

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

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

Date: 6/12/2020

PROPERTY ADDRESS/
 LOCATION 512 W. MONTGOMERY AVE LOT SIZE 13,650 SF ZONING DISTRICT R-2

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

Applicant's Name: THOMAS SHORTALL
123 MENDHAM DR
 Address: NORTH WALES, PA 19454
 Telephone: 215-237-4888

Check One
 Date Ownership Secured 11/1978
 Date of Agreement of Sale N/A
 Date of Lease N/A


Contractor's or
 Agent's Name CORK COUNTY HOMES, LLC
2188 DETWILER RD
 Address HARLEYSVILLE, PA 19438

Public Water Yes No
 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.

Our intention is to demolish our current home and rebuild a new home in its place. Our lot is undersized based on current zoning. UGT zoning 195-12-B(4) requires a 25' side yards. Our new home would meet the 25' side yard to the right, but only a 19.8' side yard to the left. Our existing home, only has a 15.6' left side yard presently. We request the zoning relief be granted (1) because our lot is undersized based on current zoning (2) our new home would increase the value of the street (3) our new home would allow a greater side yard (+ 4') than our existing home.

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

Applicant's Signature 
 Please Print Name: THOMAS SHORTALL
 Attorney's Name: N/A
 Address: _____
 Telephone: _____

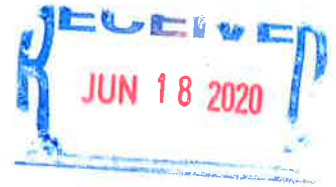
Record of Secretary - Zoning Hearing Board

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 _____



June 17, 2020

To: Zoning Hearing Board

From: Thomas and Dianne Shortall

Attached are 12 copies of our site plan and zoning hearing application and fee regarding our property located at:

512 W. Montgomery Avenue
North Wales, PA 19454

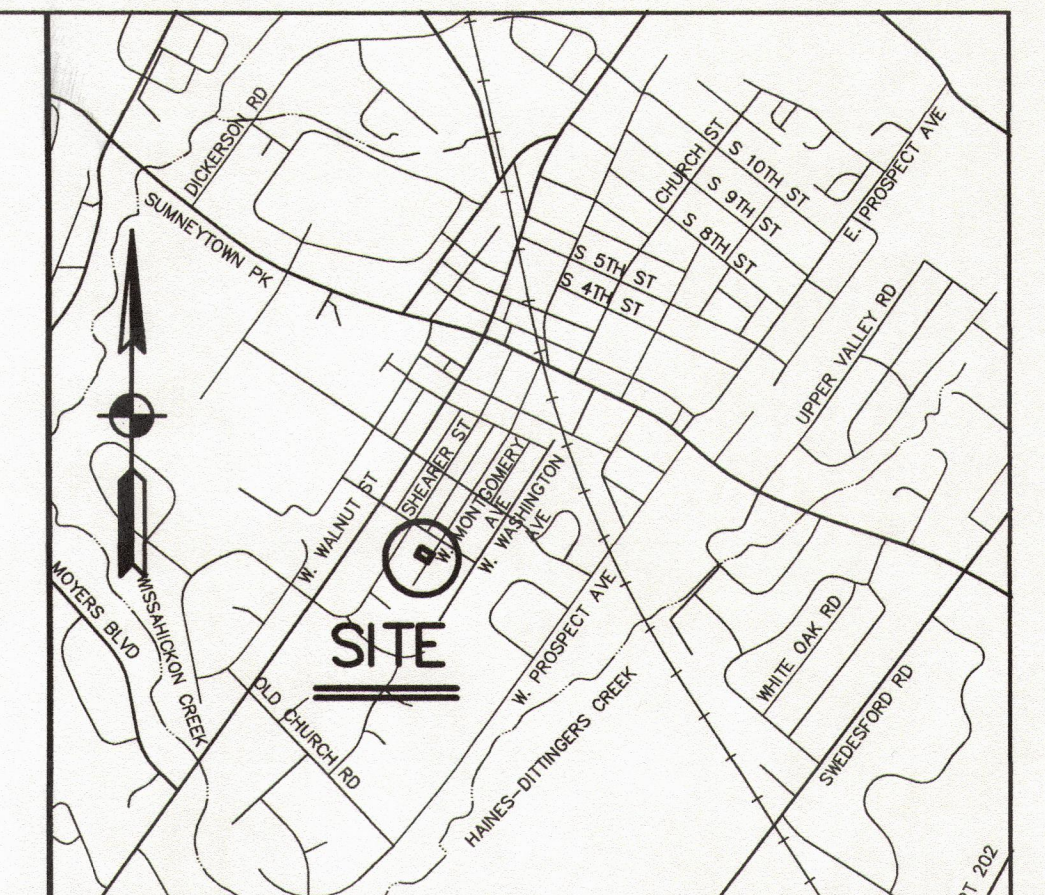
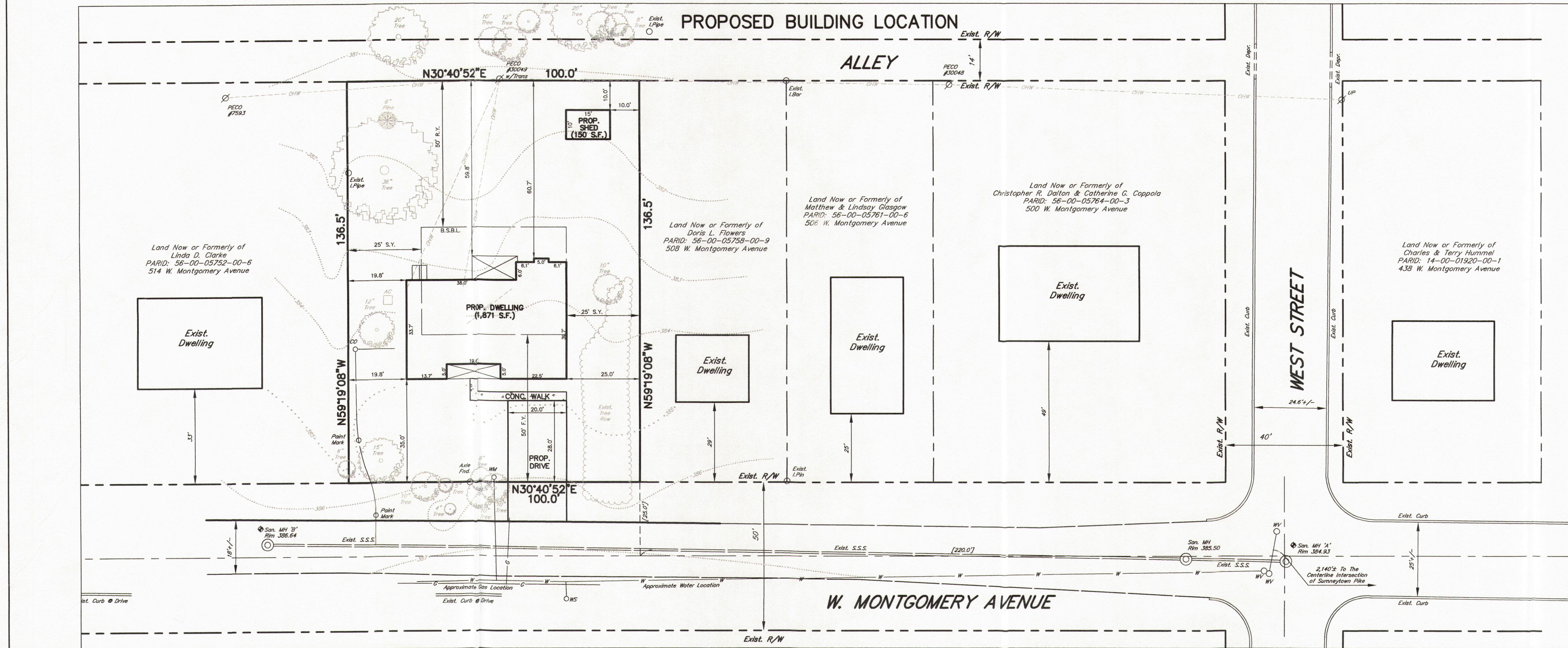
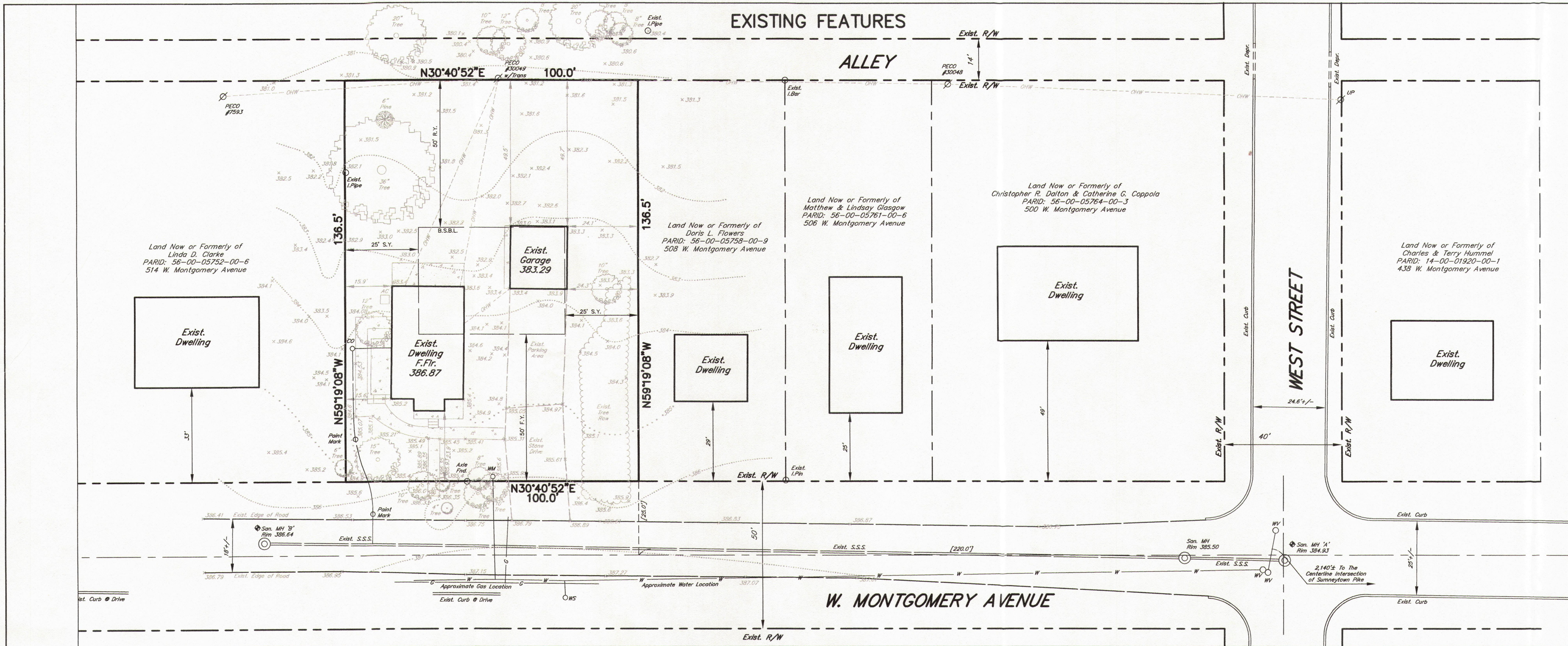
For over 40 years, we owned and lived in the above property as our principal residence. We now wish to demolish our existing home and rebuild a new home to be used as our principal residence. To do so, we are requesting relief from the current 25' (left) side yard setback to 19.8'.

We are requesting to be placed on the agenda for the July 28 meeting, in order for us to present our plan.

Please feel free to contact me (215-237-4828) should you require additional information regarding this submittal.

Thank you,

Thomas and Dianne Shortall
123 Mendham Drive
North Wales, PA 19454



SITE LOCATION MAP 1"=2000'

SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
UPPER GWYNEDD TOWNSHIP
TAX MAP ID: 56037 029
PARID: 56-00-05752-00-3
- RECORDED DEED DATA IS AS FOLLOWS:
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN DEED BOOK , PAGE .
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
THOMAS M. & DIANNE M. SHORTALL
512 W. MONTGOMERY AVENUE
NORTH WALES, PA 19454
- AREA STATISTICS:
TOTAL TRACT AREA = 13,650 S.F. (TO ULT. R/W)

ZONING DATA

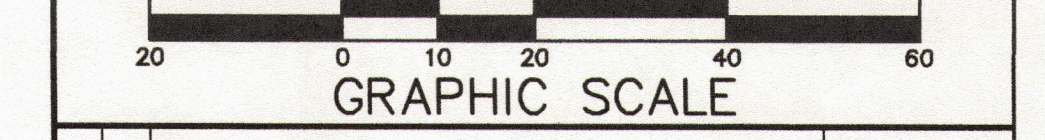
DATA OBTAINED FROM UPPER GWYNEDD TOWNSHIP ZONING ORDINANCE, AS ADOPTED 1987 AND AS LAST AMENDED, REFERENCE SECTION 195-12.

CRITERIA	DISTRICT CLASSIFICATION: "R-2" RESIDENTIAL DISTRICT	
	REQUIRED	EXISTING
MINIMUM LOT AREA:	21,780 S.F.	13,650 S.F.*
MINIMUM LOT WIDTH:	120 FT.	100.0 FT.*
FRONT YARD SETBACK:	50 FT.	23.9 FT.*
SIDE YARD RESTRICTION:	25 FT.	15.8 FT.*
REAR YARD RESTRICTION:	50 FT.	49.5 FT.*
MAXIMUM BUILDING COVERAGE:	20 %	10.3 %

* EXISTING NON-COMFORMANCE.
** IN CONFORMANCE PER ZONING ORDINANCE SECTION 195-9.D.
MEAN FRONT YARD: 500, 506, 508 AND 514 W. MONTGOMERY AVENUE (49 FT. + 25 FT. + 29 FT. + 33 FT.) = 136 FT. / 4 = 34 FT.
PROPOSED FRONT YARD: 512 W. MONTGOMERY AVENUE = 35 FT.

NOTES

- TITLE LINE INFORMATION TAKEN FROM EXISTING DEEDS, PLANS OF RECORD, AND VERIFIED BY ACTUAL FIELD MEASUREMENTS TAKEN BY THIS OFFICE IN MAY, 2020.
- HORIZONTAL DATUM FOR THE TOPOGRAPHY & FEATURES BASED UPON THE PENNSYLVANIA STATE PLAN COORDINATE SYSTEM PA. SOUTH ZONE US. FEET (NAVD83). VERTICAL DATUM FOR THE TOPOGRAPHY=NAVD 88.
- CONTOUR DATA SHOWN HEREON HAS BEEN BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD 88).
BENCHMARK ELEVATION: 384.93
BENCHMARK DESCRIPTION: SANITARY SEWER MH 'A' RIM ELEVATION LOCATED AT THE CL-CL INTERSECTION OF W. MONTGOMERY AVENUE AND WEST STREET.
LOCAL BENCHMARK: SANITARY SEWER MH 'B' RIM ELEVATION LOCATED ALONG W. MONTGOMERY AVENUE 348± FROM THE WEST STREET INTERSECTION. ELEVATION 386.64
- TOPOGRAPHIC DATA AS SHOWN HEREON GATHERED FROM A CURRENT FIELD SURVEY PERFORMED BY THIS OFFICE IN MAY, 2020.
- NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 259 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42081C0259 E, EFFECTIVE MARCH 2, 2016.
- ANY SCALED DIMENSIONS FROM THE PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY S.T.A. ENGINEERING, INC.



No.	INT.	REVISIONS	DATE
		S.T.A. PLAN ORIGINATOR DATE	JUNE 11, 2020

PLAN FOR ZONING PURPOSES
OF
512 W. MONTGOMERY AVENUE
PREPARED FOR
CORK COUNTY HOMES, LLC
SITE SITUATE IN
UPPER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

S T A
Engineering, Inc.
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
MAILING: P.O. BOX 87, RED HILL, PA 18076
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL	K.E.D.	M.E.T.	
1"=20'	PROJECT NUMBER	DRAWING FILE NUMBER	1 OF 1
	5865	5865ZONING	

