

ZONING HEARING BOARD
 UPPER GWYNEDD TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA
 Zoning Ordinance of November 23, 1987 as Amended



APPLICATION FOR VARIANCE(S) **Check One** Date: 06/08/2020
 APPLICATION FOR SPECIAL EXCEPTION(S) _____
 APPEAL FROM ZONING OFFICER'S _____
 DECISION/DETERMINATION(S) _____

PROPERTY ADDRESS/
 LOCATION 317 Croft Road LOT SIZE 15,300 ZONING DISTRICT R2

Check One (Applicant)
 Owner
 Equitable Owner (under Agreement of Sale)
 Lessor
 Lessee

Applicant's Name: Antoinette & Curt Perry **Check One**
 Date Ownership Secured 12/29/2009
 Address: 317 Croft Road Date of Agreement of Sale _____
 Telephone: 215-262-0460 Date of Lease _____

Contractor's or Agent's Name contractor tbd Public Water Yes No _____
 Public Sewer Yes No _____
 Address _____

Give full information as to Section of Zoning Ordinance involved and reasons why the Variance(s), Special Exception(s) or Appeal is desired and why it should be granted.

Seeking relief from Section 195-12 B(4) site yard setback of 25'. Requesting approval to encroach 10' into side yard, within 15' of property line. The existing lot is 100' while the R-2 district requires a minimum lot width of 120'. The proposed addition would not require a variance if the lot was 120' wide. The proposed addition is a two-car garage and laundry/mudroom: dimensional requirements to fit the program make it exceedingly challenging/impossible to fit within the side yard setback.

Owner's signature, if Applicant is not Owner, agreeing to this Application _____
 Applicant's Signature Antoinette Szeliga Perry
 Please Print Name: Antoinette Szeliga Perry 06/08/2020
 Attorney's Name: _____
 Address: _____
 Telephone: _____

Record of Secretary – Zoning Hearing Board

Application No.	Hearing Date(s)	Decision Date
VARIANCE(S)	Granted _____	Denied _____
SPECIAL EXCEPTION(S)	Granted _____	Denied _____
APPEAL	Granted _____	Denied _____

RESTRICTIONS/CONDITIONS (if any)

- () Zoning Officer
- () Zoning Hearing Board
- () Board of Commissioners
- () Zoning Solicitor

Signature of Secretary _____

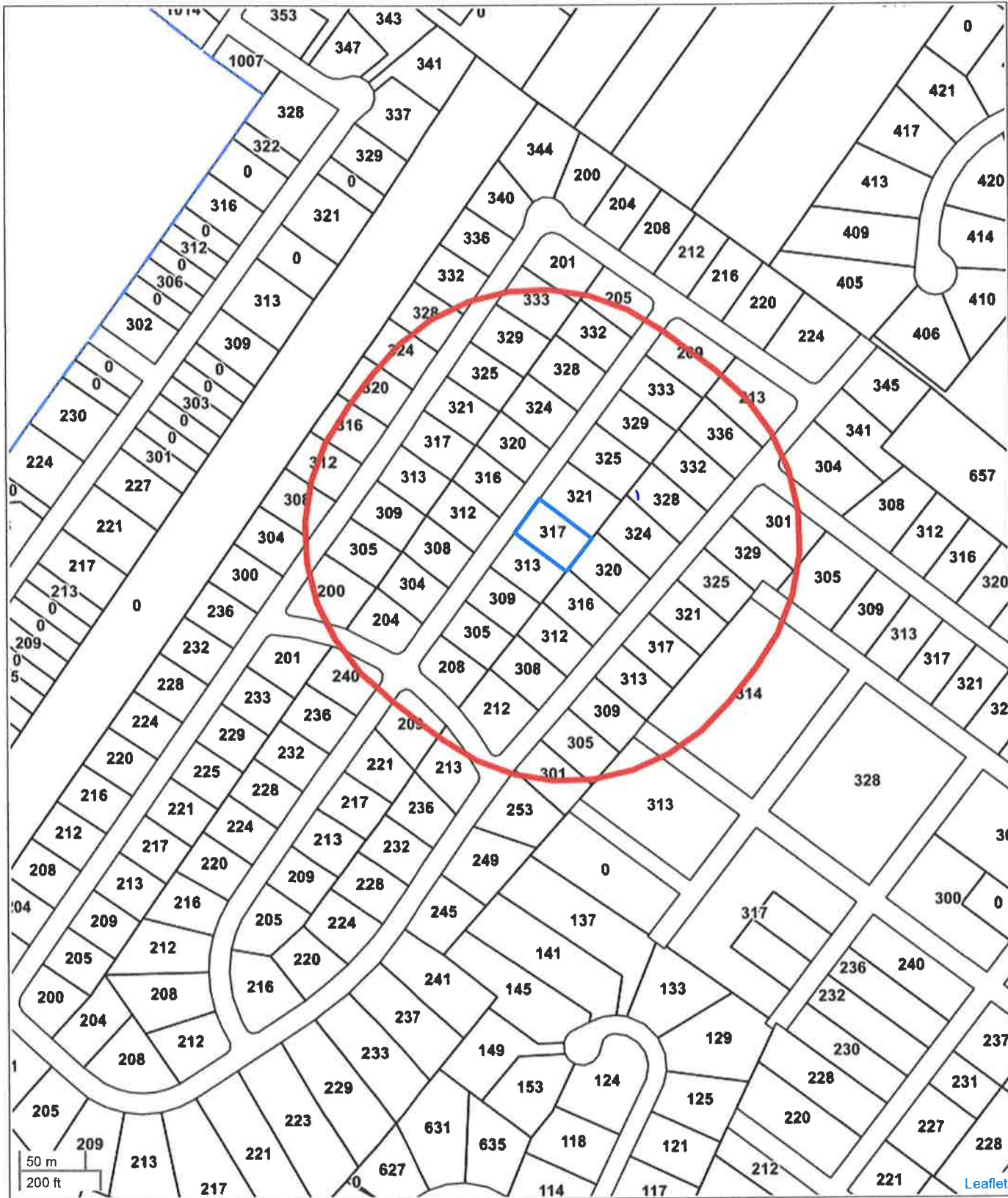


Upper Gwynedd Township

Print Date: 06/29/2020

317 CROFT RD

560001798009



SYMBOLS

- RECEPTACLE 110V
- RECEPTACLE 110V W/ GROUND FAULT CIRCUIT INTERRUPTER
- RECEPTACLE 110V W/ USB CHARGING PORT
- RECEPTACLE 220V
- QUAD RECEPTACLE 110V
- RECEPTACLE 110V - FLOOR MOUNTED JUNCTION BOX
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- OCCUPANCY SENSOR SWITCH
- ELECTRIC PANEL
- ELECTRIC METER
- TELEPHONE
- TELE / DATA
- DATA
- CABLE TELEVISION
- THERMOSTAT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- CARBON DIOXIDE DETECTOR
- HEAT DETECTOR
- EXIT SIGN - CEILING MOUNTED
- EXIT SIGN W/ EMERGENCY LIGHT
- EXIT SIGN - LOW MOUNTED
- FIRE EXTINGUISHER
- PULL STATION
- HORN & STROBE
- STROBE
- BELL
- SPEAKER
- SPRINKLER HEAD
- EMERGENCY LIGHT W/ BATTERY BACK-UP
- REMOTE HEAD
- TWO-HEAD REMOTE FIXTURE
- RECESSED CEILING FIXTURE
- RECESSED CEILING FIXTURE W/ EMERGENCY BALLAST
- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- WALL MOUNTED FIXTURE W/ EMERGENCY BALLAST
- 2x2 FLUORESCENT
- 2x2 FLUORESCENT W/ EMERGENCY BALLAST
- 2x4 FLUORESCENT
- 2x4 FLUORESCENT W/ EMERGENCY BALLAST
- 1x FLUORESCENT (SEE REFLECTED CEILING PLAN FOR LENGTH)
- TRACK LIGHT
- FLOOR DRAIN
- TRENCH DRAIN
- FLOOR SINK
- EXHAUST FAN
- SUPPLY DIFFUSER
- RETURN GRILLE
- CEILING FAN
- (1) HR PARTITION
- (2) HR PARTITION

EXISTING CONDITIONS NOTES:

1. CONTRACTOR SHALL VERIFY FOR ARCHITECT'S REVIEW THE DEPTH & SIZE OF EXISTING FOUNDATIONS, BEARING WALLS, BEAMS, HEADERS OR OTHER STRUCTURAL MEMBERS PRIOR TO ALTERATION AND/OR MODIFICATION.
- FOUNDATION NOTES:**
1. FILL CMU CORES SOLID AT REINFORCING.
 2. SILL ANCHORS MUST BE IN SAME BLOCK AS VERT. REIN. BARS & NOT IN SAME CORE.
 3. WOOD FRAMING SHALL NOT BE IN DIRECT CONTACT W/ SLAB-ON-GRADE CONCRETE OR MASONRY SUBJECT TO MOISTURE. WOOD FRAMING IN CONTACT W/ CONCRETE OR MASONRY MUST BE PRESSURE TREATED.
 4. ALL METAL HANGERS, PLATES, FASTENERS ETC. IN CONTACT W/ MASONRY, CONC. OR PRESSURE TREATED LUMBER MUST BE MIN. HOT DIP GALVANIZED.
 5. CONCRETE FOOTING MUST BE 3,000 PSI MIN. CONCRETE SLABS SHALL BE 2,500 PSI MIN.
 6. ALSO REFER TO GENERAL NOTES.

GENERAL NOTES:

1. ALL FRAMING TO BE MINIMUM SPF #2 OR BETTER UNLESS NOTED OTHERWISE.
2. FINISH MATERIALS, COLORS & FIXTURES SHALL BE SELECTED BY OWNER. CONTRACTOR SHALL VERIFY ALL SELECTIONS W/ OWNER PRIOR TO INSTALLATION.
3. MASONRY CHIMNEY MUST COMPLY W/ ALL APPLICABLE SECTIONS OF CHAPTER 10 OF THE INTERNATIONAL RESIDENTIAL CODE.
4. ADDITIONAL ELECTRICAL & HVAC DESIGN, CALCULATIONS & DOCUMENTS REQUIRED BY THE MUNICIPALITY FOR PERMITS SHALL BE SUPPLIED BY THE SELECTED, LICENSED & REGISTERED CONTRACTOR AND/OR SUBCONTRACTOR.
5. ALL NEW WINDOWS, DOORS, CASING, TRIM, SILLS, BASEBOARD ETC. SHALL MATCH EXISTING UNLESS OTHERWISE SPECIFIED.
6. ALL WINDOWS, DOORS, FIXTURES & MATERIALS MUST BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
7. ALL NEW WINDOWS MUST BE MIN. DOUBLE PANE, LOW-E, INSULATED, U-FACTOR 0.32 MIN. SIZES PROVIDED IN FEET & INCHES UNLESS NOTED OTHERWISE (EX. 3050 = 3'-0" X 5'-0" H)
8. OPERABLE WINDOWS W/ A SILL HEIGHT LOWER THAN 24" A.F.F. & GREATER THAN 72" ABOVE EXTERIOR GRADE OR SURFACE BELOW SHALL HAVE WINDOW OPENING CONTROL DEVICE HARDWARE IN ACCORDANCE W/ IRC SECTION 312. AFTER OPERATING TO RELEASE THE CONTROL DEVICE, SUCH HARDWARE SHALL PERMIT OPENING OF EGRESS WINDOWS USED FOR EMERGENCY ESCAPE & RESCUE OPENINGS & SHALL NOT REDUCE THE NET OPENING AS REQUIRED BY IRC SECTION 310.
9. ALL MANUFACTURER'S & CONTRACTOR'S GUARANTEES AND/OR WARRANTIES MUST BE SUPPLIED TO THE OWNER AT TIME OF SUBSTANTIAL COMPLETION.

MECHANICAL NOTES:

1. NEW AND/OR REPLACEMENT, MODIFICATION, ETC. OF EXISTING MECHANICAL SYSTEM SHALL BE DESIGNED & INSTALLED BY QUALIFIED LICENSED CONTRACTOR & SUBMITTED TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW AS REQUIRED PRIOR TO INSTALLATION.

PLUMBING NOTES:

1. ALL PLUMBING SYSTEMS, EQUIPMENT, FIXTURES, DEVICES, MATERIALS, ETC. MUST BE IN ACCORDANCE W/ ALL CURRENT & APPLICABLE BUILDING & PLUMBING CODES, & SHALL BE DESIGNED BY QUALIFIED LICENSED PROFESSIONAL. DESIGN DOCUMENTS MUST BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW AS REQUIRED PRIOR TO INSTALLATION.

ELECTRICAL NOTES:

1. ALL RECEPTACLES IN KITCHENS, BATHS, BASEMENTS, AND EXTERIOR MUST BE ON GFCI PROTECTION.
2. ALL BEDROOMS, LIVING AREAS, AND SMOKE DETECTORS MUST BE ON ARC FAULT BREAKERS.
3. ALL WORK MUST BE IN COMPLIANCE WITH LATEST NATIONAL ELECTRIC CODE.
4. ALL WORK MUST BE IN COMPLIANCE WITH LATEST ELECTRIC COMPANY REQUIREMENTS.
5. MOUNT RECEPTACLES AT 18" UNLESS NOTED OTHERWISE.
6. MOUNT SWITCHES AT 44" UNLESS NOTED OTHERWISE.
7. CONFIRM AND PROVIDE ELECTRICAL SERVICES FOR ALL EQUIPMENT.
8. PROVIDE & INSTALL HARD WIRED-SMOKE/HEAT DETECTORS IN EACH BEDROOM & ONE EACH FLOOR, INTERCONNECTED AS REQUIRED BY CODE.
9. ALL WIRE MUST BE COPPER UNLESS OTHERWISE NOTED.
10. SE CABLE MAY BE USED FOR INTERIOR LOCATIONS BUT SHALL NOT BE EXPOSED.
11. PROVIDE TWO POLE DISCONNECT WITH MINIMUM AMPERE RATING EQUAL TO CIRCUIT BREAKER SIZE.
12. OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
13. NO MORE THAN EIGHT DUPLEX RECEPTACLES SHALL BE CONNECTED TO ANY CIRCUIT.
14. ALL RECESSED LIGHT FIXTURES IN CONTACT WITH INSULATION MUST BE IC RATED.

GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND & OVERHEAD UTILITIES TO SAFEGUARD AGAINST INTERRUPTION OF SERVICES TO THE BUILDING AND/OR OTHER TENANTS.
2. THE EXISTING EMERGENCY LIGHTING, FIRE DETECTION / ALARM & AUTOMATIC SPRINKLER SYSTEM SHALL BE MAINTAINED IN PROPER WORKING ORDER DURING ALL DEMOLITION & CONSTRUCTION IN ACCORDANCE W/ ALL APPLICABLE CODES.
3. REMOVE ONLY NON-LOAD BEARING PARTITIONS & CONSTRUCTION. CONTRACTOR SHALL VERIFY PRIOR TO REMOVAL THAT NO STRUCTURAL ELEMENTS, WALLS, BEAMS, HEADERS, ETC. ARE DESIGNATED FOR DEMOLITION.
4. CONTRACTOR SHALL CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATION FROM THE PLANS.
5. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES TO THE PLANS.
6. REMOVE ALL ABANDONED WIRING, PIPING, DUCTS & OTHER MECHANICAL, ELECTRICAL & PLUMBING ELEMENTS BACK TO SOURCE TO EXTENT POSSIBLE & CAPPED / TERMINATE IN ACCORDANCE TO THE CODE.
7. OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS.
8. DEMOLITION CONTRACTOR SHALL NOT USE ANY METHODS THAT WILL DAMAGE CONSTRUCTION TO REMAIN IN PLACE.
9. SAW-CUT ALL CONCRETE SLAB FLOORS TO BE REMOVED. CONTRACTOR SHALL COORDINATE W/ PLUMBING PLANS FOR ALL NEW UNDERGROUND PLUMBING PIPING.
10. ALL DEMOLISHED MATERIALS SHALL BE PROPERLY REMOVED FROM SITE.
11. HAZARDOUS MATERIALS INCLUDING LEAD PAINT & ASBESTOS SHALL BE REMOVED BY LICENSED / CERTIFIED CONTRACTOR(S).

CONSTRUCTION CODES:

INTERNATIONAL RESIDENTIAL CODE 2015

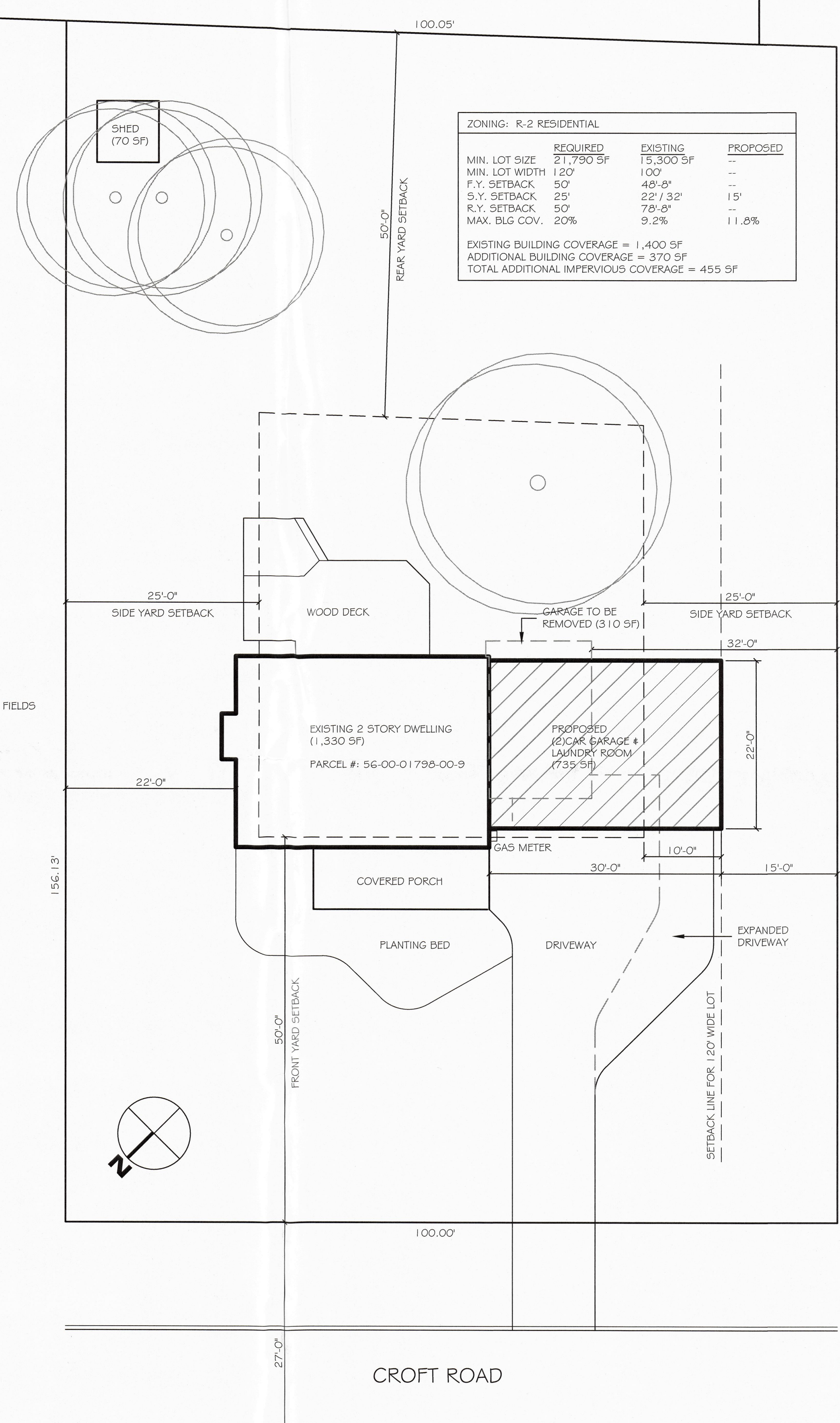
DESIGN LOADS:

DEAD (FLOOR): 20 PSF
 LIVE (FLOOR): 40 PSF @ LIVING AREAS, 30 PSF @ SLEEPING AREAS
 DEAD (ROOF): 15 PSF
 SNOW (ROOF): 30 PSF

PARCEL #:
56-00-04873-00-3
PROPERTY OF:
STEPHEN J & MADELINE FRANCO
324 LOWER VALLEY RD

PARCEL #:
56-00-04870-00-6
PROPERTY OF:
FRANCIS J DOROTHY EILEEN HAMMOND
320 LOWER VALLEY RD

PARCEL #:
56-00-04867-00-9
PROPERTY OF:
CHRISTOPHER J MCWILLIAMS
316 LOWER VALLEY RD



ZONING: R-2 RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	21,790 SF	15,300 SF	--
MIN. LOT WIDTH	120'	100'	--
F.Y. SETBACK	50'	48'-8"	--
S.Y. SETBACK	25'	22' / 32'	15'
R.Y. SETBACK	50'	78'-8"	--
MAX. BLDG COV.	20%	9.2%	11.8%

EXISTING BUILDING COVERAGE = 1,400 SF
 ADDITIONAL BUILDING COVERAGE = 370 SF
 TOTAL ADDITIONAL IMPERVIOUS COVERAGE = 455 SF



EXISTING CONDITIONS PHOTOS
N.T.S.

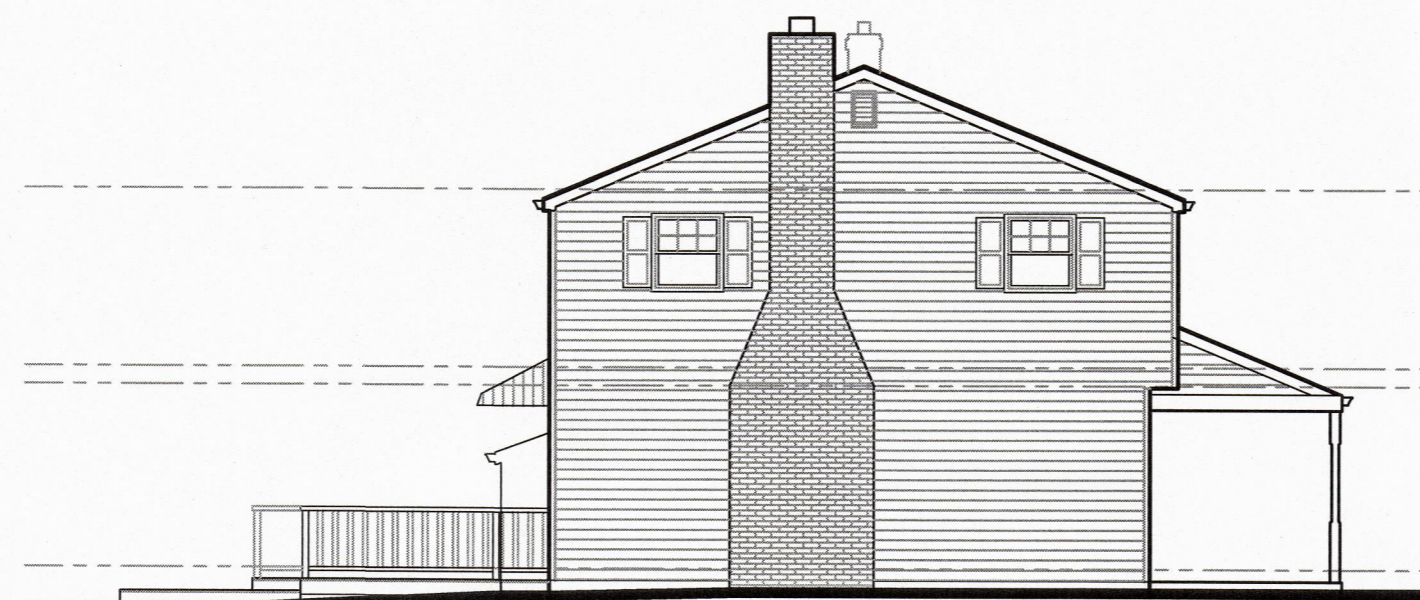
STIE PLAN
1" = 10'-0"

ZONING REVIEW - NOT FOR CONSTRUCTION: 06/10/2020

PERRY RESIDENCE GARAGE/MASTER SUITE ADDITION project no. 33120	317 CROFT ROAD NORTH WALES, PA 19454 UPPER GWYNEDD TOWNSHIP
Michael J. Panachyda Architect	527 W. Mt. Vernon St. Lansdale, PA 19446 p: 267-467-2551 www.mjp-architect.com
SYMBOLS & NOTES, SITE PLAN	A-100
drawing: date: 06/10/2020	

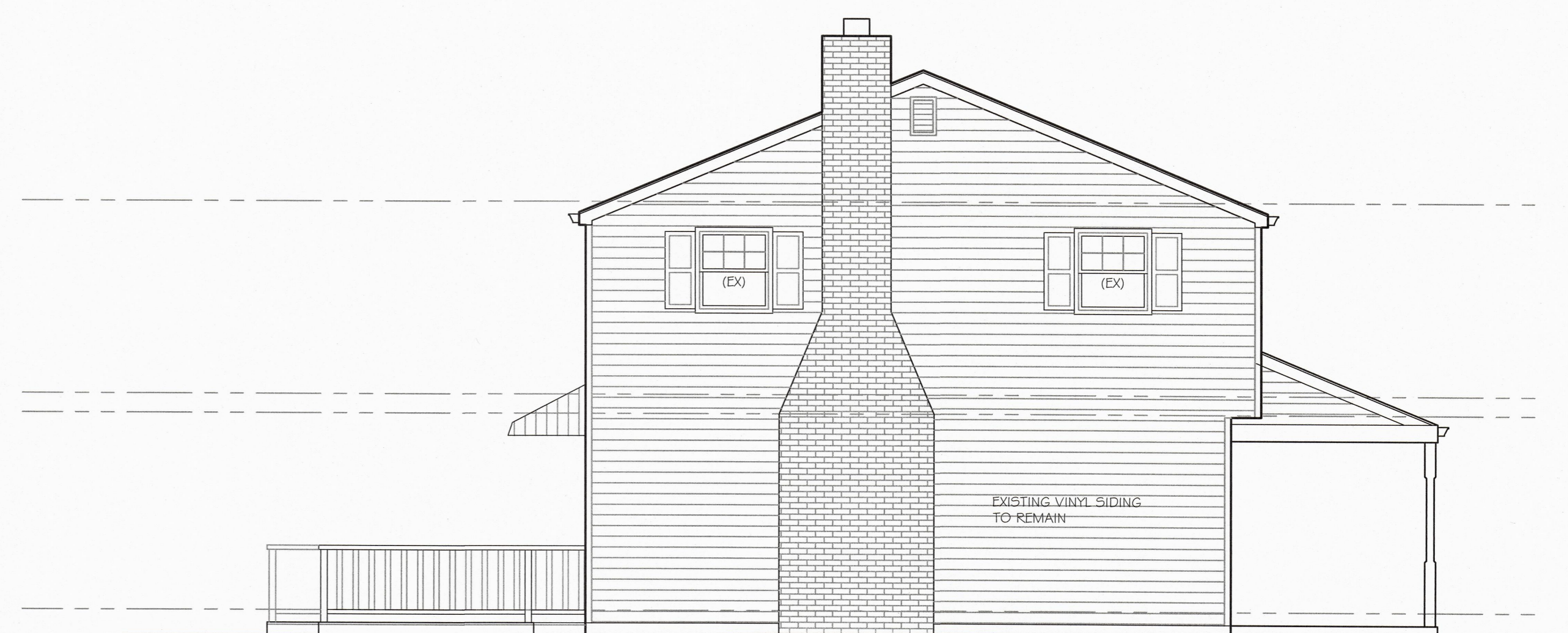


EXISTING ELEVATIONS
1/8" = 1'-0"

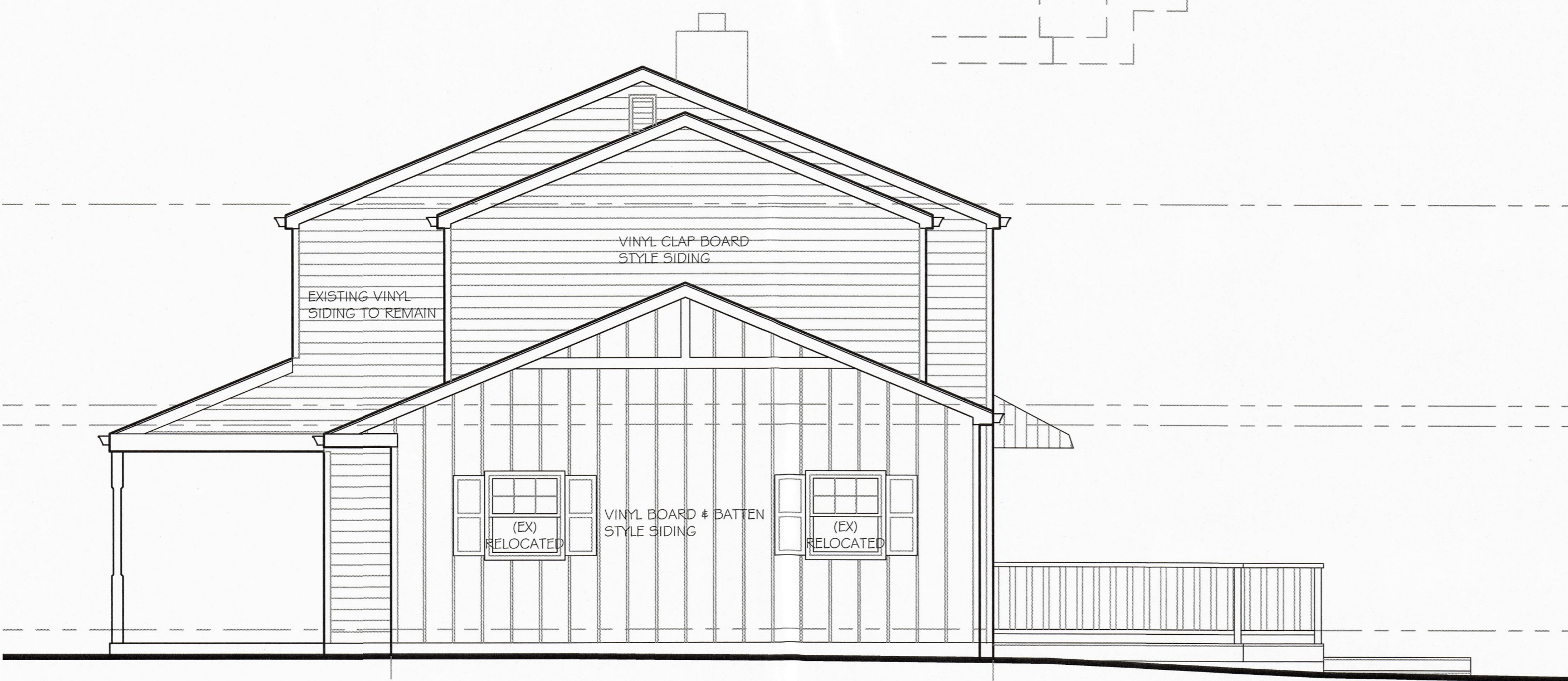


EX = EXISTING TO REMAIN
N = NEW (IN NEW OR MODIFIED OPENING)
R = REPLACEMENT (IN EXISTING OPENING)

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



NEW LEFT SIDE ELEVATION
1/4" = 1'-0"



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



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

ZONING REVIEW - NOT FOR CONSTRUCTION: 06/10/2020

PERRY RESIDENCE GARAGEMASTER SUITE ADDITION		317 CROFT ROAD NORTH WALES, PA 19454 UPPER GWYNEDD TOWNSHIP
project no.	33120	
Michael J. Panachyda Architect		527 W. Mt. Vernon St. Lansdale, PA 19446 p: 267-467-2551 www.mjp-architect.com
drawing:	ELEVATIONS	
date:	06/10/2020	sheet: A-200