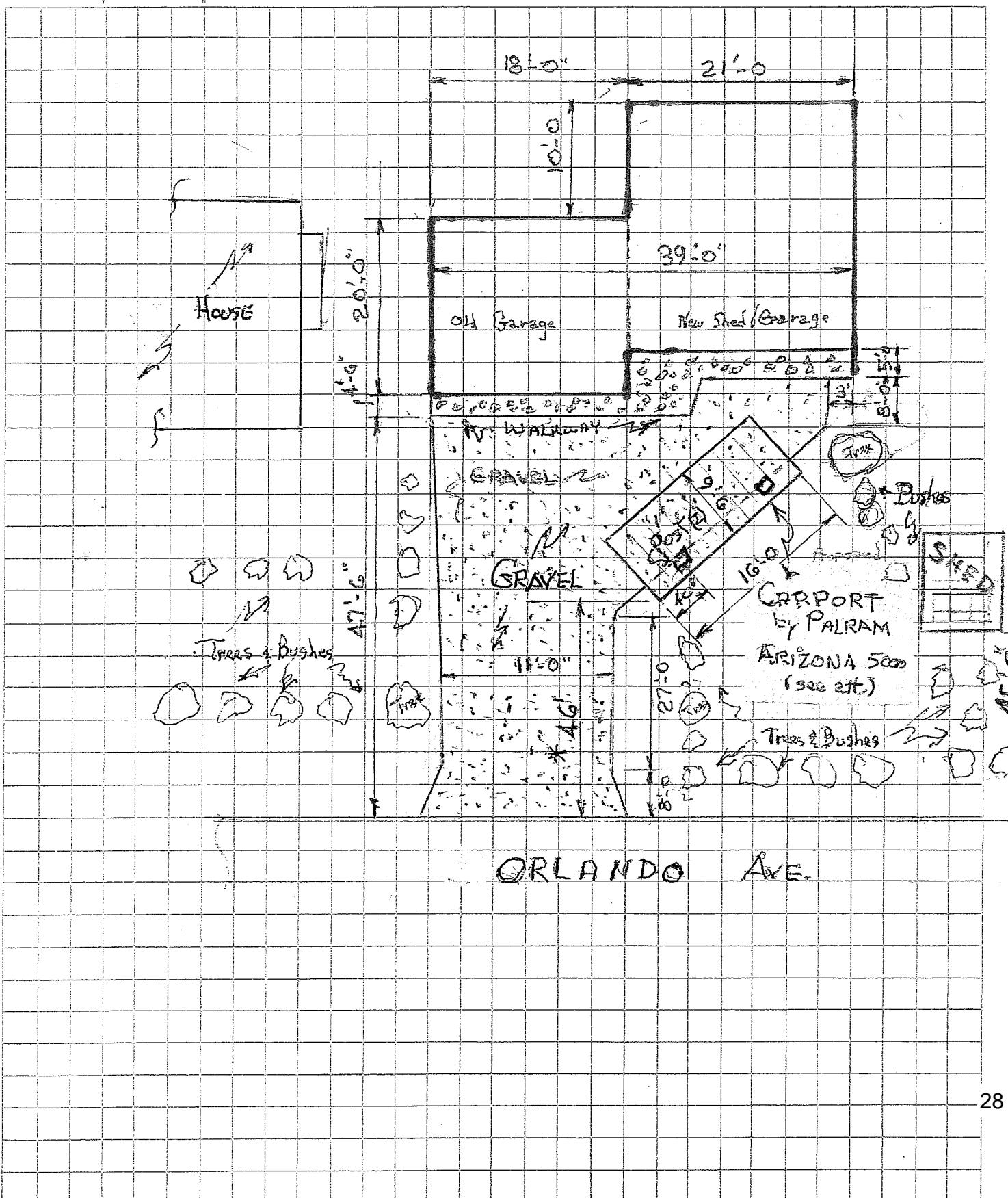
FLU

Mr Daniel W Fisher
200 Bala Ave
Oreland, PA 19075

SHEET NO. _____ OF _____

NUMBER _____

REVISION NO. _____

BY DKDATE 03 May 2018SUBJECT GARAGE/DRIVeway Ass't for PROPOSED CRPORT

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](#)

Upper Dublin

801 LOCH ALSH AVENUE
FORT WASHINGTON, PA 19034-1697
Phone: (215) 643-1600
Fax: (215) 542-0797
www.upperdublin.net



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 **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.



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: 9-9-18
Fee Paid: 5500.00
1st Ad 8-12-18 /2nd Ad 8-19-18
Date of Hearing: 8/31/18

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 Zell

Address: 1216 Hazelwood Dr

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

Phone Number: 215-901-0621

Name of Attorney: N/A

Address: _____

City: _____

State: _____ ZIP _____

Name of Owner: Dennis & Sue McKenna

Address: 1216 Hazelwood Dr

City, State and Zip: Ft. Washington Pa 19034

Phone Number: 262-257-2131

Attorney Phone Number: _____

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
 Given conditional approval of a subdivision plan
 Other (specify) _____

Ordered to Cease a current use

This appeal seeks:

An interpretation of the ordinance or map
 A special exception under Article 9, Section 225-27, Subsection 5.1, 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: 18-C Unit Number: 28 Parcel Number: 54-00-08170-00-2

Zoning District: A Res 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 Fultaw Sub over Garages rising over Garage as access/mud 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 ?

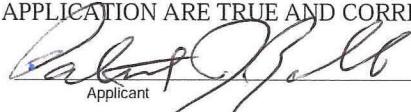
I/We believe that the Zoning Board should approve this request because: This is a very common modification allowing seniors to stay in the township and close to their children in case of problems.

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

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


Applicant

before me, this 9th day
of July, 20 18
Sharon Campbell
Notary Public

Applicant
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHERON M. CAMPBELL, Notary Public
Lower Gwynedd Township, Montgomery County
My Commission Expires November 21, 2018

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

Sworn and subscribed to

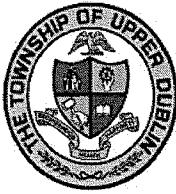

Owner

before me, this 9th day
of July, 20 18
Kelly A. Cross
Notary Public

Owner
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KELLEY A. CROSS, Notary Public
Lower Gwynedd Twp., Montgomery County
My Commission Expires December 7, 2020

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

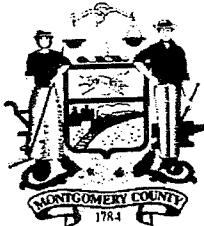
Check No.	Payment Method	Property Location		
3677	Check	1216 Hazelwood Drive		
Item	Description		Qty	Rate
01-361-3300	Zoning Hearing Board Fees			500.00
				500.00

*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

TOTAL AMOUNT PAID

\$500.00



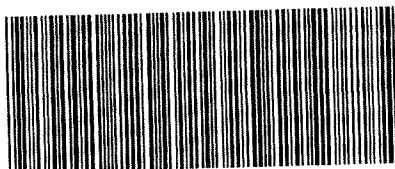
RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

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: RETURN TO: (Simplifile) Greater Montgomery Settlement Services, LLC 790 Penllyn Pike Suite 202 Blue Bell, PA 19422 (215) 641-8000	Transaction #: 2902174 - 2 Doc(s) Document Page Count: 5 Operator Id: thordije PAID BY: GREATER MONTGOMERY SETTLEMENT SERVICES LLC
* PROPERTY DATA: Parcel ID #: 54-00-08170-00-2 Address: 1216 HAZELWOOD DR PA Municipality: Upper Dublin Township (100%) School District: Upper Dublin	

* ASSOCIATED DOCUMENT(S):

CONSIDERATION/SECURED AMT: \$465,000.00 TAXABLE AMOUNT: \$465,000.00	DEED BK 5877 PG 01011 to 01016 Recorded Date: 06/18/2013 03:45:15 PM
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 Total: \$9,384.00	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Nancy J. Becker

Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

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

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 20th 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. Zoller 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 4/18/2013 in the Office of the Recorder of Deeds for Montgomery County in Book

5817, Page 865, at Instrument No. 2013064765, 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:  {SEAL}

Name: Kelvin Butler

Title: Manager of Title Operations

Attest: _____ {SEAL}

Name:

Title:

State of Ohio } ss
County of Cuyahoga }

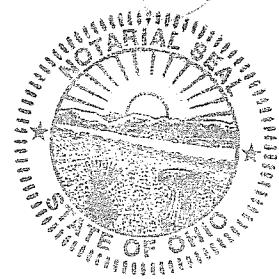
On this, the 20 day of May, 2013 before me, the undersigned officer,
personally appeared

KEVIN BUTTER

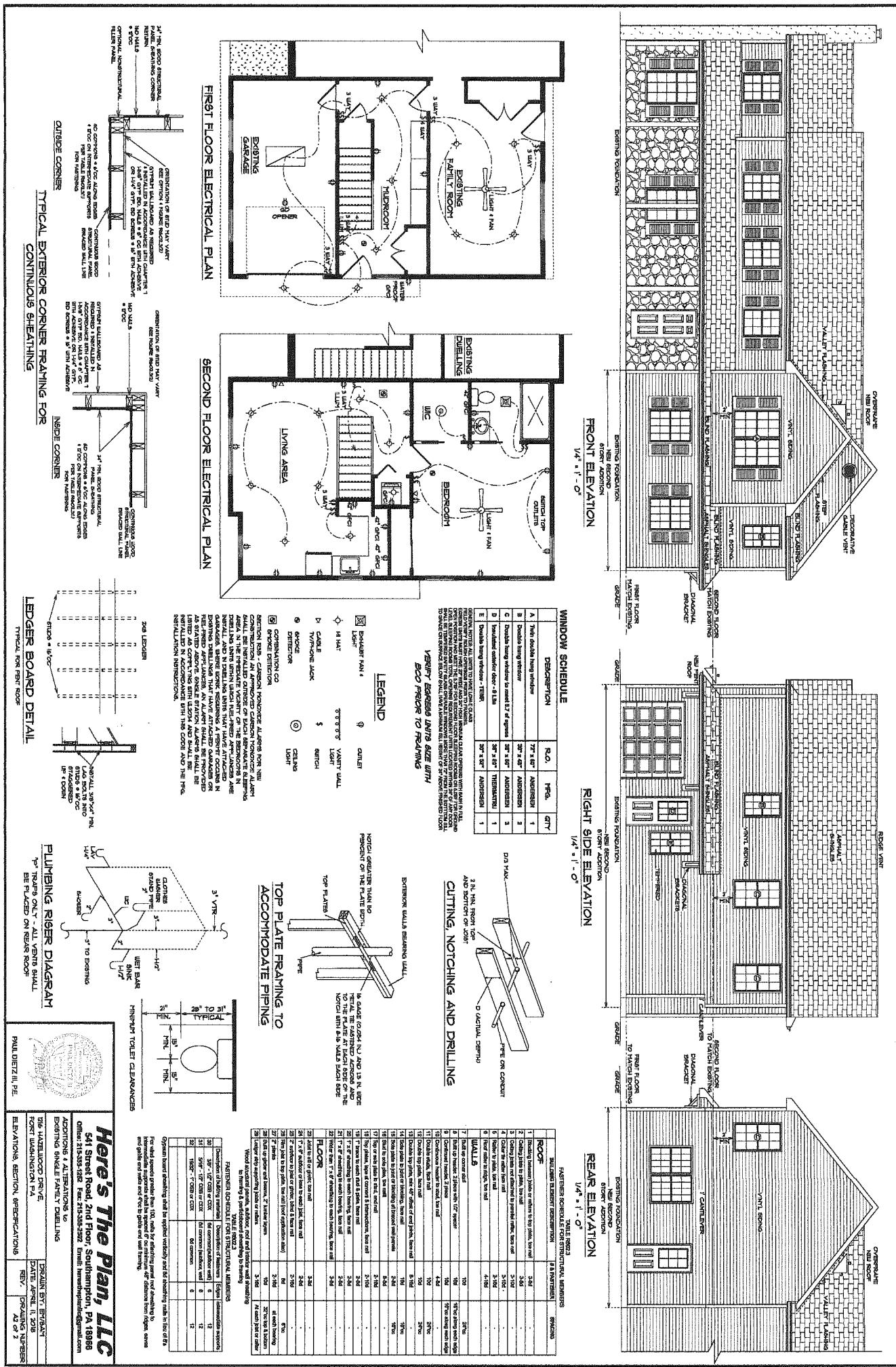
who acknowledged himself/herself to be the MAIL TITLE OPERATIONS
of SIRVA Relocation Properties LLC, a Delaware Limited Liability Company and he/she as such officer,
being authorized to do so, executed the foregoing instrument for the purposes therein contained by
signing the name of the corporation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

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

Priscilla L. 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



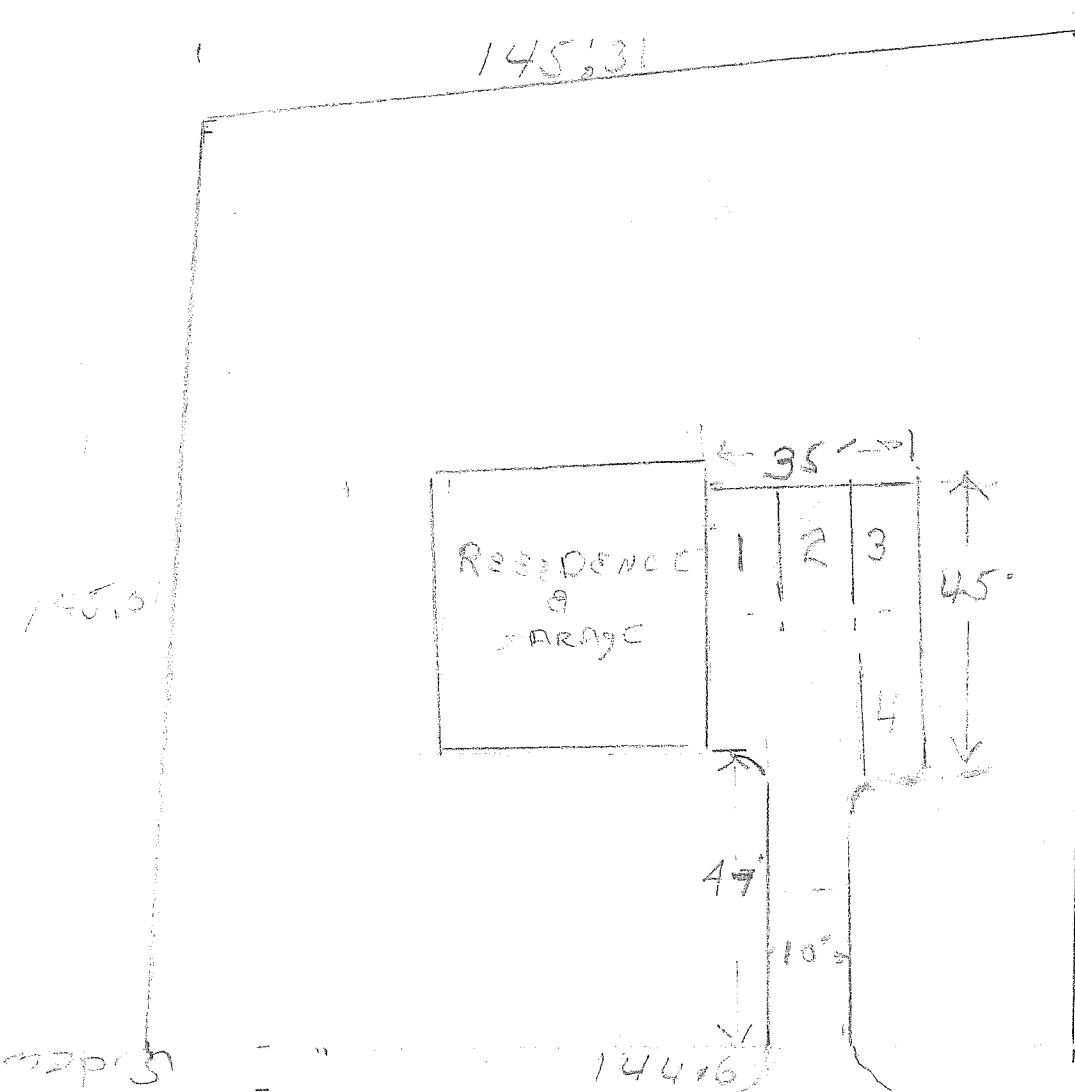
145.31

1216 HAZELWOOD DR

PARKING

4-11" WIDE SPACES

ON EXISTING PAD



4-11" WIDE SPACES

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](#)

Upper Dublin

801 LOCH ALSH AVENUE
FORT WASHINGTON, PA 19034-1697
Phone: (215) 643-1600
Fax: (215) 542-0797
www.upperdublin.net



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

7-26-18
*500
1st Ad 8-12-18 /2nd Ad 8-19-18
Date of Hearing: 8-27-18

JUL 26 2018

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 Attorney: _____

Attorney Phone Number: 55 Kennedy Comcast.net

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
 Given conditional approval of a subdivision plan
 Other (specify) _____

Ordered to Cease a current use

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 255 Section 255 Subsection 29 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.

COUNTY OF MONTGOMERY: SS

Exercise 6 (more on the λ function)

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

Sworn and subscribed to

before me, this 26th day

of July 11, 1999, 20 18

Notary Public

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

Sworn and subscribed to

before me, this 26TH day

of JULY, 18, 18

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 lot and proposed, parking spaces, all dimensional requirements of the lot and easements. The plan must be prepared and sealed by a Registered Professional Surveyor and the Director of Code Enforcement.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
VALENTINA RODOWICZ
Notary Public
WHITEMARSH TWP, MONTGOMERY COUNTY
My Commission Expires Dec 30, 2018

A rectangular notarial seal for Pennsylvania. It features the text "NOTARIAL SEAL" at the top, followed by "PAULINE M. RODOWICZ" in the center, and "Notary Public" below that. At the bottom, it says "WHITEMARSH TWP, MONTGOMERY COUNTY" and "My Commission Expires Dec 30, 2018".

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.

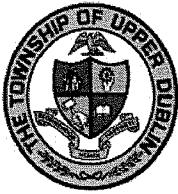
Please note the following:

- 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
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

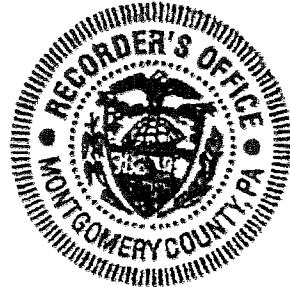
TOTAL AMOUNT PAID

\$500.00

RECODER 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

Q
Fee Simple/Trustee's Deed

This Indenture Made this 4th day of August 1989

714038

Between

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

13
1.5
1.6

(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^s, 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^s, 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 Northwesterly 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.

10
21
53
53
53
53

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

REALTY TRANS. TAX PAID
STATE 1,530.00
LOCAL 1,530.00
PER 313

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^s, 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^s, their heirs and assigns, to and for the only proper use and behoof of the said Grantee^s, their heirs and assigns forever, in fee, as tenants by the entireties.

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY TRANSFER TAX AUG 15 '89
PB.11160 765.00

COMMONWEALTH OF PENNSYLVANIA	
DEPARTMENT OF REVENUE	
REALTY TRANSFER TAX	AUG 15 '83
 PB.111160	
765.00	

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

OR

the said

do covenant, promise and agree, to and with the said

and assigns, by these presents, that

has not done, committed

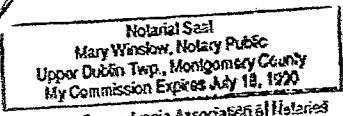
the said ~~has not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.~~

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:

IN THE PRESENCE OF US.
Wm. Wm. Wm.



Glen B. Green

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*
the undersigned officer, personally appeared *GLENN B GEER*
known to me (or satisfactorily proven) to be the person whose name is (are) subscribed to the within
instrument, and acknowledged that the y executed the same for the purposes therein contained.
In witness whereof, I hereunto set my hand and official seal.

Notarial Seal
Mary Winslow, Notary Public
Upper Dublin Twp., Montgomery County
My Commission Expires July 18, 1990

Pennsylvania Association of Notaries

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 ,
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) 889-7660

Title No. C954885

ACD.

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

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

to

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

Montgomery County, SS
Recorded in the Office for Recording of Deeds & C. in and
for sale copy in CED book No 192
Page 684 & c. Witness my hand
and seal of office

AUG 15 1989

Maryanne Bickelbach
Recorder



BOOK 4920 686

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

CLT:2996

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,



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

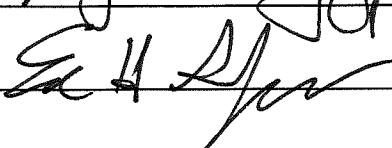
318 Summit Avenue
Fort Washington, PA 19034

July 11, 2018

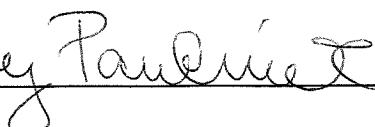
To the Zoning Board of Upper Dublin:

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 19031

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 neighbor's tree in rear
in order to have less impact on the tree's
root system.

Total : \$

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

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

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

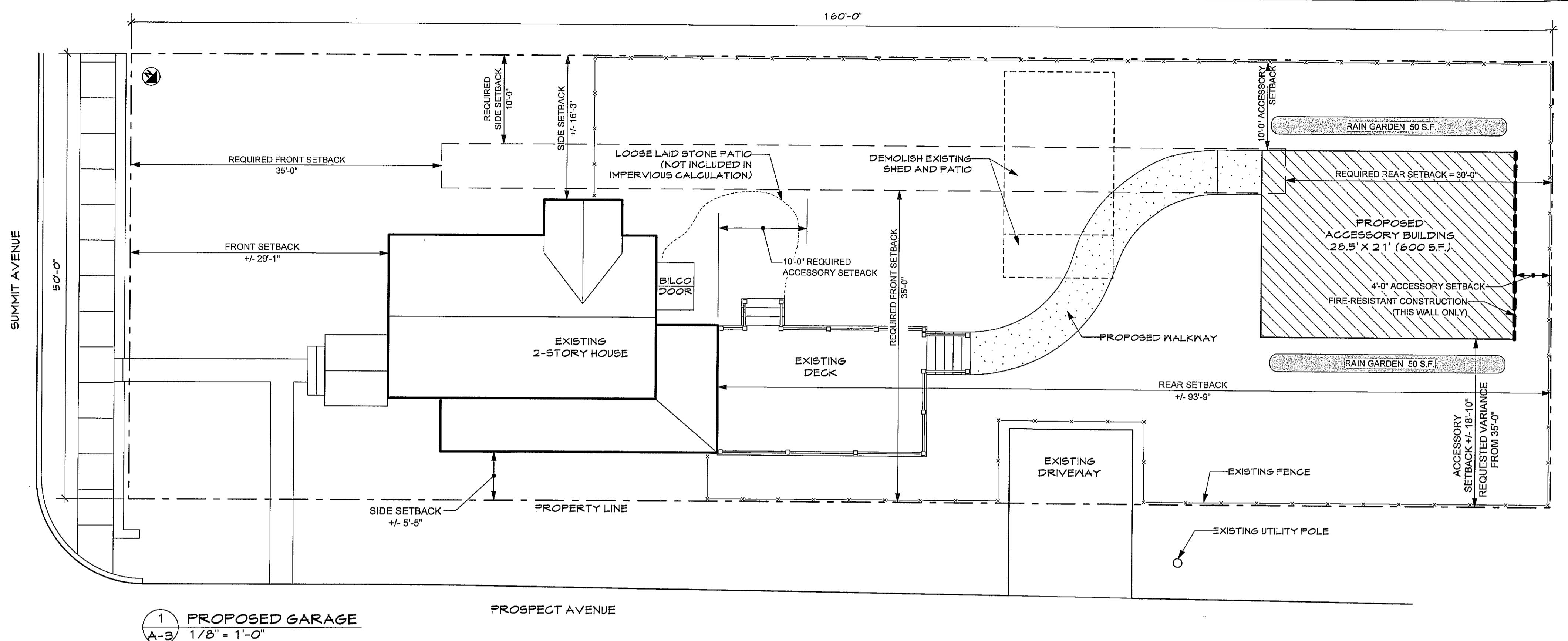
Credit Card Authorization: I authorize Giroud, Inc. to utilize the following credit card for payment.

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.



1 PROPOSED GARAGE
A-3 1/8" = 1'-0"

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]

UPPER DUBLIN ZONING DISTRICT B RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED
MINIMUM ACCESSORY BUILDING SETBACK	4 FEET (RATED) 10 FEET (NON-RATED)	+ 1'-6"	4'-0" MIN.
MAXIMUM HEIGHT (ACCESSORY BUILDING)	1-STORY, 22 FEET	+ 14'-3"	+ 18'-3"
MAXIMUM BUILDING COVERAGE	20%	+ 14.7%	+ 18.6%
MAXIMUM IMPERVIOUS COVERAGE	30%	+ 23.2%	+ 28.3%

EXISTING BUILDING COVERAGE
HOUSE 833 S.F.
COVERED FRONT PORCH 57 S.F.
SHED 286 S.F.
SUBTOTAL: 1,176 S.F.

EXISTING IMPERVIOUS COVERAGE
BACK DECK 382 S.F.
CONCRETE PAD (AT SHED) 60 S.F.
DRIVEWAY 115 S.F.
WALKWAYS 96 S.F.
BILCO DOOR 23 S.F.
SUBTOTAL: 676 S.F.

LOOSE LAID PATIO 160 S.F.
(NOT INCLUDED IN IMPERVIOUS CALCULATION)

PROPOSED DEMOLITION
SHED (-) 286 S.F.
CONCRETE PAD (AT SHED) (-) 60 S.F.
SUBTOTAL: (-) 346 S.F.

PROPOSED COVERAGE
PROPOSED GARAGE 600 S.F.
PROPOSED PAVING 155 S.F.
SUBTOTAL: 755 S.F.

TOTAL BUILDING COVERAGE: 1,490 S.F.

TOTAL IMPERVIOUS COVERAGE: 2,261 S.F.

PROPOSED ACCESSORY BUILDING
Stephen Kennedy & Margaret McVeigh 312 Summit Avenue Fort Washington, PA 19034
Date: 04/28/17

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](#)

Upper Dublin

801 LOCH ALSH AVENUE
FORT WASHINGTON, PA 19034-1697
Phone: (215) 643-1600
Fax: (215) 542-0797
www.upperdublin.net



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
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 12nd Ad 8-19-18
Date of Hearing: 8/27/18

UPPER DUBLIN TOWNSHIP
ZONING HEARING BOARD
APPLICATION # 2211

Application is hereby made to the Zoning Hearing Board for a determination in connection with the following facts:
e-mail: framsden@qol.com Contract e-mail: holzer.cavanaugh@qol.com

Name of Applicant: Frank A. Ransden Name of Owner: Holzer Cavanaugh
Address: 1903 Duxbury Rd. Address: 1716 Howe Lane
City, State and Zip: New Hope, Pa. 18938 City, State and Zip: Ambridge, Pa. 15002
Phone Number: 215 518 2479 Phone Number: 215 870 0432
Name of Attorney: CPA 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 255 Section 255-43.1 Subsection A. (1) 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: 54-03-08759-03-5

Zoning District: A1 Served by Public Sewer Yes Served by Public Water Yes

Lot Size: 25,133 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 #2 Date of approval by Township 11/2/11

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 concrete 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 31st day

of July, 20 18

Maile Mattes
Notary Public

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

Sworn and subscribed to

before me, this 31st day

of July, 20 18

Maile Mattes
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>

Invoice

Date	Invoice #
8/1/2018	IN-20879

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

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
Balance Due	\$0.00

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 23 day of November 1999.

Between

ROBERT M. MORRIS and IRENE T. MORRIS

REALTY TRANS. TAX PAID	
STATE	2450.00
LOCAL	2450.00
PER	0.00

(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.

1127409		
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 131

DB 5299 PG 1983

13

13

51

21

RECORDED 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 begininng.

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 005K U 010 L 33 1101 DATE: 12/08/99

50

50

EXHIBIT "A"

DA5299PG1984

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.

Sealed 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 January, A.D. 1999, before me, the undersigned officer, personally appeared ROBERT M. MORRIS and IRBNE 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 Morrison
Notary Public
My Commission Expires:

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF

On this, the day of, A.D. 1999, before me, the undersigned officer, personally appeared ROBERT M. MORRIS and IRBNE T. MORRIS who acknowledged himself (herself) to be the Grantor(s) of JOHN C. CAVANAUGH and KOLEEN CAVANAUGH 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 IRBNE T. MORRIS

To

Grantee(s): JOHN C. CAVANAUGH and KOLEEN CAVANAUGH
Premises: 1716 HOWE LANE, UPPER DUBLIN TWP., MONTGOMERY COUNTY

The address of the above-named Grantee is

1716 Howe Lane
Maple Glen, Pa 19002

On behalf of the Grantee *Suzanne Morrison*



Suzanne Morrison



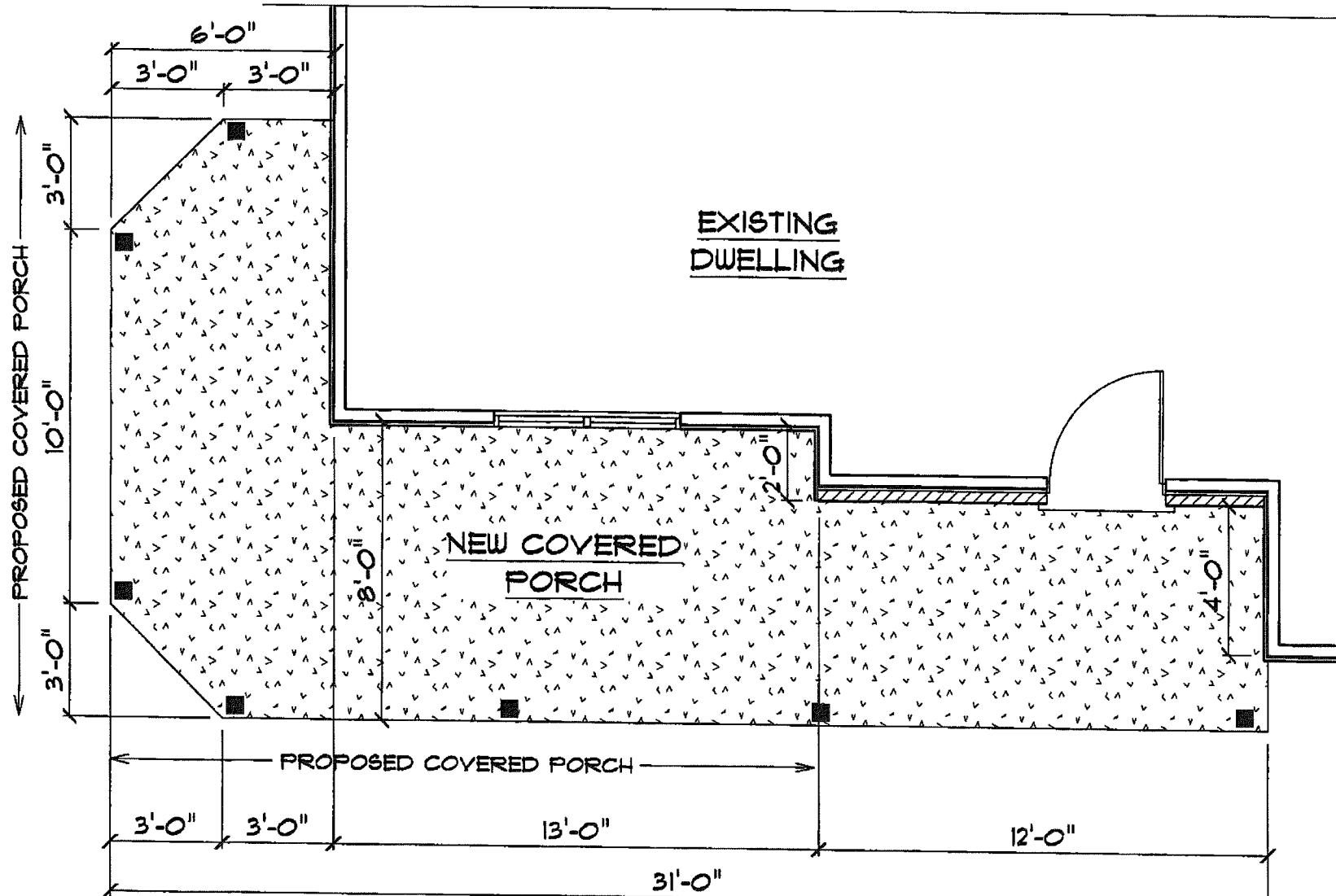
PROPOSED LEFT SIDE ELEVATION
3/16" = 1' - 0"



PROPOSED PORCH ADDITION

PROPOSED FRONT ELEVATION

3/16" = 1' - 0"



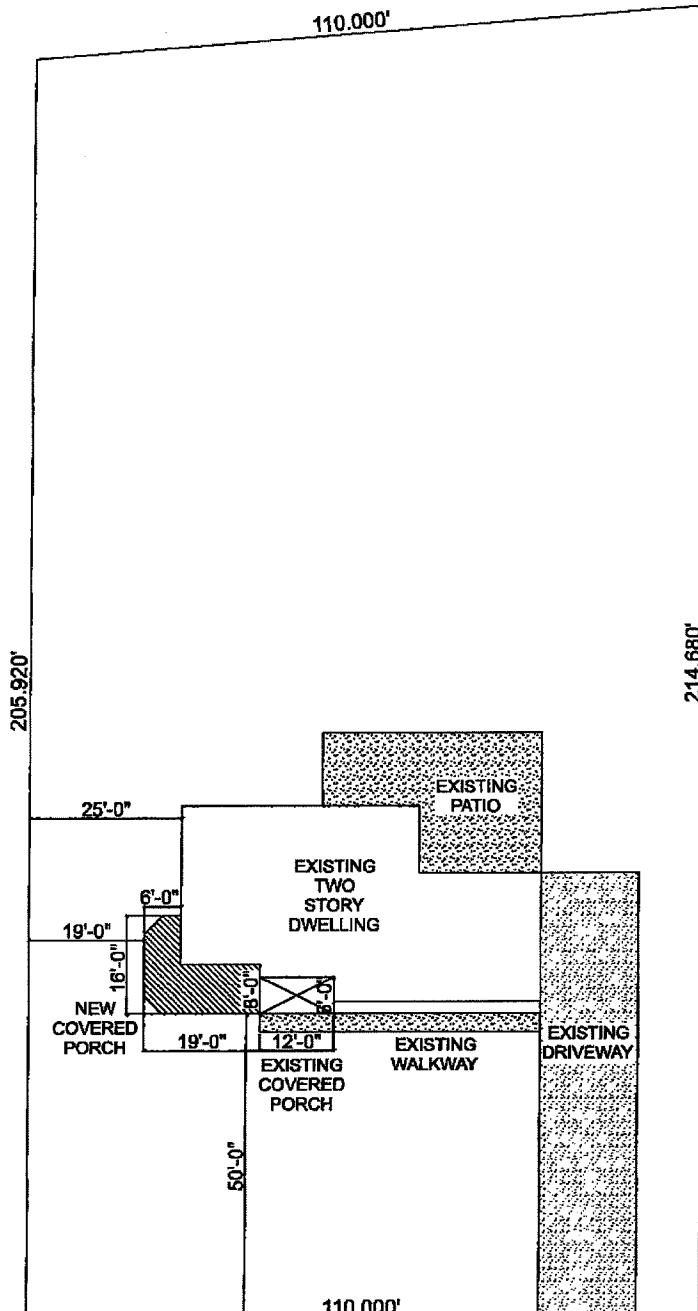
LOT SIZE	23,133SF
EXISTING SINGLE FAMILY DWELLING	1,534SF
EXISTING COVERED PORCH	72SF
NEW COVERED PORCH	191SF
TOTAL BUILDING COVERAGE	1,797SF 7.7%
EXISTING PATIO	648SF
EXISTING WALKWAY	137SF
EXISTING DRIVEWAY	1,136SF
TOTAL IMPERVIOUS COVERAGE	3,718SF 16%

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](#)

Upper Dublin

801 LOCH ALSH AVENUE
FORT WASHINGTON, PA 19034-1697
Phone: (215) 643-1600
Fax: (215) 542-0797
www.upperdublin.net



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 **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

Address: 1891 Farmview road

City, State and Zip: Maple Glen, PA 19002

Phone Number: 215-873-5434

Name of Attorney: NIA

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 255 Section 255 Subsection 43 Paragraph B
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 02968
Block Number: 5A Unit Number: 8 Parcel Number: 54-00-16123-00-8
Zoning District: A Served by Public Sewer (y/n) y Served by Public Water (y/n) y

Lot Size: 20120 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 Dak Terrace Homes Inc. Date of approval by Township 11/3/15

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

before me, this 2 day

of August, 20 18
Karin Christensen
Notary Public

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

Sworn and subscribed to

before me, this 2 day

of August, 20 18
Karin Christensen

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:

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

Page 2 of 2



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
01-361-3300	Zoning Hearing Board Fees		1	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

TOTAL AMOUNT PAID

\$500.00



MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE

Jeanne Sorg, Recorder of Deeds

Office (610) 278-3289

CUSTOMER RECEIPT

Receipt #: 17131694

Transaction #: 3647982

Printed: 10/20/2017 09:18:03 AM

Operator ID: hlattanz

Collected: 10/20/2017 09:18:02 AM

Payment Comment:

Paid By: KATZMAN LAW OFFICE PC

Submitted By: KATZMAN LAW OFFICE PC

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

\$2,850.00

Upper Dublin Township

\$1,425.00

\$1,425.00

RTT

State RTT

Upper Dublin School

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:

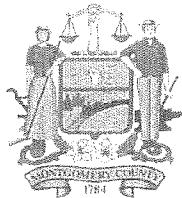
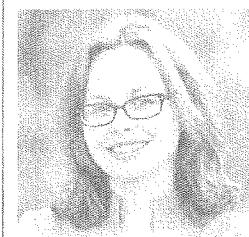
\$5,795.00

Refund ():

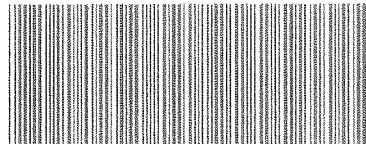
\$0.00

Jeanne Sorg

Montgomery County Recorder of Deeds



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



3528345-0008V

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

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed	Transaction #: 3647982 - 1 Doc
Document Date: 10/17/2017	(s)
Reference Info:	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:**

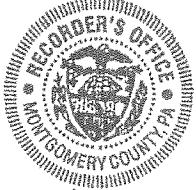
Parcel ID #: 54-00-16723-00-8
Address: 1891 FARMVIEW RD

MAPLE GLEN PA
19002

Municipality: Upper Dublin Township
(100%)

School District: Upper Dublin

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$285,000.00	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.
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 Total: \$5,795.00	  Jeanne Sorg Recorder of Deeds

Revia 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

2017-061-20-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 17th 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 2nd, 1956 and last revised November 23rd, 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 Terrace Homes Inc., by its deed dated the 20th 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 30th 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 1/3rd interest.

BEING the same premises which Alma V. Burke, by deed dated the 17th 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 1/3rd interest.

BEING the same premises which Alma V. Burke, by deed dated the 14th 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 1/3rd 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

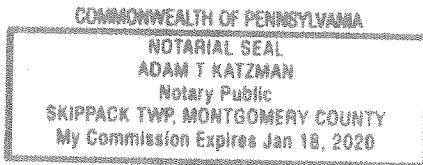
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF MONTGOMERY, ss.

On this 17th 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
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
(215) 643-1600, ext. 3213

SITE INFORMATION

PROJECT ADDRESS: 1891 FARMVIEW ROAD

MAPLE GLEN, PA 19002

TOWNSHIP: UPPER DUBLIN TOWNSHIP

COUNTY: MONTGOMERY

CLIMATE ZONE: A-RESIDENTIAL (SINGLE FAMILY)

ZONING: ZONE-4A

REQUIRED

EXISTING

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

35,823 S.F.

MAXIMUM BUILDING COVERAGE: 15%

5,373 S.F.

MAXIMUM IMPERVIOUS COVERAGE: 25%

8,985 S.F.

BUILDING COVERAGE: EXISTING

5.6%

1,985 S.F.

IMPERVIOUS COVERAGE (EXISTING):

BUILDING COVERAGE (WITH EAVES):

DRIVeway: 10.5%

2,088 S.F.

1,680 S.F.

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