

## PUBLIC NOTICE

**PLEASE TAKE NOTICE** that Zoning Hearing Board of Upper Gwynedd Township will hold an in-person public hearing(s) on Tuesday, May 31, 2022, at the Upper Gwynedd Township Building, 1 Parkside Place, North Wales (Upper Gwynedd Township), PA 19454, at 7:00 P.M. on the following matters:

**Continued Hearing No. 22-03: Sanctuary United Methodist Church of 1346 E. Prospect Avenue, North Wales, PA 19454 for property located at the same address**, for variances from the Upper Gwynedd Zoning Code to construct a ground sign with an LED display as previously advertised. The Property is zoned R-2 Residential.

**Hearing No. 22-07: Amy Geissele of 408 Swedesford Road, Lower Gwynedd, PA 19002 for property located at 1708 Supplee Road, Lansdale, PA 19446 for property located at the same address**, for the following variances from the Upper Gwynedd Zoning Code for the construction of a detached garage with attached carport and a front porch to the existing dwelling: (1) a variance from Section 195-9.M.(2) to permit an accessory building height of 17 feet 5 inches where a maximum of 14 feet is permitted as measured to the midpoint of the highest and lowest point of the roof; (2) a variance from Section 195-12.B.(3) to permit a front yard setback of 27 feet and 6.5 inches where a minimum of 50 ft is required to construct the proposed porch; (3) a variance from Section 195-12.B.(4) to permit a side yard setback of 12 feet 5 inches where a minimum of 25 ft is required to construct the proposed roofed carport; and (4) a variance from Section 195-9.R to permit a driveway backup space 2 ft from a side boundary line where a minimum of 6 ft is required. The Property is zoned R-2 Residential.

**Hearing No. 22-08: Chris Condello of 453 School Road, Blue Bell, PA 19422 for property located at 211 Gwynedd Avenue (T.P. 032-030), North Wales, PA 19454**, for the following variances from the Upper Gwynedd Zoning Code for the construction of new single-family residence: (1) a variance from Section 195-12.B.(3) to permit a front yard setback of 45 feet where 50 ft is required to construct a front porch; (2) a variance from Section 195-12.B.(5) to permit a rear yard setback of 40 feet where a minimum of 50 ft is required to construct a rear patio. The Property is zoned R-2 Residential.

**Hearing No. 22-09: John and Laura Chinofsky of 7 Maple Avenue, North Wales, PA 19454 for property located at the same address**, for the following variance from the Upper Gwynedd Zoning Code for the construction of a one-story addition: (1) a variance from Section 195-12.B.(5) to permit a rear yard setback of 22.8 feet where a minimum of 50 ft is required. The Property is zoned R-2 Residential.

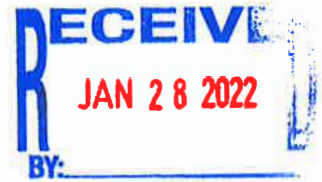
Copies of the application, exhibits, site plans or other materials received by the Township in connection with the above matters are on file with the Zoning Officer at the Township Building. Paper copies may be requested in writing from the Township at a cost as permitted by law. The public is invited to attend the public hearings and participate. If a member of the public would like to participate but requires assistance or accommodation, please contact the Township at [mweaver@uppergwynedd.org](mailto:mweaver@uppergwynedd.org) or (215) 699-7777 prior to 10:00 a.m. on May 31, 2022.

**Patrick Hitchens, Esquire**

Solicitor for the Zoning Hearing Board of  
Upper Gwynedd Township

***As stated in the legal advertisement, copies of the applications, exhibits, site plans or other materials received by the Township for zoning cases to be heard by the Zoning Hearing Board are on file with the Zoning Officer. In an effort to make these documents more accessible, electronic copies are available below. Because Pennsylvania law does not require applicants to submit exhibits in advance of a hearing, other materials may be presented at the hearing that were not submitted in advance or that may differ from the materials submitted. Therefore, any individual interested in a particular zoning case is encouraged to attend the hearing in order to be apprised of all documents and information presented.***

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



APPLICATION FOR VARIANCE(S)  Check One Date: 11/17/2021  
 APPLICATION FOR SPECIAL EXCEPTION(S) \_\_\_\_\_  
 APPEAL FROM ZONING OFFICER'S \_\_\_\_\_  
 DECISION/DETERMINATION(S) \_\_\_\_\_

PROPERTY ADDRESS/  
 LOCATION 1346 E. Prospect Ave LOT SIZE 5.557 Acres ZONING DISTRICT \_\_\_\_\_

Check One (Applicant)  
 Owner / \*Trustee  
 Equitable Owner (under Agreement of Sale)  
 Lessor  
 Lessee

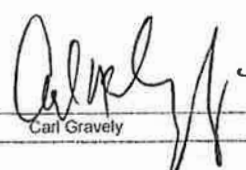
Applicant's Name: Carl Gravely-Trustee on behalf of Trustee(s) Check One  
 Date Ownership Secured \_\_\_\_\_  
 Address: 1229 Swamp Rd Furlong, PA 18925 Date of Agreement of Sale \_\_\_\_\_  
 Telephone: 724-989-9657 Date of Lease \_\_\_\_\_  
carl.gravely@gmail.com

Contractor's or Agent's Name Trustees on Behalf of Sanctuary UMC Public Water Yes  No \_\_\_\_\_  
 Public Sewer Yes  No \_\_\_\_\_

Address 1346 E Prospect Ave, North Wales, PA 19454

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.

Please see Attachment (A) in response to Items 1-6 answered or reasons provided.

\_\_\_\_\_  
 Owner's signature, if Applicant is not Owner, agreeing to this Application  
 Applicant's Signature   
 Please Print Name: Carl Gravely Trustee  
 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 \_\_\_\_\_

Attn:

UPPER GWYNEDD TOWNSHIP

BOARD OF COMMISSIONERS

Application Statement:

**Background: Sanctuary purchased a LED sign in 2011 with a "verbal" understanding from the township that we would be able to install it to replace our existing sign. As the process un-folded we learned that we were, in fact, not able to obtain the township approval for the installation. Since that time the sign has been stored in our shed and we are currently in the process of discerning if we should move forward with our investment and take the necessary steps to gain township approval to install the sign and remove our existing sign.**

**In our initial zoning presentation, we noted that we would be using the sign to not only promote Sanctuary's events and happenings but that we could also use this sign to share local information such as Blood Drive events, etc. so that it will be seen as an asset to our community (even something as simple as displaying the time and temp will be helpful for the many walkers and those who frequently drive by our property).**

**Please review our variance application and see notations in response to the ordinances. Note: the sign is now 10 years old and some options may be limited by the technology at that time.**

Highlights below are our responses and color coded per the following:

Yellow-Seeking Variance

Green-Confirmed/complies

NO VARIANCE REQ'D

1. Section 195-35.J.(2)(L)[9]

[a] No sign may be closer than 250 feet to the nearest dwelling unit. For 501 Hancock Road the setback is calculated to be approximately 221 feet. For 1349 W Prospect Avenue, the setback is calculated to be approximately 214 feet.

Seeking approval for alternate location considered than that of sign application. (empty flower box north of Kitchen/Patio area. (Abandon old sign landscape area and removing the old sign) 5 Images below

2. LED Signs are only permitted as part of a ground sign that complies with all other applicable provisions and the schedule of sign regulations.

> The maximum area for a ground sign= 24 s.f. The proposed sign= 40 s.f. Variance, 12SF LED message area, 6x4=24SF top sign. Exact Total is 36 square feet. Application was rounded to the nearest 10s.

> The maximum height= 7.0 ft. The proposed sign height= 8.5 ft. 4feet plus 2 feet = 6 feet of height. Only allows 1 foot of clearance for snow and landscaping. 7 feet can be met however seeking

variance for 8 feet. The reason is to allow flower plantings as well as average snowfall to NOT interfere with the message board.

3. The copy area of any LED message screen shall be no greater than 50% of the allowable sign area per sign face. This calculation shall be confirmed by the applicant.

Confirmed! LED message area is 2ft x 6ft = 12SF

4. LED lines for messages shall not exceed three lines of LED text per each sign face. Please confirm or seek a variance.

Application supporting document included the model that shows 3 lines. Confirmed!

5. LED signs are restricted to one color of LED for the entire message. Based upon the exhibits filed, a variance will be required to permit multiple colors.

Seeking Variance graphics will only render with Tri Color use.

6. General Regulations. Please confirm that the following shall apply:

Message changes shall be immediate. (Confirmed-controlled by the signs processor old 2012 model)

Each message shall be displayed for a minimum period of four hours. (Variance for 2 minutes) Understanding safety is the number 1 issue, there are a lot of walkers with the new development as with the athletic fields in use to try and convey messages to.

Signs shall not blink, flash, or move. Variance-(Clock and temperature will move.)

Illumination shall turn off no later than 10:30 p.m., every night. (Confirmed)

Images for Item 1 above:

















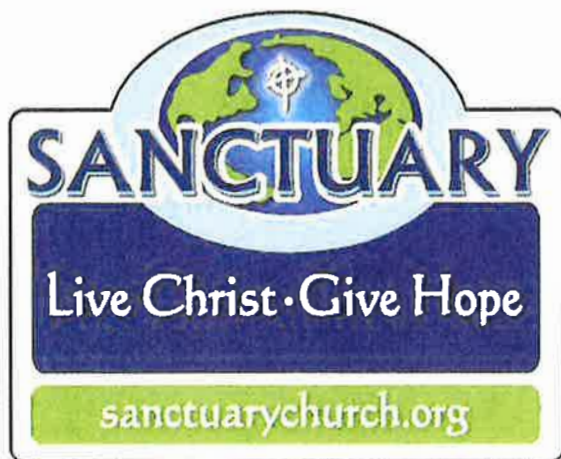
Measure distance  
Click on the map to add to your path  
Total distance: 232.69 ft (71.02 m)

FROM ORIGINAL BUILDING/SIGN PERMIT



To be an upgrade to existing sign at current location shown on plot plan from developers.

Additional Images for reference:



This is our sign design that will be installed like image

above.



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

**RECEIVED**  
 APR 18 2022  
 BY: \_\_\_\_\_

APPLICATION FOR VARIANCE(S)  **Check One**  
 APPLICATION FOR SPECIAL EXCEPTION(S) \_\_\_\_\_  
 APPEAL FROM ZONING OFFICER'S \_\_\_\_\_  
 DECISION/DETERMINATION(S) \_\_\_\_\_

Date: 4/18/2022

PROPERTY ADDRESS/  
 LOCATION 1708 Supplez rd LOT SIZE 22,000<sup>519</sup> SF ZONING DISTRICT \_\_\_\_\_

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

Applicant's Name: Amy Geissle Check One  
 Date Ownership Secured \_\_\_\_\_  
 Address: 408 Switzerford Rd Date of Agreement of Sale \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Date of Lease \_\_\_\_\_

Contractor's or Agent's Name: Buddy Grater Public Water Yes  No \_\_\_\_\_  
 Address: 287 W Sahelban Ave Public Sewer Yes  No \_\_\_\_\_

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.

Amy Geissle  
 Owner's signature, if Applicant is not Owner, agreeing to this Application

Applicant's Signature Buddy Grater  
 Please Print Name: \_\_\_\_\_ 4-18-22

Attorney's Name: Michael J. Clement (Wister Pearlstone, LLC)  
 Address: 460 Norristown Road, Suite 110, Blue Bell, PA  
 Telephone: 610-825-8400 19422

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 _____

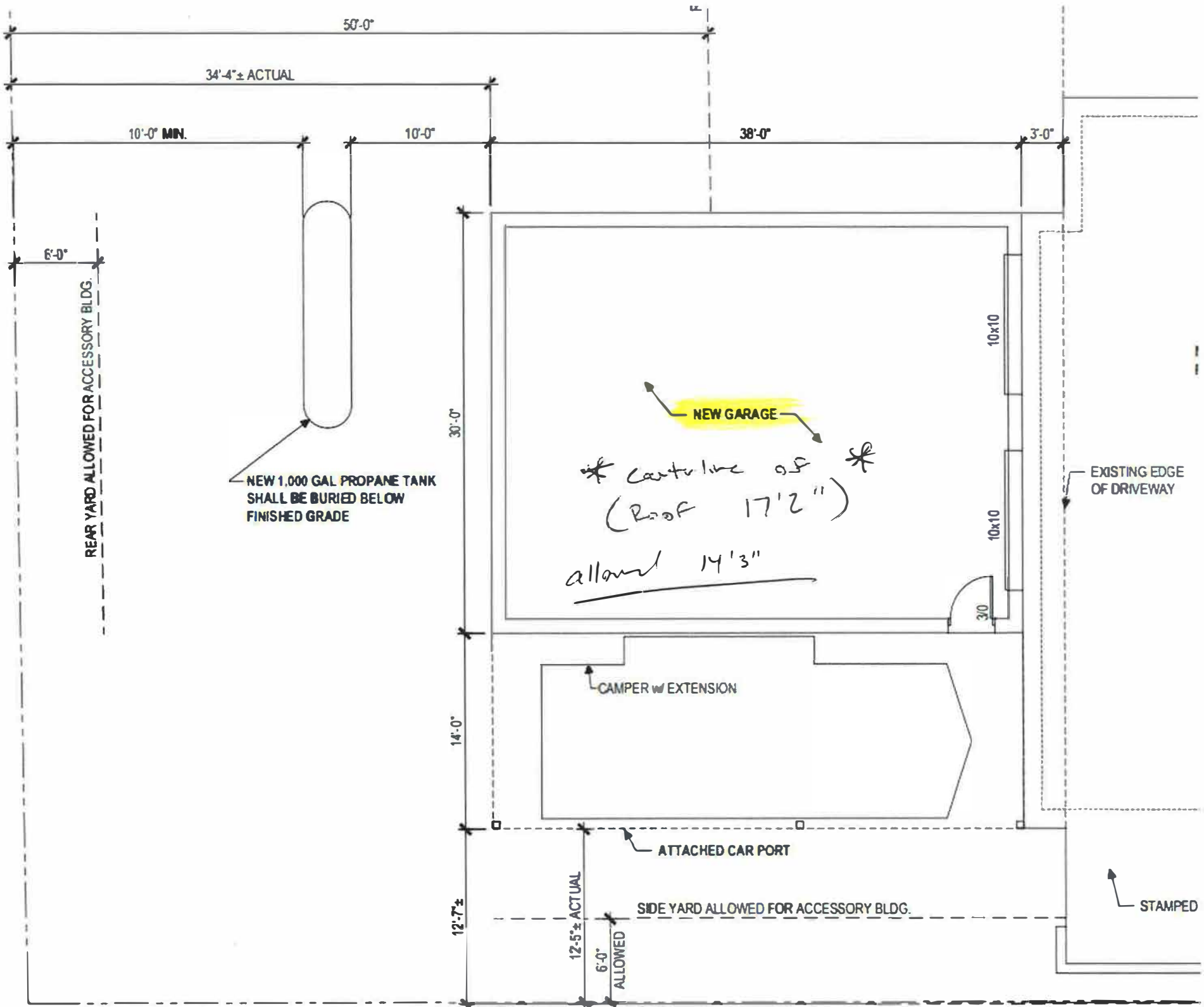
RESTRICTIONS/CONDITIONS (if any)

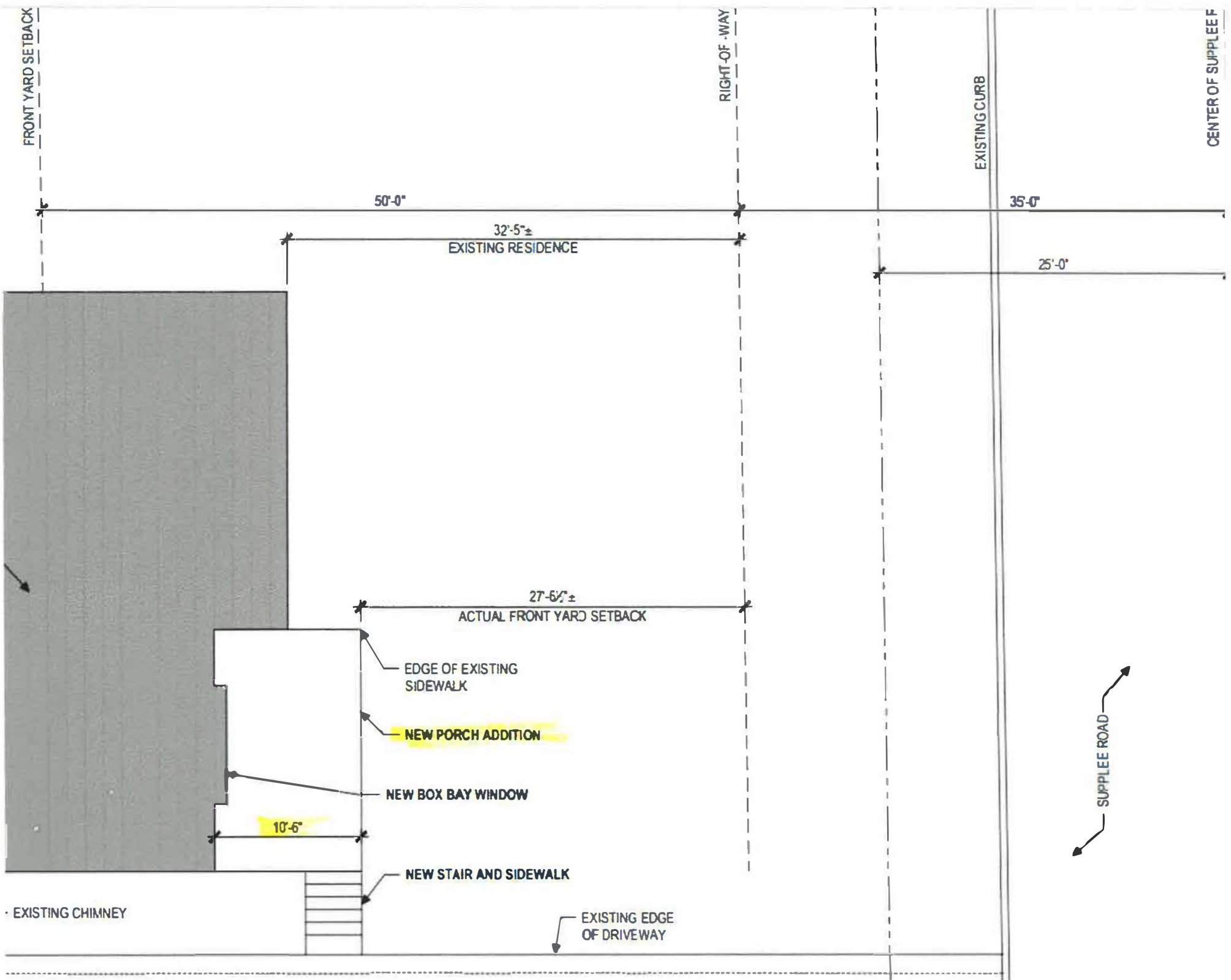
- ( ) Zoning Officer
- ( ) Zoning Hearing Board
- ( ) Board of Commissioners
- ( ) Zoning Solicitor

Signature of Secretary \_\_\_\_\_











Job 22020836B	Truss PIO30	Truss Type FINK	Qty 1	Ply 1	30' Stock Truss Job Reference (optional)
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Run: 8:510 s Oct 22 2021 Print: 8:510 s Oct 22 2021 MiTek Industries, Inc. Thu Feb 10 13:33:13 2022 Page 1  
ID:kwZGdaSQ04IVacs2rouppg9yvURi-QRBb5IzLvz0GGr4EJIHYBEINyixhwpwiiUs2WzmXwK

UFP Site Built, L.L.C. UFP 2020



Scale = 1:53.0

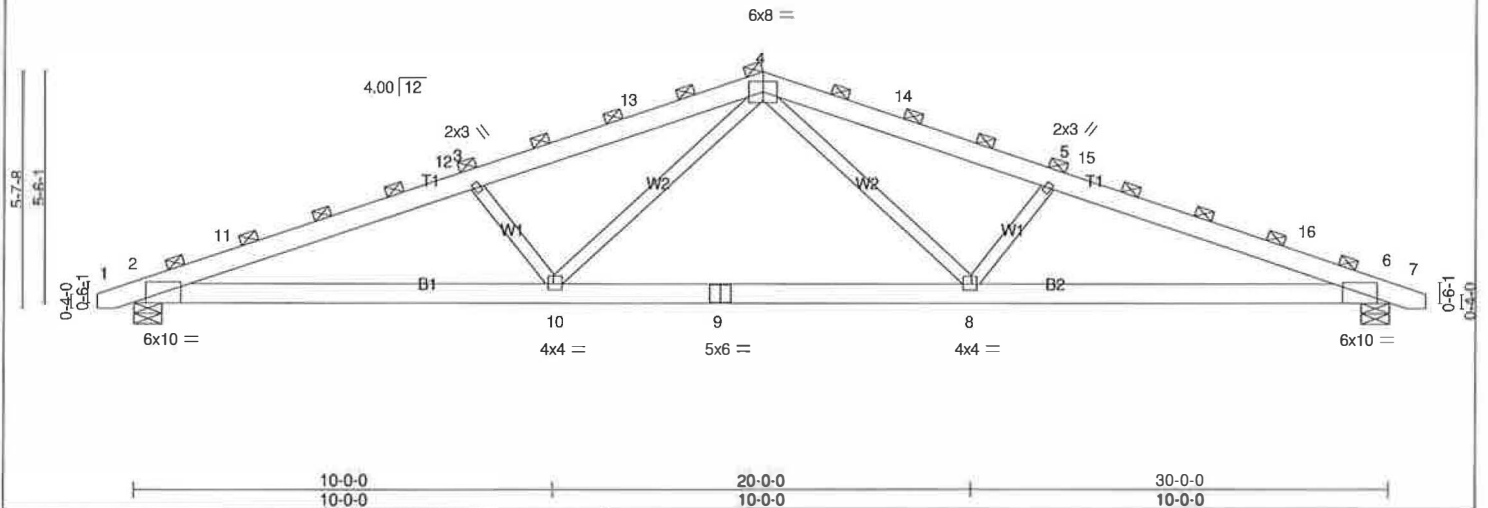


Plate Offsets (X,Y) - [2:0-3-6,Edge], [6:0-3-6,Edge], [8:0-1-8,0-1-12], [10:0-1-8,0-1-12]

<b>LOADING (psf)</b>	<b>SPACING-</b>	<b>CSI.</b>	<b>DEFL</b>	<b>PLATES</b>	<b>GRIP</b>
TCLL 30.0	4-0-0	TC 1.00	in (loc) l/defl L/d	MT20	197/144
TCDL 5.0	Plate Grip DOL 1.15	BC 0.97	Vert(LL) -0.32 8-10 >999 240		
BCLL 0.0	Lumber DOL 1.15	WB 0.45	Vert(CT) -0.45 8-10 >780 180		
BCDL 5.0	Rep Stress Incr NO	MatrixR	Horz(CT) 0.13 6 n/a n/a		
	Code IBC2018/TPI2014			Weight: 171 lb	FT = 20%

**LUMBER-**  
TOP CHORD 2x6 SP No.1  
BOT CHORD 2x6 SP No.1  
WEBS 2x4 SPF No.2

**BRACING-**  
TOP CHORD 2-0-0 oc purlins (2-0-2 max.).  
BOT CHORD Rigid ceiling directly applied or 6-0-8 oc bracing.

**REACTIONS.** (lb/size) 2=2579/0-8-0, 6=2579/0-8-0  
Max Horz 2=-104(LC 14)  
Max Uplift 2=454(LC 9), 6=-454(LC 10)  
Max Grav 2=2586(LC 20), 6=2586(LC 21)

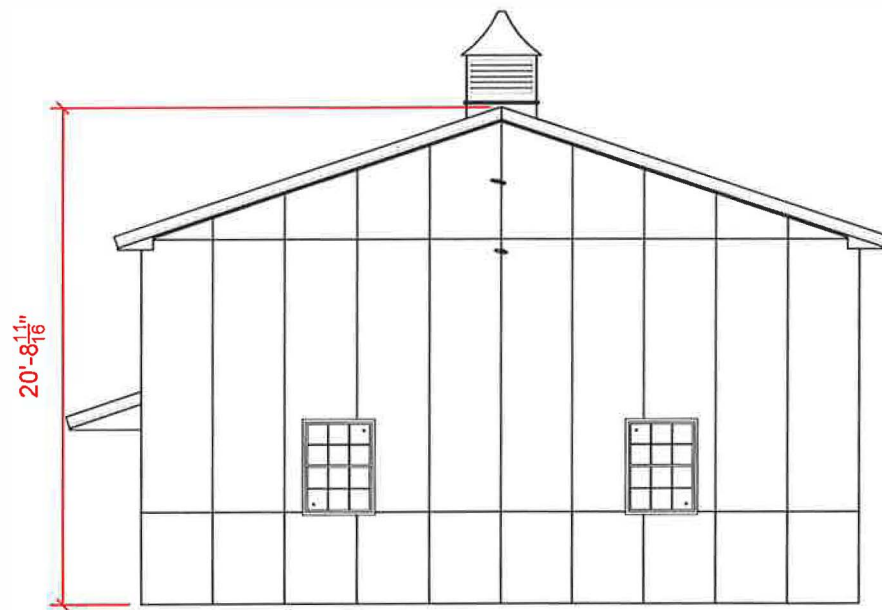
**FORCES.** (lb) - Maximum Compression/Maximum Tension  
TOP CHORD 1-2=0/26, 2-11=-5841/1869, 11-12=-5677/1890, 3-12=-5458/1892, 3-13=-5084/1760, 4-13=-4901/1773, 4-14=-4901/1773, 5-14=-5084/1760, 5-15=-5458/1892, 15-16=-5677/1890,  
6-16=-5841/1869, 6-7=0/26  
BOT CHORD 2-10=-1628/5355, 9-10=-1044/3629, 8-9=-1044/3629, 6-8=-1628/5355  
WEBS 3-10=-1338/496, 4-10=-415/1848, 4-8=-415/1848, 5-8=-1338/496

- NOTES-**
- 1) Unbalanced roof live loads have been considered for this design.
  - 2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=3.0psf; BCDL=3.0psf; h=20ft; Cat. II; Exp C; Enclosed; MWFRS (envelope) and C-C Exterior(2E) -0-7-13 to 2-4-3, Interior(1) 2-4-3 to 12-0-0, Exterior(2R) 12-0-0 to 18-0-0, Interior(1) 18-0-0 to 27-7-13, Exterior(2E) 27-7-13 to 30-7-13 zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.33 plate grip DOL=1.33
  - 3) TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=40.0 psf; Ps=31.5 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat C; Partially Exp.; Ce=1.0; Cs=0.94; Ct=1.20; Unobstructed slippery surface
  - 4) Roof design snow load has been reduced to account for slope.
  - 5) Unbalanced snow loads have been considered for this design.
  - 6) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 33.6 psf on overhangs non-concurrent with other live loads.
  - 7) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
  - 8) The Fabrication Tolerance at joint 2 = 4%, joint 9 = 4%, joint 4 = 4%, joint 10 = 4%, joint 3 = 4%, joint 8 = 4%, joint 5 = 4%, joint 6 = 4%
  - 9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 454 lb uplift at joint 2 and 454 lb uplift at joint 6.
  - 10) This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
  - 11) See Standard Industry Piggyback Truss Connection Detail for Connection to base truss as applicable, or consult qualified building designer.
  - 12) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

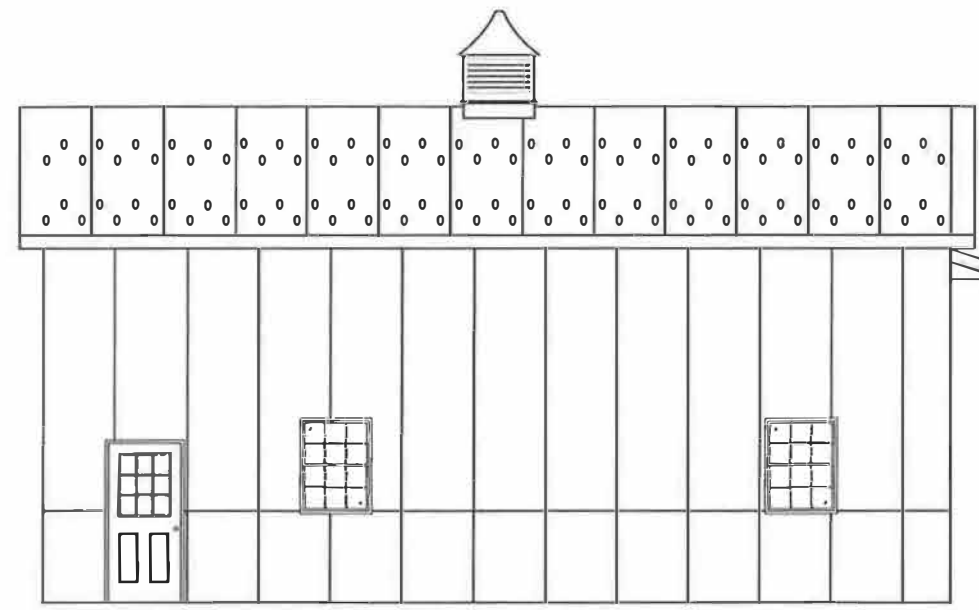
**LOAD CASE(S)** Standard



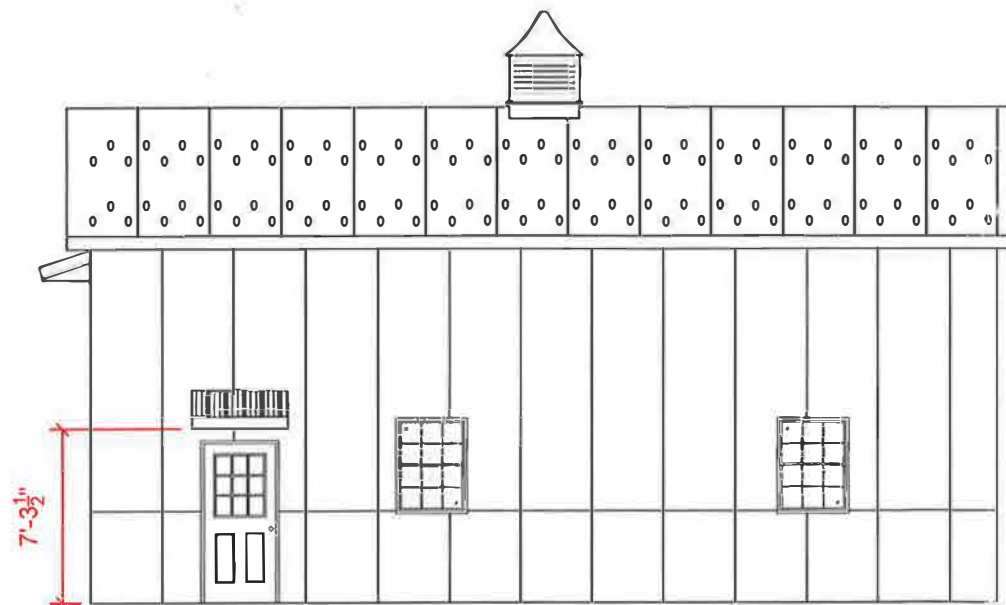
02/10/2022



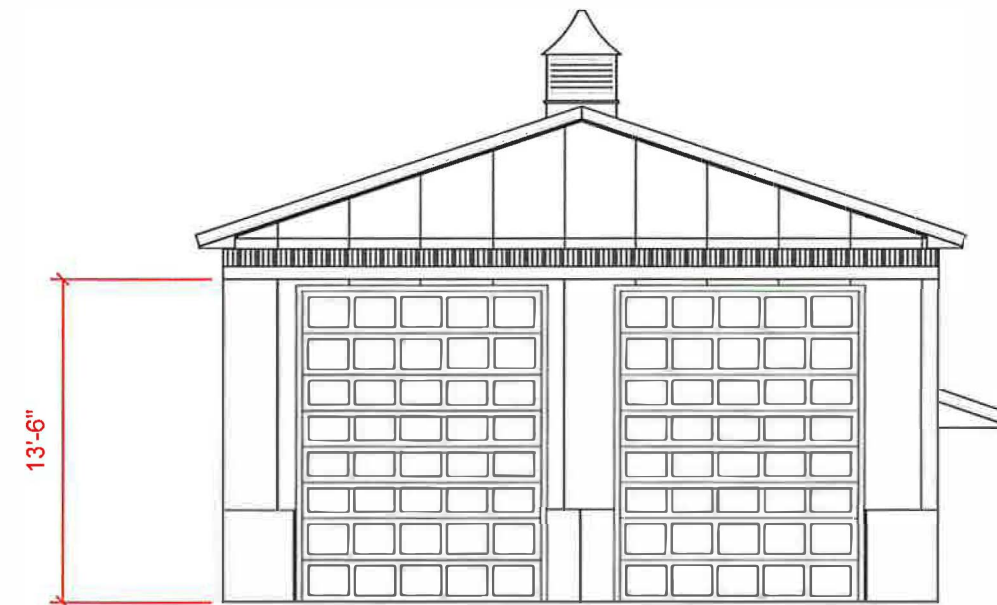
GABLE #2



EAVE #2



EAVE #1



GABLE #1

**RECEIVED**  
 APR 26 2022  
 BY: \_\_\_\_\_

Revisions:


**PPB. Inc.**

Pioneer Pole Buildings, Inc.  
 716 South Rt. 183  
 Schuylkill Haven, PA 17972  
 1-888-448-2505 Toll Free

JOB SITE ADDRESS:

1708 SUPPLEE RD  
 LANSDALE, PA

CUSTOMER ADDRESS:

BUDDY GRATER  
 WILLIAM H. GEISSELE  
 AMY L. GEISSELE  
 800 EAST WALNUT ST  
 NORTH WALES, PA 19454  
 610-272-2060 (H)  
 215-817-0376 (M)

DATE: 4-18-2022

SHEET: Elevations

BUILDING SIZE: 30x38x15'-4"

DRAWN BY: HEIDI KLOCK

Job Number:

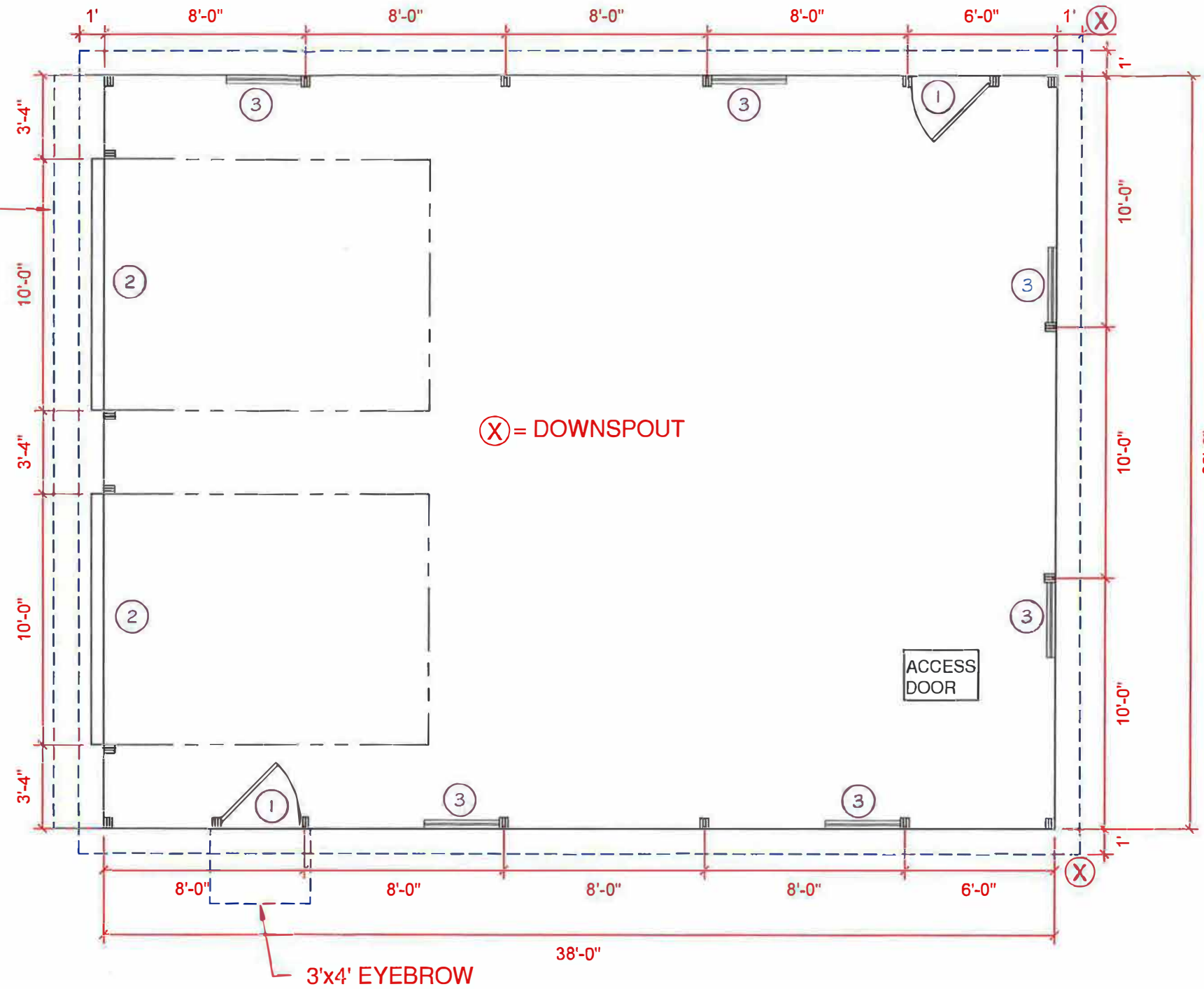
CHECKED BY:

GRATER-1

DRIVEWAY

2'x30' PENT ROOF

TREE LINE



(X) = DOWNSPOUT

3'x4' EYEBROW

HOUSE

WINDOW & DOOR SCHEDULE

SYM	TYPE OF WINDOW / DOOR	NOMIN.	R.O.
①	ENTRY DOOR 9-LITE	3068	38" x 82½"
②	OVERHEAD DOOR	10X13	10'-0" x 13'-4"
③	Single Hung Window w/ Grids & Screen	3040	36"x48"

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AMY L. GEISSELE  
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215-817-0376 (M)

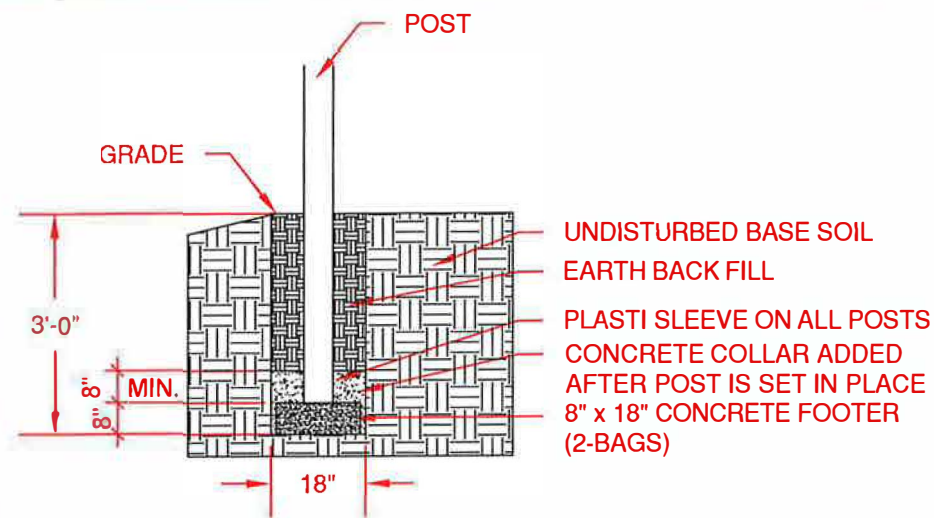
DATE: 4-18-2022

SHEET: POLE PLAN

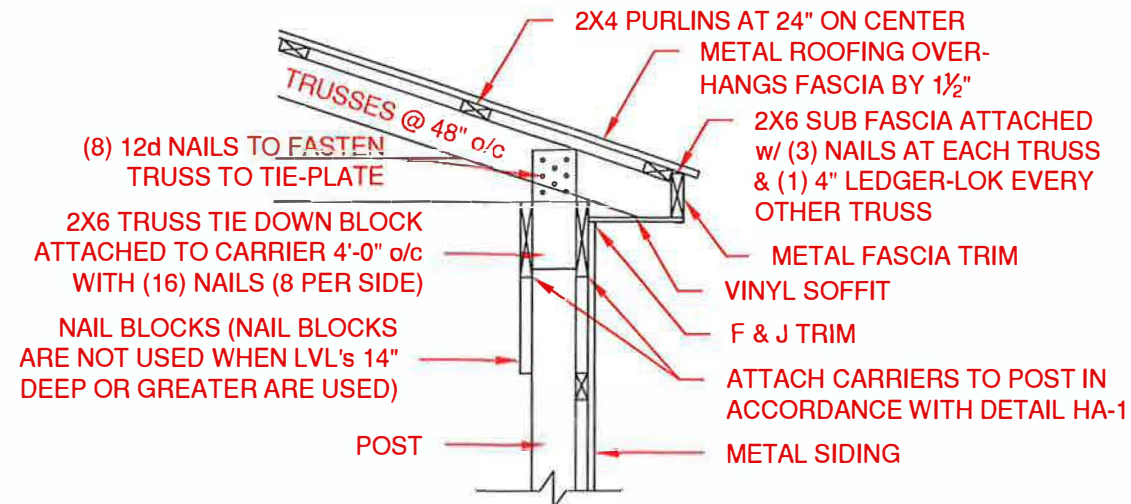
BUILDING SIZE: **30x38x15'-4"**

DRAWN BY: HEIDI KLOCK  
CHECKED BY: GRATER-1

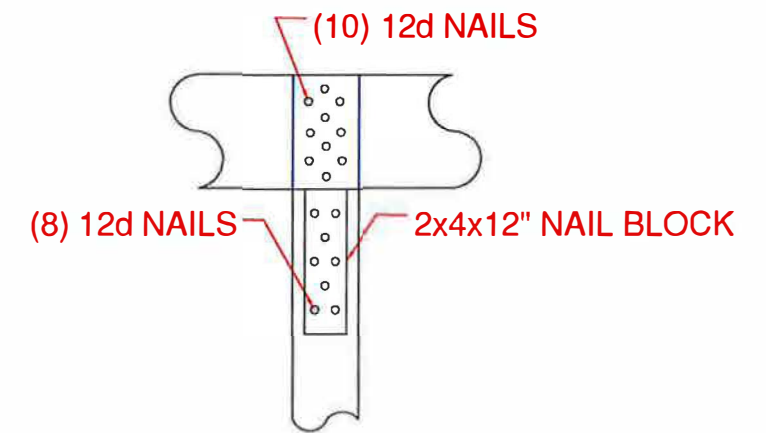




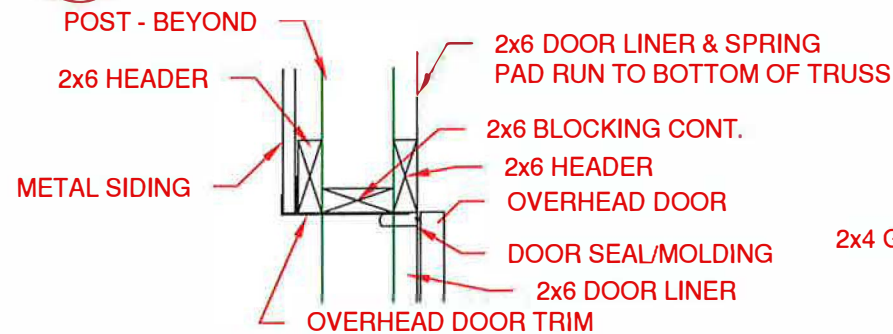
**FD 1**  
**FOOTER DETAIL**



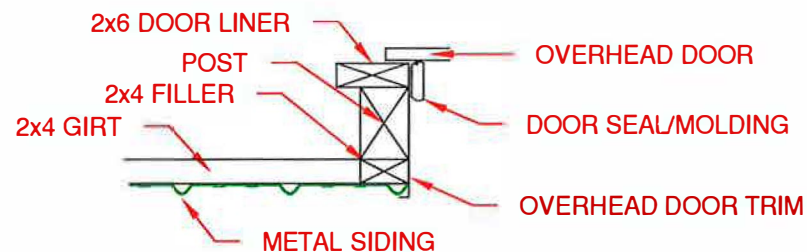
**RE 3**  
**ROOF EDGE DET.**



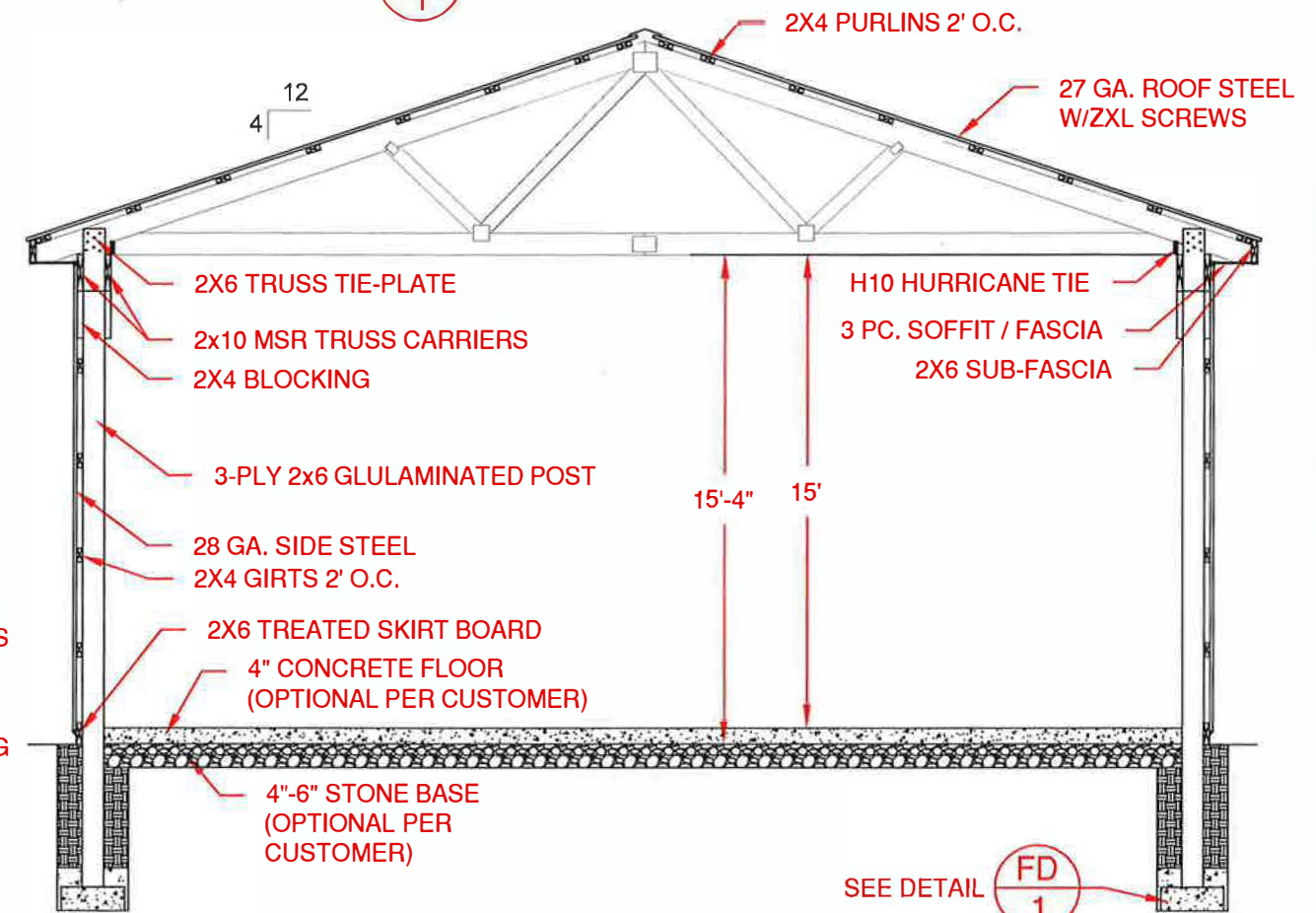
**HA 1**  
**2x10 MSR HEADER ATTACHMENT**



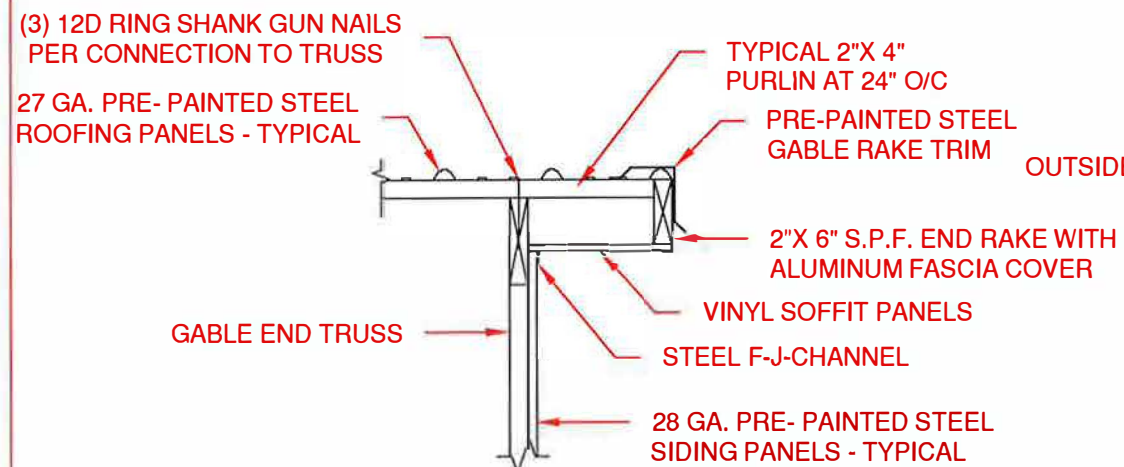
**OD 1**  
**O.H. DOOR HEADER DETAIL**



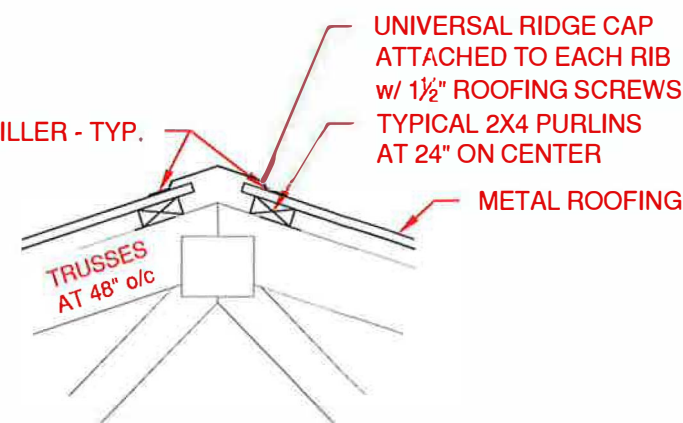
**OD 2**  
**O.H. DOOR JAMB DETAIL**



**TYP. CROSS SECTION**



**GO 1**  
**TYPICAL GABLE OVERHANG DETAIL**



**R 1**  
**ROOF RIDGE DETAIL**

Revisions:


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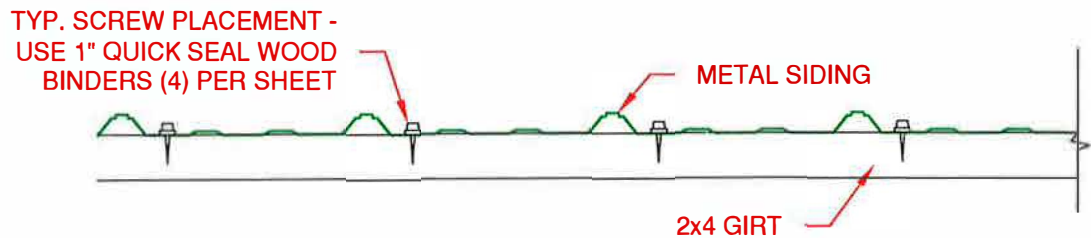
DATE: 4-18-2022

SHEET: Detail A

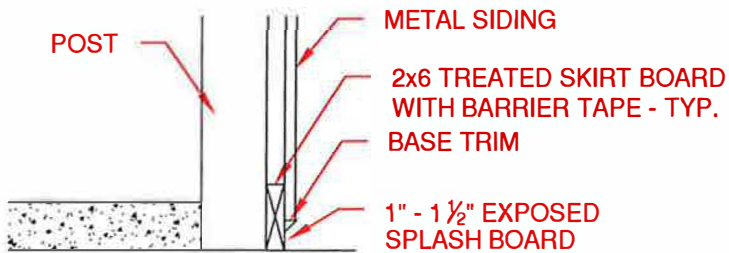
BUILDING SIZE: 30x38x15'-4"

DRAWN BY: HEIDI KLOCK  
CHECKED BY: GRATER-1  
Job Number:



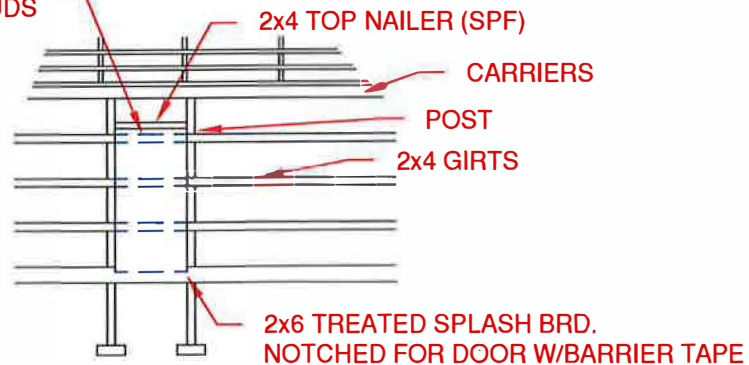


**SS 1** SIDING SCREW PATTERN DETAIL



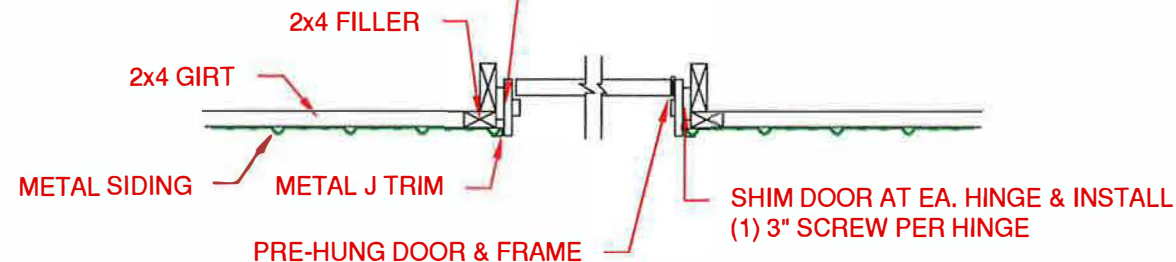
**BT 1** BASE TRIM DETAIL

REMOVE THIS SECTION OF GIRTS AFTER ATTACHING TO JACK STUDS

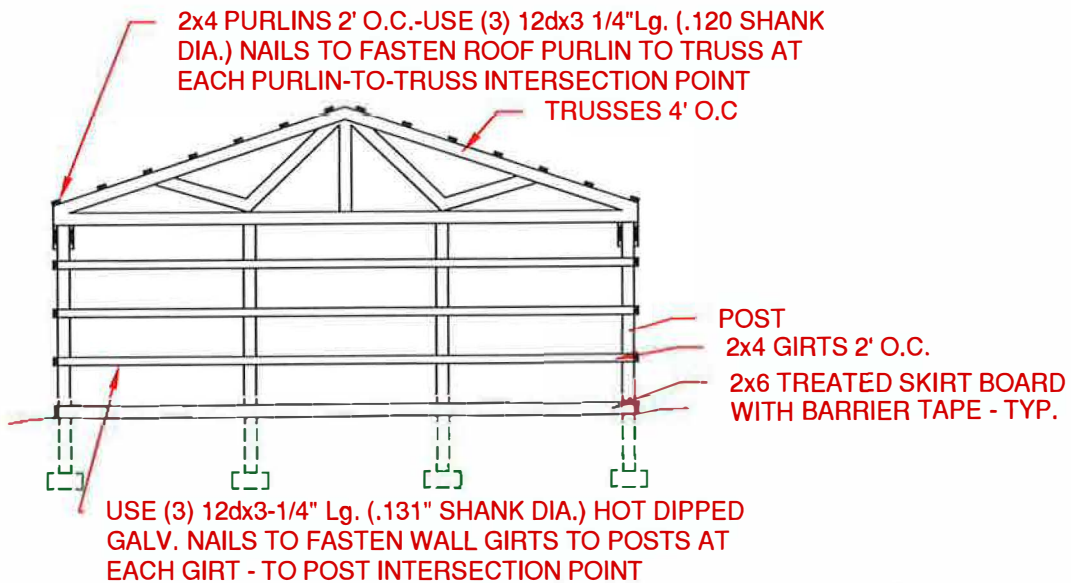


**SD 1** SERVICE DOOR FRAMING DETAIL

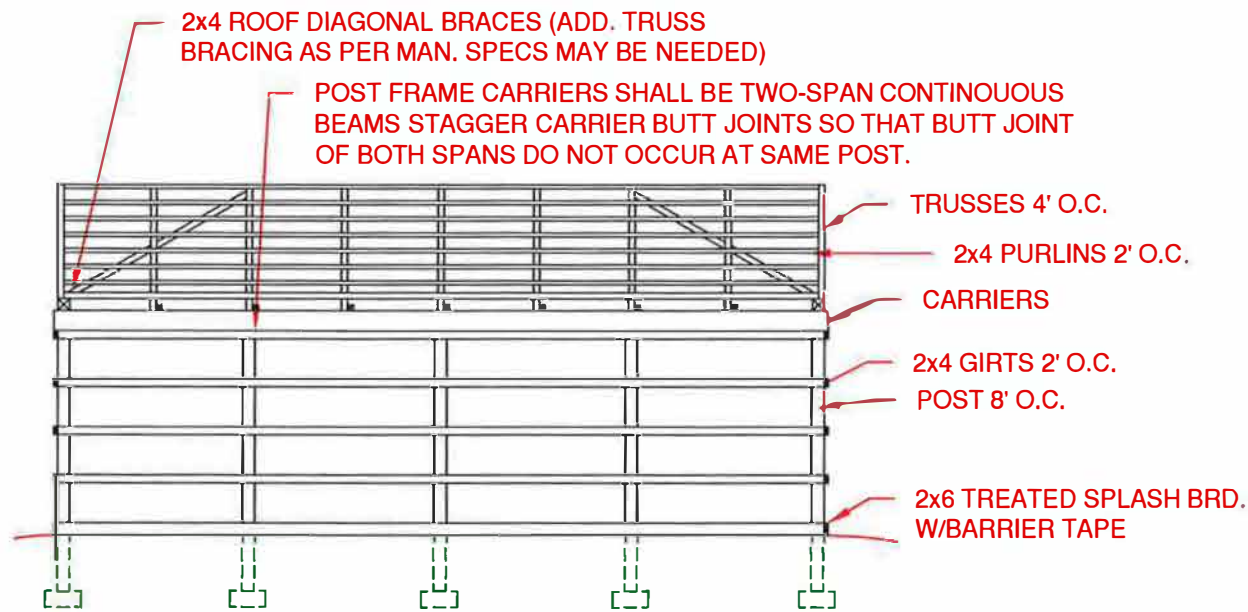
SHIM DOOR AT KNOBS & 6" FROM TOP & BOTTOM OF DOOR ATTACHED TO JACK STUD W/ 3" SCREWS



**SD 2** SERVICE DOOR JAMB DETAIL



**GF 1** GENERAL GABLE VIEW DETAIL



**EF 1** GENERAL EAVE VIEW DETAIL

Revisions:


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 Schuylkill Haven, PA 17972  
 1-888-448-2505 Toll Free

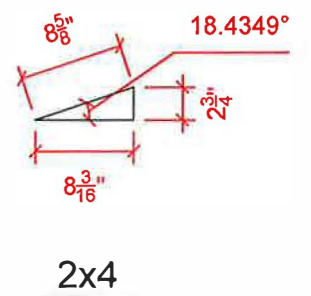
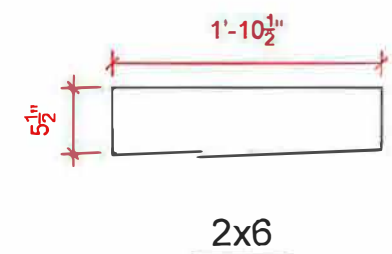
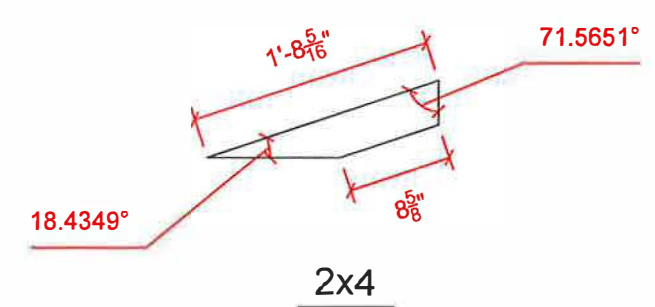
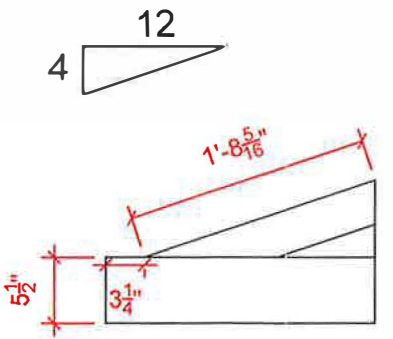
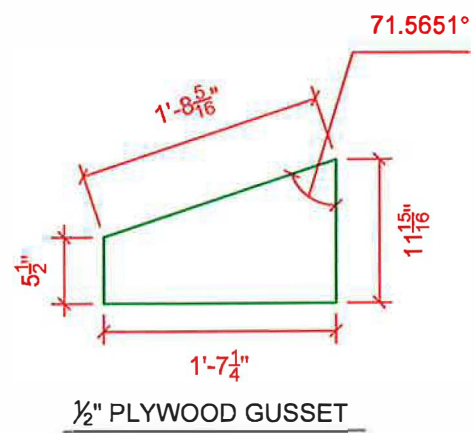
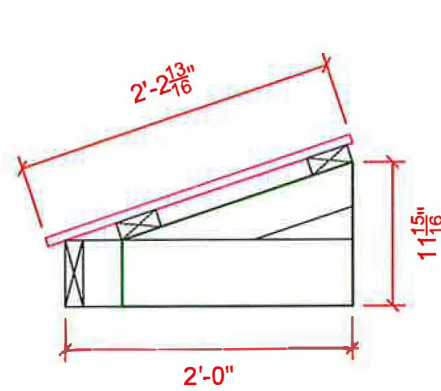
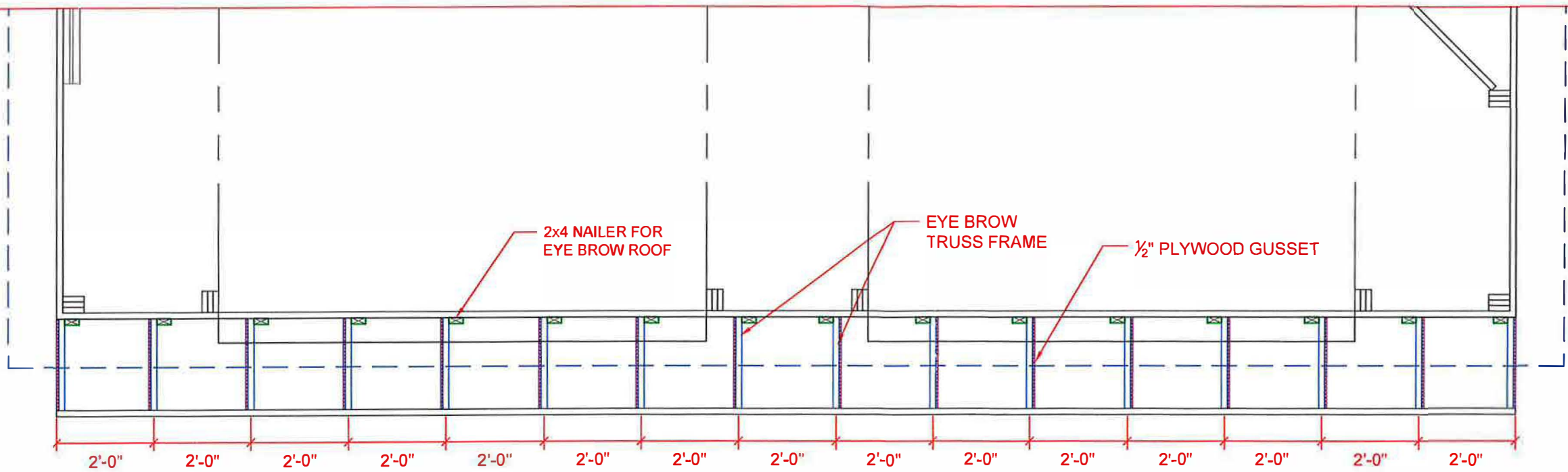
**JOB SITE ADDRESS:**  
 1708 SUPPLEE RD  
 LANSDALE, PA

**CUSTOMER ADDRESS:**  
 BUDDY GRATER  
 WILLIAM H. GEISSELE  
 AMY L. GEISSELE  
 800 EAST WALNUT ST  
 NORTH WALES, PA 19454  
 610-272-2060 (H)  
 215-817-0376 (M)

DATE: 4-18-2022  
 SHEET: Detail B

BUILDING SIZE: 30x38x15'-4"

DRAWN BY: HEIDI KLOCK  
 CHECKED BY: GRATER-1  
 Job Number:



Revisions:


**PPB. Inc.**  
 Pioneer Pole Buildings, Inc.  
 716 South Rt. 183  
 Schuylkill Haven, PA 17972  
 1-888-448-2505 Toll Free

**JOB SITE ADDRESS:**  
 1708 SUPPLEE RD  
 LANSDALE, PA

**CUSTOMER ADDRESS:**  
 BUDDY GRATER  
 WILLIAM H. GEISSELE  
 AMY L. GEISSELE  
 800 EAST WALNUT ST  
 NORTH WALES, PA 19454  
 610-272-2060 (H)  
 215-817-0376 (M)

DATE: 4-18-2022  
 SHEET: Detail C

BUILDING SIZE: 30x38x15'-4"

DRAWN BY: HEIDI KLOCK  
 CHECKED BY: GRATER-1  
 Job Number:



General Notes:

Foundations:

- A. Bottom of all exterior footings shall be minimum of 3'-0" below finished grade. Minimum size 8" high x 18" round or as noted.
- B. Assumed design soil bearing pressure = 2,000 PSF U.N.O.
- C. Minimum concrete footing strength to be 3,500 PSI at 28 days.

Metal Cladding:

- A. Steel siding and roofing panels shall be fabricated from 27 # 28 gauge, grade e 180 KSI structural quality steel conforming to ASTM A-446 with a hot dipped galvanized coating conforming to ASTM A-525 or with an aluminum-zinc alloy coating conforming to ASTM A-792 (plain products only).
- B. Paint Finish: All panels when required shall receive a factory applied polyester coating conforming to the manufacturer's specifications.
- C. Flashings: All flashings shall be shop fabricated from material that is the same gauge and finish as the wall/roof panels to which they are attached.
- D. Closures: Shall be pre-molded neoprene to match the configuration of the wall/roof panel and shall be in lengths as supplied by the panel manufacturer.
- E. Fasteners: All screw fasteners shall have a combination steel and neoprene washer. Nails shall have a Fabnseal washer or equivalent. Fastener selection and installation shall be as recommended by the cladding manufacturer.

Wood Trusses:

- A. Trusses are to be designed and fabricated in accordance with the published standards of the National Forest Products Association and the Truss Plate Institute's "Design Specifications for Light, Metal Plate Connected Wood Trusses" (TPI-XX) Latest Edition.
- B. The web configuration plate sizes, chord sizes and lateral bracing shall be designed by a licensed professional engineer. The truss manufacturer shall provide the contractor with shop drawings of each truss design bearing the engineers seal. Shop drawings shall be approved by the contractor before fabrication.
- C. All trusses shall be designed for the loading, spacing and geometry shown on the plan.
- D. The contractor shall install the bracing of the wood trusses in accordance with the manufacturer's design. Minimum lateral bracing of web and bottom chord members shall be as required by truss design.

Lumber:

- A. All lumber shall comply to the requirements of the American Institute of Timber Construction and the National Forest Products Association's "National Design Specification for Wood Construction".
- B. All lumber for posts and beams shall be #2 or better southern yellow pine grade stamped by a SPIB approved mill, surfaced at a maximum moisture content of 19% treated .6 pcf ACQ, .23 pcf MCA or equal.
- C. All lumber for headers shall be MSR grade stamped by a SPIB approved mill, surfaced at a maximum moisture content of 19%.
- D. All lumber exposed to ground contact or insect infestation shall be treated according to the American Wood preservers' Association Standards, .6 pcf ACQ, .15 pcf MCA or equal.

Connections:

- A. All wood connection to be made according to the "National Design Specification for Wood Construction". The minimum connection to be two 12 penny nails. Other connection as per plan or as controlled by standard construction practices.
- B. It is acceptable for 2x4 wind girt spacing to vary from 18" to 30", when the span of the girt is 10' or less. Horizontal spacing of fasteners for the metal wall panels shall be in accordance with the panel manufacturer's instructions. The wind girt spacing up to 30" conforms to the rigid diaphragm design for post frame walls.

Cautionary Notes:

- 1. Structural components such as posts, beams, trusses or fasteners and attachment brackets should NOT be modified, notched or cut in any manner without proper review and approval of the building design professional.
- 2. Rainwater and melt water should be directed away from post foundation locations.
- 3. On enclosed buildings with large doors (that is buildings designed as completely enclosed) the doors should be closed during periods high wind and/or stormy weather to reduce uplift forces on the building.
- 4. Do NOT lean heavy materials against posts or girts unless the building has been designed for those types of loads. Do NOT store loose material against walls unless building has been designed for side thrust loads and any moisture contained in the loose materials.
- 5. Do NOT use the roof trusses for storing material unless the building and roof trusses have been designed for those loads.
- 6. Concentrated loads such as ceiling-mounted furnaces, wet sprinkler systems, ventilation hoods, etc. SHALL NOT be attached to the roof trusses without the prior review and written approval of Pioneer Pole Buildings, Inc. and the building design professional.
- 7. Do NOT install hardware that would maintain snow cover on the roof of buildings.
- 8. Do NOT attach additional buildings or lean-to enclosed areas to pole barn buildings unless the building has been designed for the additional loads created by these building additions.
- 9. Door openings should NOT be added to the building walls after the building has been constructed without review and approval of the building design professional.

Misc. Notes:

These plans are designed in accordance with the 2018 IBC Construction Class VB

TRUSS CARRIERS USED TO BE EQUAL TO OR BETTER THAN 2x10 MSR

- HURRICANE TIES USED = RT16A (USP CONNECTORS)
- GK GUTTER W/DOWNSPOUTS
- R-21 INSULATION - WALLS W/LINER PANEL
- R-38 INSULATION - ROOF
- CEILING LINER PANEL
- CEILING ACCESS DOOR
- TWO-TONE SIDING ON 4-WALLS
- UNIVERSAL RIDGE VENT
- 1-36" CUPOLA W/LOUVERS
- 1-30" ROOSTER WEATHERVANE
- IBC USE GROUP UTILITY
- 2'x30' PENT ROOF ON GABLE #1
- 3'x4' EYEBROW OVER 1-3068
- SNOW GUARDS INSTALLED ON BOTH EAVES

**DESIGN CRITERIA:**  
 Ground Snow Loads:  
 Ground Snow Load (psf) = 40  
**Wind Speed:**  
 Wind Speed = 115 mph  
**Truss Loads:**  
 Top Chord Live (psf) = 30  
 Top Chord Dead (psf) = 5  
 Bottom Chord Live (psf) = 0  
 Bottom Chord Dead (psf) = 5

<u>Revisions:</u>		<b>PPB. Inc.</b> Pioneer Pole Buildings, Inc. 716 South Rt. 183 Schuylkill Haven, PA 17972 1-888-448-2505 Toll Free	<u>JOB SITE ADDRESS:</u> 1708 SUPPLEE RD LANSDALE, PA	<u>CUSTOMER ADDRESS:</u> BUDDY GRATER WILLIAM H. GEISSELE AMY L. GEISSELE 800 EAST WALNUT ST NORTH WALES, PA 19454 610-272-2060 (H) 215-817-0376 (M)	DATE: <b>4-18-2022</b>
					SHEET: Notes
					BUILDING SIZE: <b>30x38x15'-4"</b>  DRAWN BY: HEIDI KLOCK CHECKED BY: <b>GRATER-1</b>

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

APPLICATION FOR VARIANCE(S)  **Check One**  
 APPLICATION FOR SPECIAL EXCEPTION(S) \_\_\_\_\_  
 APPEAL FROM ZONING OFFICER'S \_\_\_\_\_  
 DECISION/DETERMINATION(S) \_\_\_\_\_

Date: 4/26/22

PROPERTY ADDRESS/ Lot # 2  
 LOCATION Gwynedd Ave North LOT SIZE 22,750 ZONING DISTRICT R-2 Residential  
whites

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

Applicant's Name: Chris Condello

Date Ownership Secured  8/12/21  
 Date of Agreement of Sale \_\_\_\_\_  
 Date of Lease \_\_\_\_\_

Address: 453 School Rd Blue Bell PA  
 Telephone: \_\_\_\_\_

Contractor's or  
 Agent's Name SAME

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. ZONING RELIEF FROM 195-12 R-2 RESIDENTIAL,  
(B) AREA AND YARD REGULATION # 3 AND #5 FRONT REAR YARD SETBACKS.  
A NEW HOME HAS BEEN DESIGNED TO BE BUILT ON THIS LOT AS PER PLANS WITH A FRONT PORCH PROJECTION AND REAR PATIO PROJECTION. IT IS NOT FEASIBLE TO SHRINK THIS HOUSE AND MAINTAIN FUNCTIONALITY.

Owner's signature, if Applicant is not Owner, agreeing to this Application \_\_\_\_\_  
 Applicant's Signature Chris Condello  
 Please Print Name: Chris Condello  
 Attorney's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

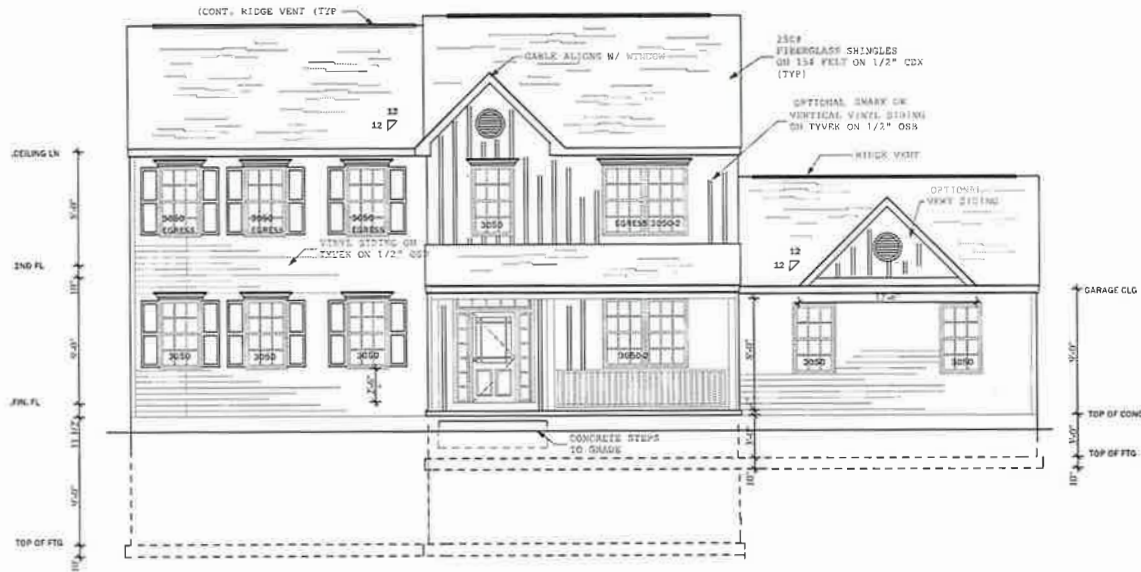
Record of Secretary - Zoning Hearing Board

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

RESTRICTIONS/CONDITIONS (if any)

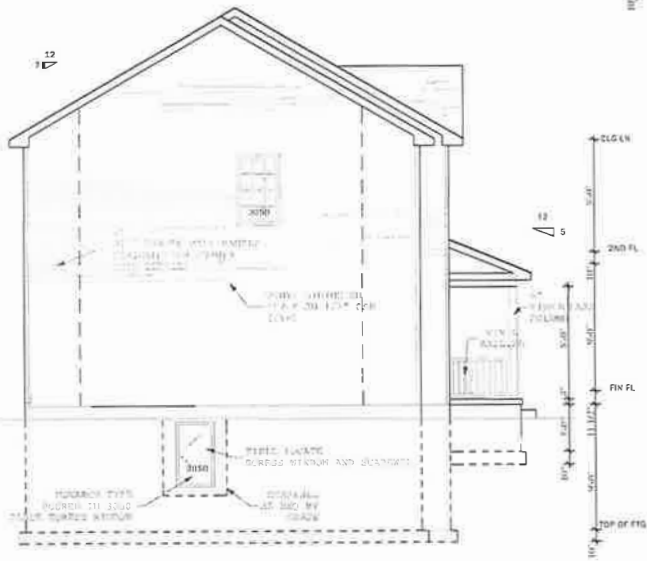
- ( ) Zoning Officer
- ( ) Zoning Hearing Board
- ( ) Board of Commissioners
- ( ) Zoning Solicitor

Signature of Secretary \_\_\_\_\_



FRONT ELEVATION

SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

**RECEIVED**  
 APR 29 2022  
 BY: \_\_\_\_\_

DATE	DWN

**BETTS DESIGN GROUP, LLC**  
 31202 NORTH GRANITE REEF ROAD  
 SCOTTSDALE, AZ 85266  
 JOHN@BETTSARCHITECTURE.COM

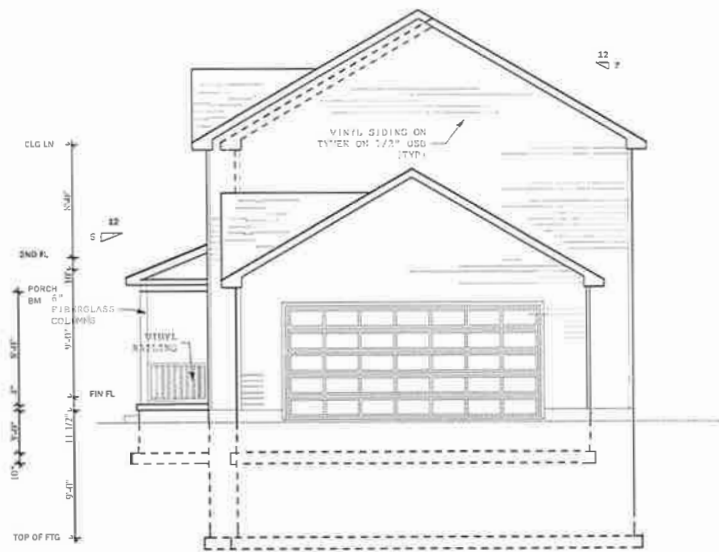
SHEET TITLE

PROPOSED SINGLE FAMILY RESIDENCE  
 MR. CHRIS CONDELLO  
 LOT 2, GYRNEDD AVENUE  
 UPPER GYRNEDD, PA 19454

DRAWING NO

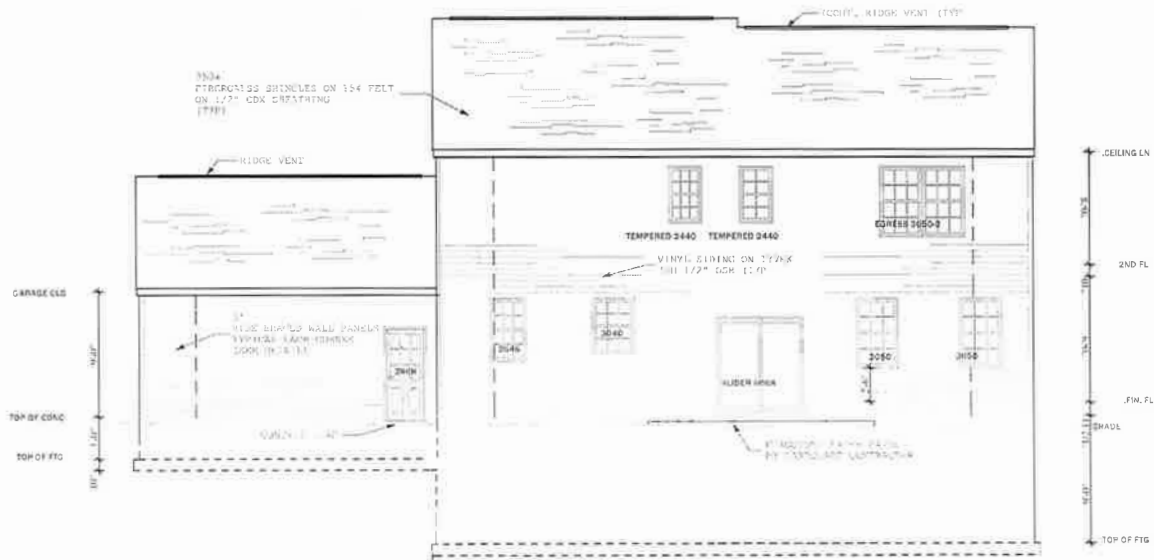
A1





RIGHT SIDE ELVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

DATE	DWN	REV	REVISIONS
4/11/22	JBE		

**BETTS DESIGN GROUP, LLC**  
 31202 NORTH GRANITE REEF ROAD  
 SCOTTSDALE, AZ 85266  
 JOHN@JBETTSARCHITECTURE.COM

SHEET TITLE

PROPOSED SINGLE FAMILY RESIDENCE  
 MR CHRIS CONDELLO  
 LOT 2, GWYNEDD AVENUE  
 UPPER GWYNEDD, PA 19454

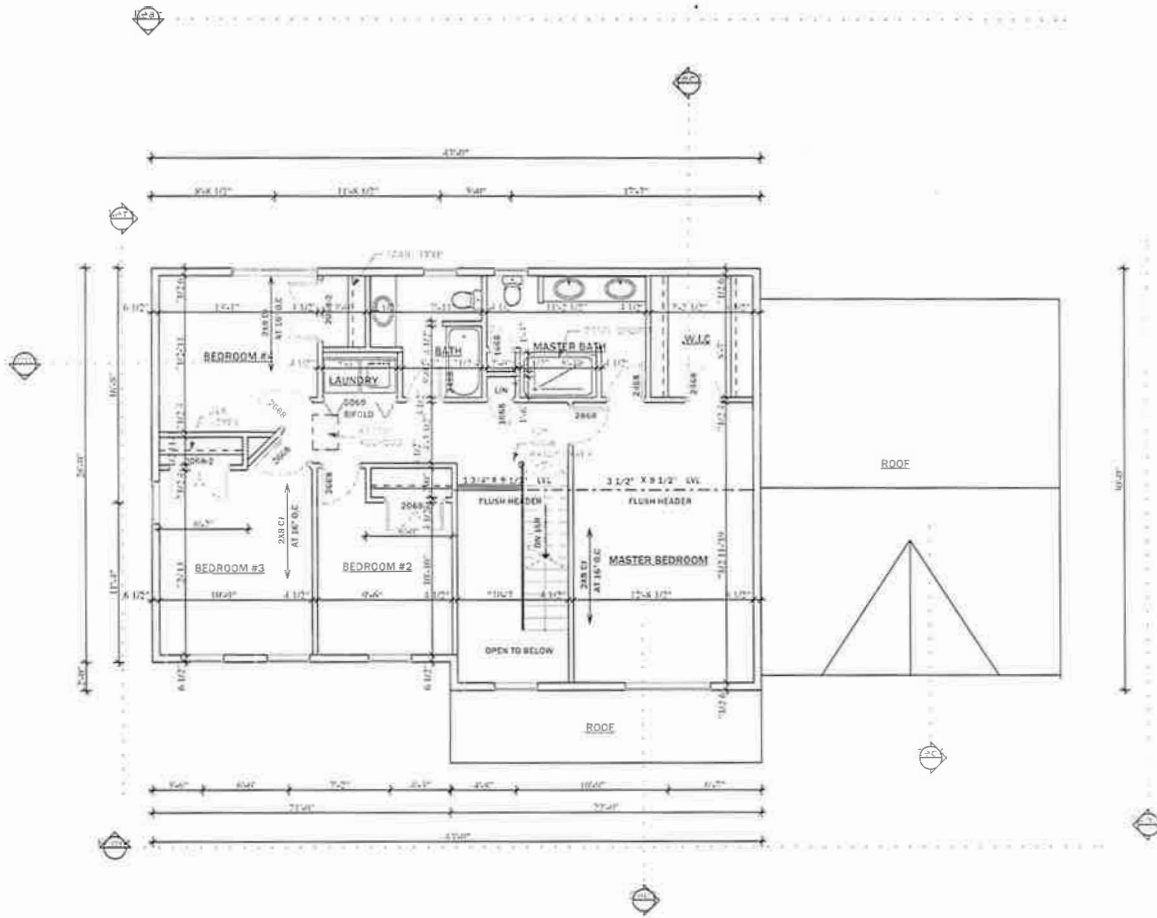
DRAWING NO

**A2**









SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

DATE	DWN
	JOB
	REVISIONS

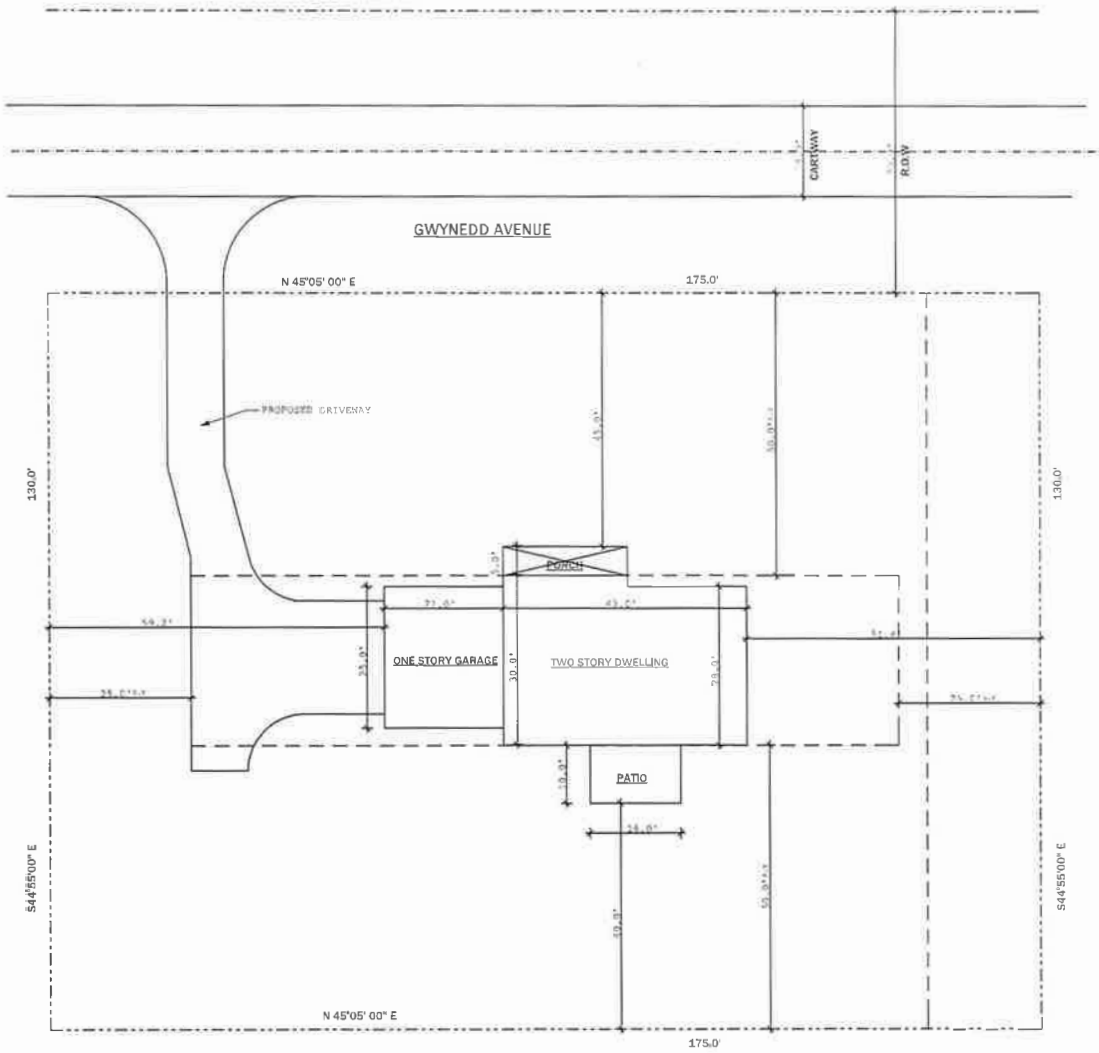
**BETTS DESIGN GROUP, LLC**  
 31202 NORTH GRANITE REEF ROAD  
 SCOTTSDALE, AZ 85266  
 JOHN@BETTSARCHITECTURE.COM

SHEET TITLE

PROPOSED SINGLE FAMILY RESIDENCE  
 MR. CHRIS CONDELLO  
 LOT 2, GYWNEDD AVENUE  
 UPPER GWYNEDD, PA 19454

DRAWING NO

**A5**



**SITE PLAN**  
SCALE 1" = 10.0'

**ZONING TABLE**

UPPER GWYNEDD TOWNSHIP R-1 SINGLE FAMILY

REQUIRED	SHOWN	MINIMUM S.F.	MAXIMUM S.F.
MIN LOT AREA	8100	22150	PROVIDED
MIN LOT WIDTH	120'	175'	PROVIDED
MIN FRONT YARD	50'	45'	VARIANCE REQUIRED
MIN SIDE YARD	25'	59.2' x 22.8'	PROVIDED
MIN REAR YARD	30'	10'	TO PATIO VARIANCE REQUIRED
MAX BUILDING AREA	35%	8,211	PROVIDED
MAX HEIGHT	35'	30'	PROVIDED

DATE	BY	REVISIONS

**BETTS DESIGN GROUP, LLC**  
31202 NORTH GRANITE REEF ROAD  
SCOTTSDALE, AZ 85266  
JOHN@BETTSARCHITECTURE.COM

SHEET TITLE

PROPOSED SINGLE FAMILY RESIDENCE  
MR. CHRIS CONDELLO  
LOT 2, GWYNEDD AVENUE  
UPPER GWYNEDD, PA 19454

DRAWING NO

**SP**

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

APPLICATION FOR VARIANCE(S) \_\_\_\_\_  
 APPLICATION FOR SPECIAL EXCEPTION(S) \_\_\_\_\_  
 APPEAL FROM ZONING OFFICER'S  
 DECISION/DETERMINATION(S) \_\_\_\_\_

Check One

Date: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PROPERTY ADDRESS/  
 LOCATION 7 Maple Street

LOT SIZE 22,500 SF

ZONING DISTRICT R-2

Check One (Applicant)

Owner  
 \_\_\_\_\_ Equitable Owner (under Agreement of Sale)  
 \_\_\_\_\_ Lessor  
 \_\_\_\_\_ Lessee

Check One

Applicant's Name: John and Laura Chinofsky

Date Ownership Secured X (7/7/2000)

Address: 7 Maple Street, North Wales, PA 19454

Date of Agreement of Sale \_\_\_\_\_

Telephone: \_\_\_\_\_

Date of Lease \_\_\_\_\_

Contractor's or  
 Agent's Name N/A

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. See Attached

Owner's signature, if Applicant  
 is not Owner, agreeing to this  
 Application

Applicant's Signature  
 Please Print Name:

ROBERT J. IANNOZZI JR.

Attorney's Name:

Robert J. Iannozzi Jr., Esquire

Address:

1800 Pennbrook Parkway, Suite 200, Lansdale, PA 19446

Telephone:

215-362-2474

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 \_\_\_\_\_



**CHINOFSKY**  
APPLICATION SUPPLEMENT

*Applicants and the Property*

John and Laura Chinofsky (“Applicant”) own the property located at 7 Maple Street (“Property”), within the Township’s R-2 District (“District”).<sup>1</sup> The Property, which consists of approximately 22,500 square feet (0.516 acres), is improved with an approximately 3,429 square-foot colonial-style single-family dwelling (initially constructed in 1955 and remodeled in 2005).

*The Proposal*

Applicants are proposing to construct a 1,304 square-foot building that will enclose a 648 square-foot therapy pool for their 12-year old special-needs son (“Proposal”).<sup>2</sup> Applicants have found that water therapy has greatly assisted their son in dealing with his cerebral palsy and autism. The proposed pool enclosure will be attached to the single-family dwelling and located in the rear of the Property. The proposed enclosure will encroach 27.2 feet into the District’s required 50-foot minimum rear-yard setback. The Proposal will be compliant with all other applicable District dimensional requirements, including associated front-yard/side-yard setbacks and building coverage.<sup>3</sup>

*Requested Variance Relief*

To facilitate the Proposal, Applicants request a variance from Article V, Section 195-12(B)(5) of the Township’s Zoning Ordinance, as amended, (“Ordinance”) relating to the District’s required 50-foot minimum rear-yard setback.

Applicants’ variance, if granted, will permit the proposed pool enclosure with a rear-yard setback of 22.8 feet where a minimum of 50 feet is required under the Ordinance.

In furtherance of this request, Applicants spoke with adjoining property owners and nearby neighbors about the Proposal and there are no known oppositions.

At the public hearing, Applicants will establish an entitlement to their requested variance through the presentation of substantive testimony and exhibits

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<sup>1</sup> See Property’s Deed and County Property Records, attached as Exhibit A.

<sup>2</sup> See Applicants’ Zoning Exhibit, attached Exhibit B.

<sup>3</sup> *Id.*

satisfying all relevant variance criteria as set forth in the Ordinance and Section 910.2 of Pennsylvania's Municipalities Planning Code.

Suffice it to say, however, Applicants assert:

- (1) The Property's limiting size and the single-family dwelling's location upon it are unique physical circumstances and conditions peculiar to it, and Applicants' claimed hardship is due to such physical circumstances and conditions;
- (2) Given such circumstances and conditions, the Property cannot be developed as proposed in strict conformity with the Ordinance and as such, Applicants' requested variance is necessary to enable the Property's reasonable use as proposed;
- (3) The Property's unique physical circumstances and conditions, and Applicants' resulting claimed hardship, are not self-created;
- (4) The variance needed to facilitate the Proposal will not: (a) alter the essential character of the area in which the Property is located; (b) substantially or permanently impair the use and development of adjacent property; and (c) be detrimental to the public welfare; and
- (5) The variance is (a) the minimum needed to afford relief and facilitate the Proposal; and (b) the least modification of the District's rear-yard setback requirement given the Proposal.

Additionally, Applicants assert that the proposed 22.8-foot rear-yard setback is significantly better than the 6-foot setback they will have to contend with if the pool enclosure is not attached to the principle dwelling as currently proposed.

**EXHIBIT A**

Deed and County Property Records



D E E D

File No.: P-27598R

THIS INDENTURE made this 7th day of July, 2000

BETWEEN A.E.S. Builders, a Pennsylvania General Partnership (hereinaft called the Grantor/s), of the one part and

John E. Chinofsky and Laura Chinofsky, husband and wife (hereinafter called the Grantee/s), of the other part,

UNOFFICIAL COPY  
DEED 5223 0749

WITNESSETH, That in consideration of ONE HUNDRED THIRTY SEVEN THOUSAND HUNDRED FIFTY AND 00/100 Dollars, (\$137,250.00) in hand paid, the reced whereof is hereby acknowledged, the said Grantor/s do/does hereby gran convey/s unto the said Grantee/s, his/her/their/its heirs/executors an assigns,

ALL THOSE THREE CERTAIN lots or pieces of land situate in the Town of Upper Gwynedd, County of Montgomery and State of Pennsylvania, being I #259, 260, and 261 on a Plan of Pennbrook #1 as same is recorded at Nor Montgomery County, Pennsylvania in Deed Book 348, page 408.

BEGINNING at the intersection of the southeasterly side of Maple Street and the northeasterly side of 16th Avenue (40 feet wide).

CONTAINING in front or breadth on Maple Street one hundred fifty feet extending southeastwardly one hundred fifty feet.

BEING No. 7 Maple Street, North Wales.

BEING COUNTY PARCEL NO. 56-00-05209-00-9.

UNDER AND SUBJECT to Conditions and Restrictions as now appear of

BEING THE SAME PREMISES WHICH Cowen Federal Bank, FSB granted and conveyed unto A.E.S. Builders, a Pennsylvania General Partnership, by deed dated 10/23, 1999 and recorded in Deed Book 5282, page 981, Montgomery County I

AND the said Grantor/s do/does hereby covenants to and with the said Grantee that he/she/they/it, the said Grantor/s, for himself/herself/themselv their heirs/executors and assigns, SHALL AND WILL, SPECIALLY, Warrant : forever Defend the herein above described premises, with the heredita appurtenances, unto the said Grantee/s his/her/their/its heirs/execut assigns, against the said Grantor/s and against every other person law claiming or who shall hereafter claim the same or any part thereof, b or under he/she/them/it or any of them.

44:01:14 AM 11 JUL 00

IN WITNESS WHEREOF, the said Grantor/s has/have caused these presents duly executed, the day and year first above written.

SEALED AND DELIVERED  
in the presence of:

*Albert Schultz* partners  
*Adam Taylor* (SEAL)  
A.E.S. Builders

UNOFFICIAL COPY  
DEED 5322 00749

Commonwealth of Pennsylvania:      §§  
County of Berks:

On this, the 7th day of July, 2000, before me, the undersigned off personally appeared A.E.S. Builders, a Pennsylvania General Partnership to me (or satisfactorily proven) to be the person/s whose name/s is/ar subscribed to the within instrument and acknowledged that he/she/they the same for the purposes therein contained.

*Albert Schultz*  
*Adam Taylor*

NOTARIAL SEAL  
KAREN S. DRAWBAUGH, Notary Public  
Wyomissing, Berks County  
My Commission Expires May 20, 2001

*[Signature]*  
Notary Public

The address of the Grantee is:

7 Maple Street  
North Wales PA  
19454

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
56-00-05209-00-9 UPPER GWYNEDD  
7 MAPLE ST  
A ES BUILDERS  
B 056 U 016 L      1101      DATE: 07/14/00

5.00  
MB

PARID: 560005209009  
 CHINOFKY JOHN E & LAURA

7 MAPLE ST

**Parcel**

TaxMapID 56056 016  
 ParId 56-00-05209-00-9  
 Land Use Code 1101  
 Land Use Description R - SINGLE FAMILY  
 Property Location 7 MAPLE ST  
 Lot #  
 Lot Size 22500 SF  
 Front Feet 150  
 Municipality UPPER GWYNEDD  
 School District NORTH PENN  
 Utilities PUBLIC WATER/SEPTIC/

**Owner**

Name(s) CHINOFKY JOHN E & LAURA  
 Name(s)  
 Mailing Address 7 MAPLE ST  
 Care Of  
 Mailing Address  
 Mailing Address NORTH WALES PA 19454

**Current Assessment**

Appraised Value	Assessed Value	Restrict Code
188,500	188,500	

**Estimated Taxes**

County 739  
 Montco Community College 74  
 Municipality 353  
 School District 5,191  
 Total 6,357  
 Tax Lien Tax Claim Bureau Parcel Search

**Last Sale**

Sale Date 07-JUL-00  
 Sale Price \$137,250  
 Tax Stamps 1372  
 Deed Book and Page 5323-00749  
 Grantor  
 Grantee CHINOFKY JOHN E & LAURA  
 Date Recorded 14-JUL-00

**Sales History**

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
07-07-2000	\$137,250	1372	5323-00749		CHINOFKY JOHN E & LAURA	07-14-2000
07-23-1999	\$70,000	700	5282-00981		A ES BUILDERS	08-04-1999
05-26-1999	\$69,901	699	5282-00979		OCWEN FEDERAL BANK FSB	08-04-1999
06-18-1998	\$1,204	0	5230-00357		WMFC 1997-4 PROPERTIES INC	06-22-1998



4/27/22, 9:40 AM

Montgomery, Pennsylvania

03-21-1988	\$1	0	4868-00435	MARSHALL WILLIAM E	03-23-1988
04-16-1981	\$61,900	619		MARSHALL WILLIAM E & ANASTASIA	
08-29-1975	\$45,500	0		HUNSBERGER ROBT W & SANDRA	

**Lot Information**

Lot Size	22500 SF
Lot #	
Remarks	L 259-260-261
Remarks	
Remarks	

**Residential Card Summary**

Card	1
Land Use Code	1101
Building Style	COLONIAL
Number of Living Units	1
Year Built	1955
Year Remodeled	2005
Exterior Wall Material	ASBESTOS
Number of Stories	2
Square Feet of Living Area	3,429
Total Rms/Bedrms/Baths/Half Baths	8/3/4/1
Basement	FULL
Finished Basement Living Area	
Rec Room Area	800
Unfinished Area	
Wood Burning Fireplace	
Pre Fab Fireplace	
Heating	CENTRAL WITH A/C
System	HOT WATER
Fuel Type	OIL
Condo Level	
Condo/Townhouse Type	
Attached Garage Area	783
Basement Garage No. of Cars	

**Accessory Structures**

Card	Type	Type	Size	Year Built
1	RG1	FRAME OR CB DETACHED GARAGE	300	1955

**Permits**

1 of 3

Permit Date	29-SEP-2006
Permit Number	06-159
Amount	50000
Purpose	GARAGE
Notes	
Notes	
Notes	
Status	CLOSED

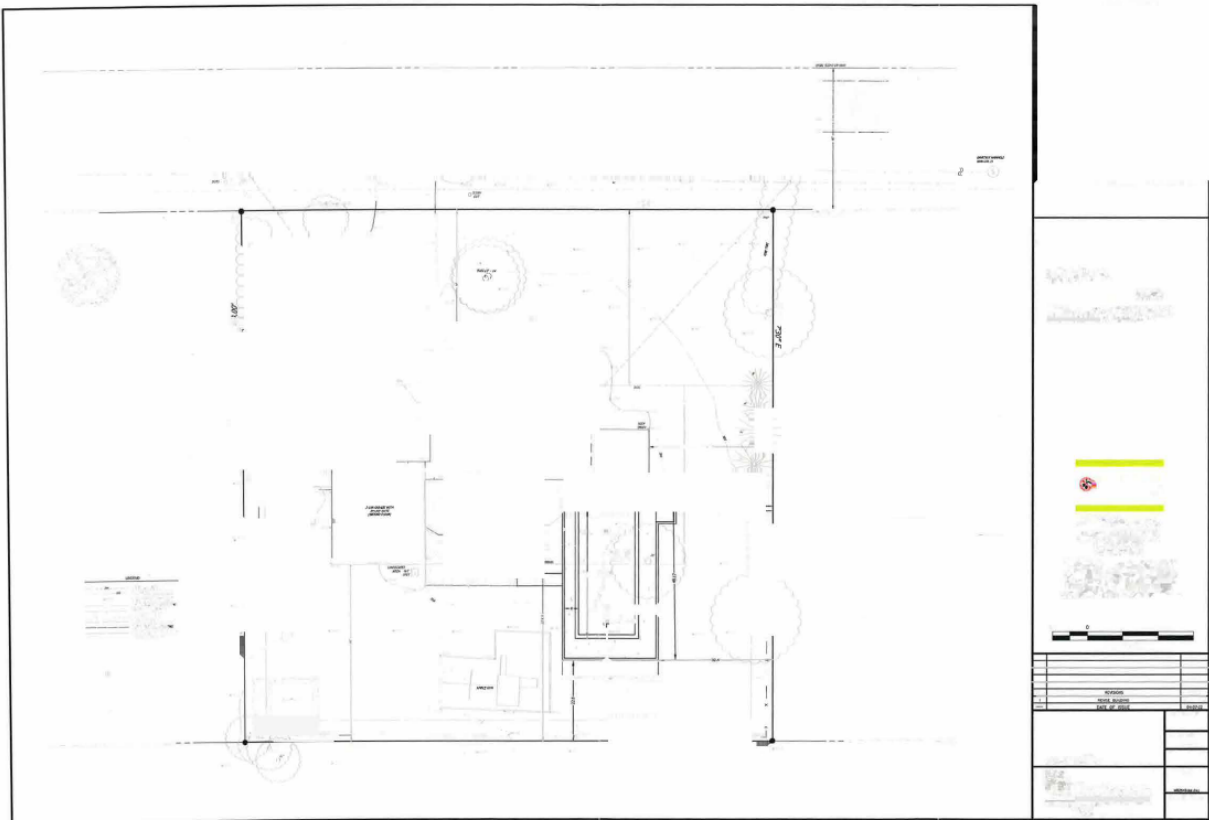
**Assessment History**

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
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4/27/22, 9:40 AM

Montgomery, Pennsylvania

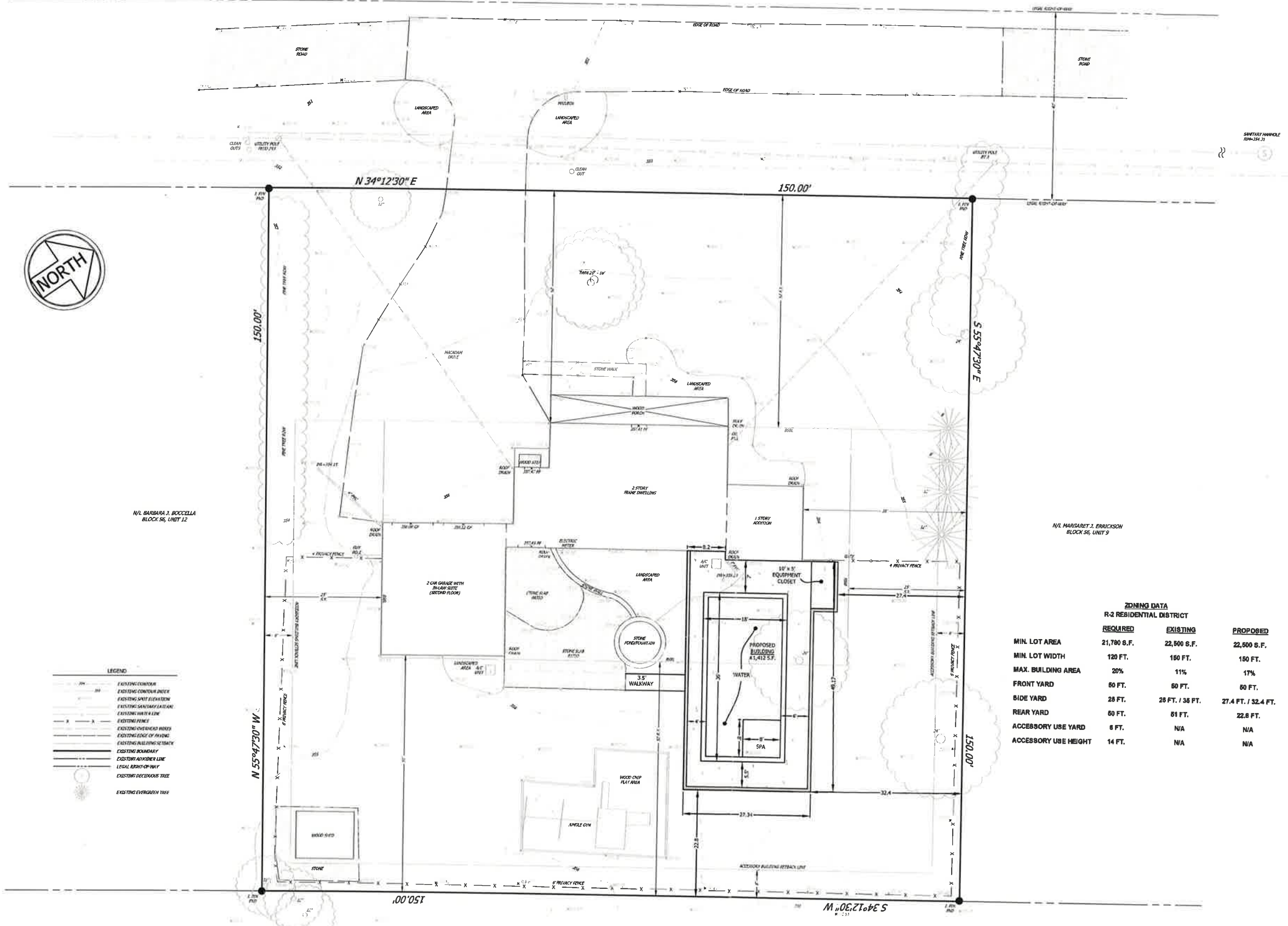
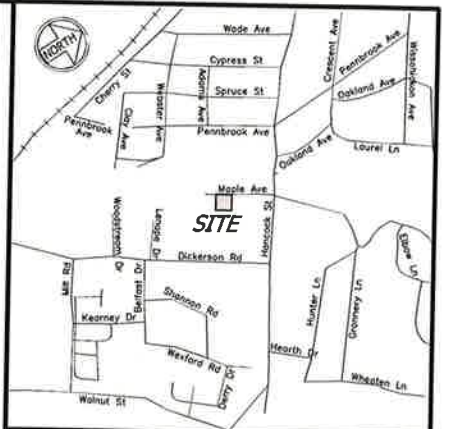
188,500	188,500	01-APR-07	GARAGE	07-MAY-07
164,330	164,330	01-JAN-06	ADDITION	06-MAR-06
	164,330	01-JAN-06	ADDITION	
	129,010	01-JAN-98	REASSESSMENT	
	7,300	01-JAN-87		



**EXHIBIT B**  
Zoning Exhibit



MAPLE STREET



**LEGEND**

- EXISTING CONTOUR
- EXISTING CONTOUR INDEX
- EXISTING SPOT ELEVATION
- EXISTING SANDWICH LAUNDRY
- EXISTING WALKWAY
- EXISTING FENCE
- EXISTING OVERHEAD WIRE
- EXISTING EDGE OF PAVING
- EXISTING BUILDING FOOTPRINT
- EXISTING BOUNDARY
- EXISTING ADJACENT LINE
- LEGAL BOUNDARY
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE

**ZONING DATA**  
R-2 RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	21,780 S.F.	22,500 S.F.	22,500 S.F.
MIN. LOT WIDTH	120 FT.	150 FT.	150 FT.
MAX. BUILDING AREA	20%	11%	17%
FRONT YARD	50 FT.	60 FT.	60 FT.
SIDE YARD	25 FT.	25 FT. / 35 FT.	27.4 FT. / 32.4 FT.
REAR YARD	50 FT.	51 FT.	22.8 FT.
ACCESSORY USE YARD	5 FT.	N/A	N/A
ACCESSORY USE HEIGHT	14 FT.	N/A	N/A

- NOTES:**
- OWNER OF RECORD:  
JOHN E. & LAURA CHINOFBSKY  
7 MAPLE STREET  
NORTH WALES, PA 19454  
PARCEL ID# 55-00-05209-00-9  
DEED BOOK 5323, PAGE 749
  - BOUNDARY AND TOPOGRAPHICAL INFORMATION FROM DEEDS AND A SURVEY BY THIS OFFICE IN FEBRUARY 2022.
  - FLOODPLAIN: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA FIRM PANEL 287 OF 451, MAP #42091C0257G, REVISED MARCH 2, 2016.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776  
PA LAWS REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH  
**20220622684**

UNDERGROUND UTILITIES ARE SHOWN SCHEMATICALLY ONLY FROM PLANS SUPPLIED TO THIS OFFICE, AS REFERENCED HEREON, AND FROM OBSERVABLE ABOVE-GROUND EVIDENCE. METZ ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING SURFACE UTILITY STRUCTURES SHOWN HEREON, NOR THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. ANYONE USING THESE PLANS MUST VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES.



ZONING EXHIBIT PREPARED FOR <b>JOHN E. &amp; LAURA CHINOFBSKY</b> LAND SITUATE UPPER GWYNEDD TWP., MONTGOMERY CO. PA.		PROJECT MANAGER <b>MRF</b>
PROJECT NUMBER <b>M8264</b>		REFERENCE NUMBER
SCALE <b>1" = 10'</b>		PLAN SHEET NUMBER <b>1 of 1</b>

410 Creston Ave., PO Box 647, Lancaster PA 19446-0647  
Civil Engineers & Land Surveyors  
(717) 655-3111