

## PUBLIC NOTICE

**PLEASE TAKE NOTICE** that Zoning Hearing Board of Upper Gwynedd Township will hold an in-person public hearing(s) on Tuesday, April 26, 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 the following variances from the Upper Gwynedd Zoning Code to construct a ground sign with an LED display: (1) a variance from Section 195-Attachment 1 to allow a sign area of 36 sq ft where a maximum of 24 sq ft is permitted; (2) a variance from Section 195-Attachment 1 to allow a height of 8 ft where a maximum of 7 ft is permitted; (3) a variance from Section 195-35.J.(2)(1)[2] to permit an LED display when variances are requested from Section 195-Attachment 1; (4) a variance from Section 195-35.J.(2)(1)[5] to permit an LED display with three colors when only one color is permitted; and (5) a variance from Section 195-35.J.(2)(1)[7] to permit a message to be displayed every two minutes where a minimum of four hours is required. The Property is zoned R-2 Residential.

**Hearing No. 22-06: David H. Dresher and Margaret C. Dresher of 736 Pineview Lane, North Wales PA 19454 for property located at the same address**, for the following variances from the Upper Gwynedd Zoning Code to permit the construction of a one-story addition with roofed porch to an existing single-family dwelling to be used as an accessory residence: (1) a variance from Section 195-9.F.(1)(g) to permit a one-story addition to the existing single-family dwelling to be used as a separate living area not having a working kitchen or cooking facilities for not more than two persons related to the principal occupant, and (2) a variance from Section 195-11.B.(3) to permit a front yard setback of 55ft where a minimum of 60ft is required to construct the proposed roofed porch. The Property is zoned R-1 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 April 26, 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**  
 APPLICATION FOR SPECIAL EXCEPTION(S) \_\_\_\_\_  
 APPEAL FROM ZONING OFFICER'S  
 DECISION/DETERMINATION(S) \_\_\_\_\_

Date: 3/29/2022

PROPERTY ADDRESS/  
 LOCATION 736 RIVERVIEW LANE LOT SIZE 44170.68 ZONING DISTRICT R-1

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

transfer to joint w/ spouse

Applicant's Name: of DAVID DRISHER  
 Address: 736 RIVERVIEW LANE  
 Telephone: \_\_\_\_\_

**Check One**  
 Date Ownership Secured (8/11/1979)  
 Date of Agreement of Sale 11/1/1978  
 Date of Lease \_\_\_\_\_

Contractor's or  
 Agent's Name LBK Design Build

Public Water Yes  No   
 Public Sewer Yes  No

Address: 815 NINA WAY WASHINGTON PA 18974

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

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

Applicant's Signature David Drisher  
 Please Print Name: DAVID DRISHER  
 Attorney's Name: F. CRAIG LAPOCCA  
 Address: 800 N. BROAD ST  
 Telephone: LANSDALE PA 19446

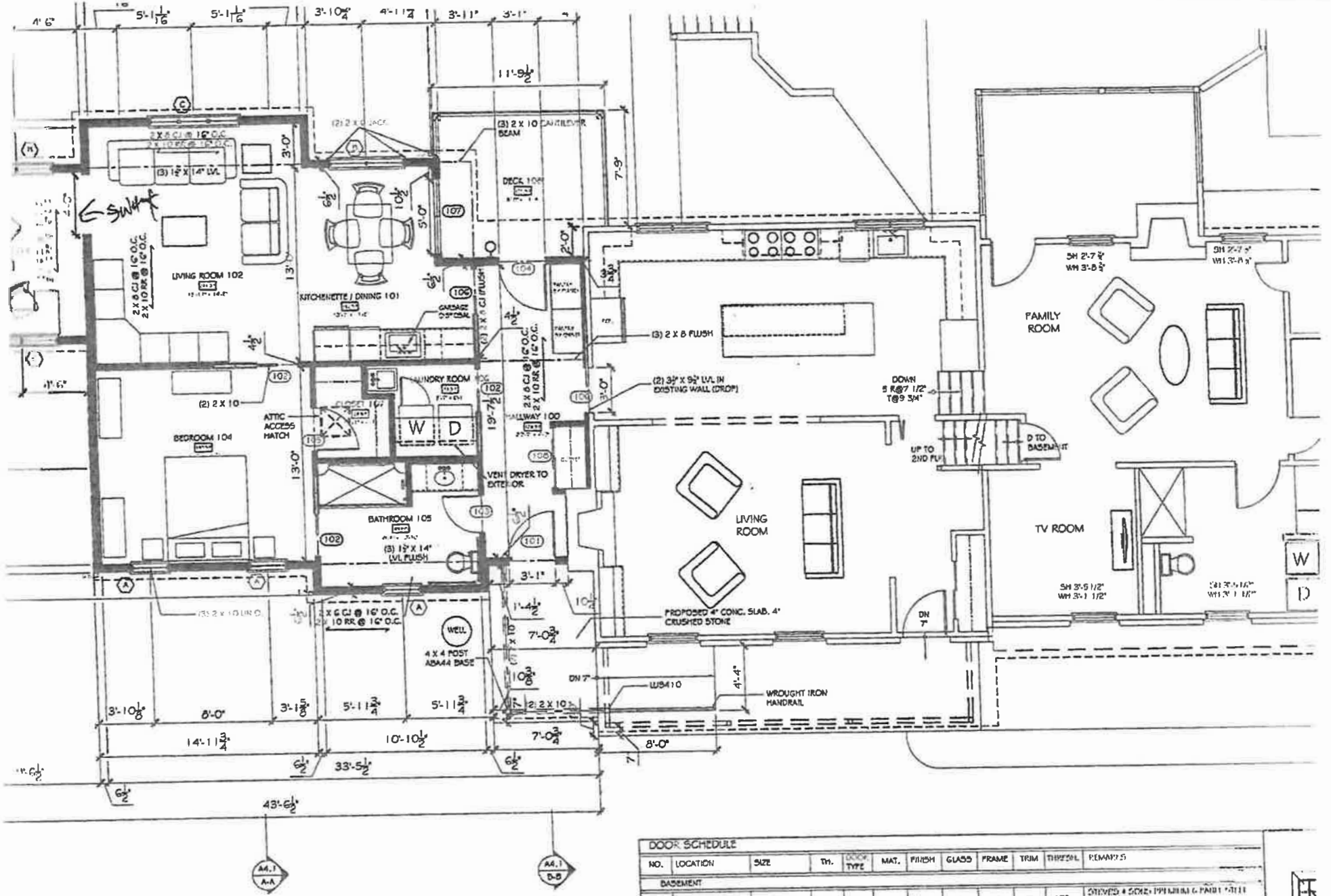
Record of Secretary - Zoning Hearing Board

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

RESTRICTIONS/CONDITIONS (if any)

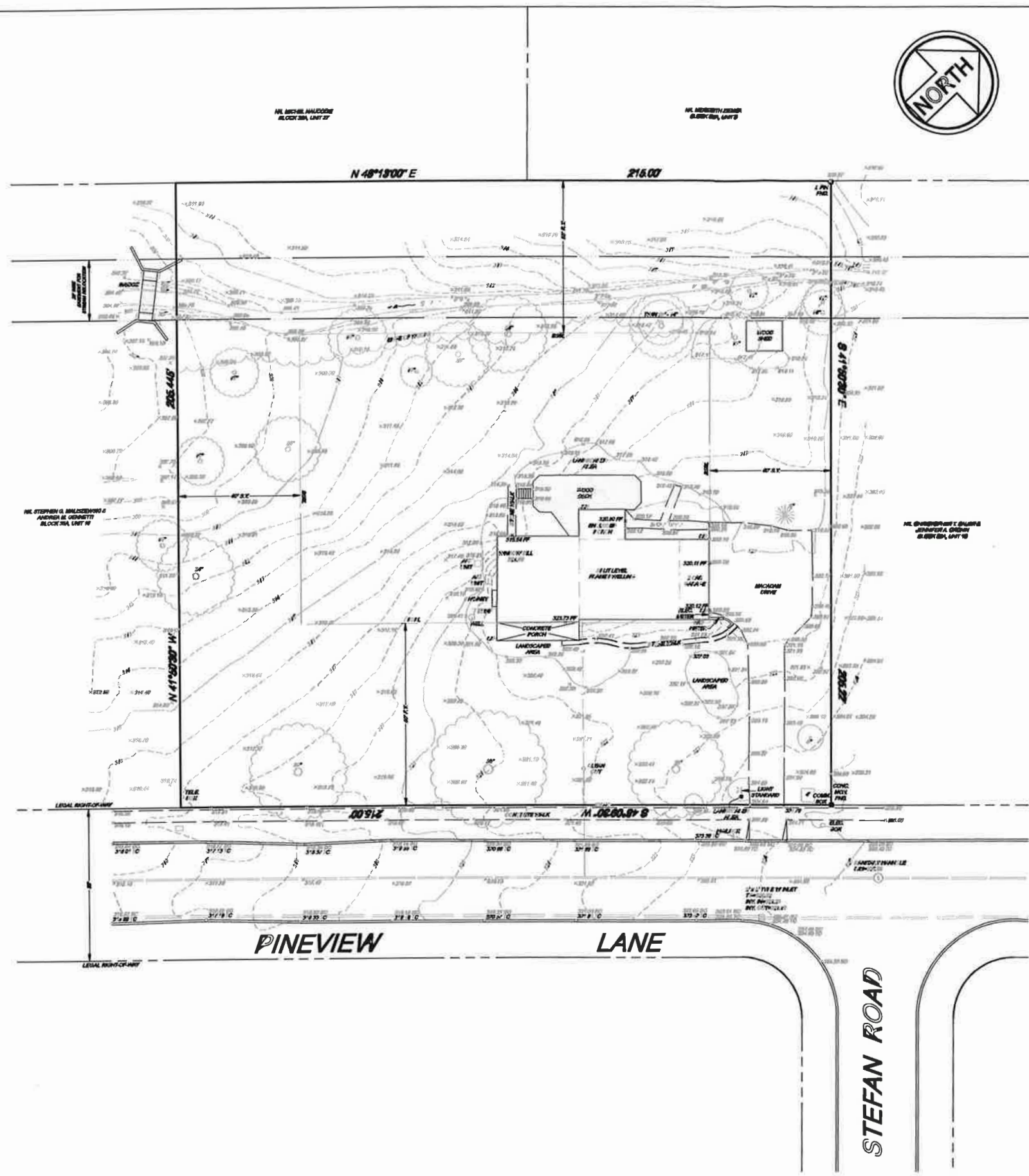
- ( ) Zoning Officer
- ( ) Zoning Hearing Board
- ( ) Board of Commissioners
- ( ) Zoning Solicitor

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



PROPOSED FIRST FLOOR PLAN

DOOR SCHEDULE											
NO.	LOCATION	SIZE	TH.	DOOR TYPE	MAT.	FINISH	GLASS	FRAME	TRIM	THRESH.	REMARKS
<b>BASEMENT</b>											
006	BASEMENT 001	3'-0" x 6'-0"	1 1/2"	3	STEEL	INT. PT.	NO	WD	PT.	YES	SHOWED 4 SCREWS PER INCH & PAINT 1/2" FEELT DOOR
<b>FIRST FLOOR</b>											
101	HALLWAY 100	3'-0" x 6'-0"	1 1/2"	1	WOOD	INT. PT.	YES	WD	PT.	YES	3/4" X 1/2" X 1/2" G. INT. C/PAL FRAME 1/2"
102	HALLWAY 101	2'-10" x 6'-0"	1 1/2"	2	WD	PL.	NO	WD	PT.	NO	SHOWED 4 SCREWS PER INCH & PAINT 1/2" FEELT DOOR
103	HALLWAY 101	2'-0" x 6'-0"	1 1/2"	4	WD	PL.	NO	WD	PT.	NO	SHOWED 4 SCREWS PER INCH & PAINT 1/2" FEELT DOOR
104	HALLWAY 101	2'-0" x 6'-0"	1 1/2"	4	WD	PL.	NO	WD	PT.	NO	SHOWED 4 SCREWS PER INCH & PAINT 1/2" FEELT DOOR
105	HALLWAY 101	2'-0" x 6'-0"	1 1/2"	4	WD	PL.	NO	WD	PT.	NO	SHOWED 4 SCREWS PER INCH & PAINT 1/2" FEELT DOOR
106	HALLWAY 101	2'-0" x 6'-0"	1 1/2"	4	WD	PL.	NO	WD	PT.	NO	SHOWED 4 SCREWS PER INCH & PAINT 1/2" FEELT DOOR



LOCATION MAP 1" = 2000'

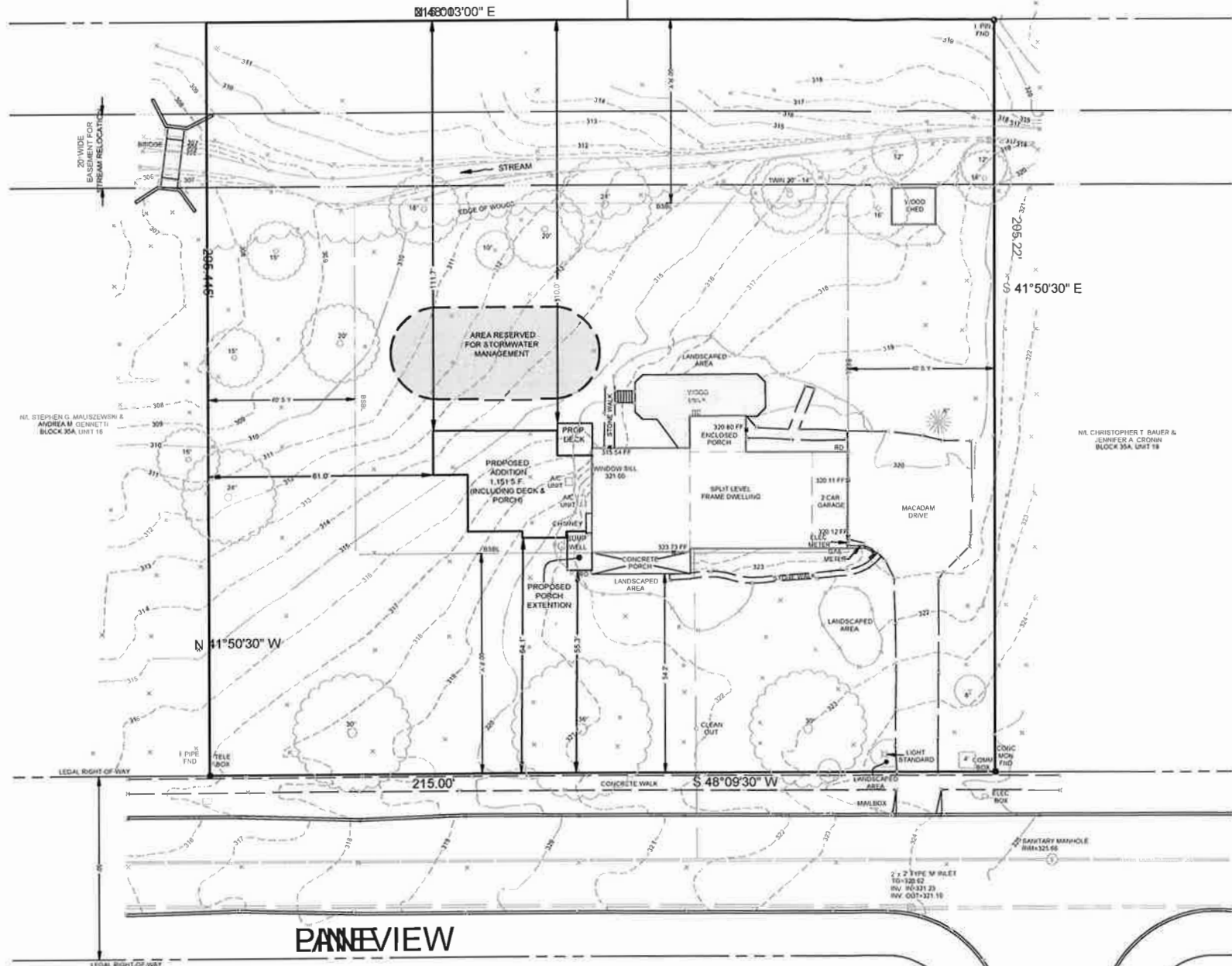
- NOTES:**
- OWNER OF RECORD:  
DAVID H. DRESHER  
IRREVOCABLE DEED OF TRUST  
736 PINEVIEW LANE  
NORTH WALES, PA 19454  
PARCEL# 55-00-06751-00-5  
TAXMAP BLOCK 35A, UNIT 17  
DEED BOOK 6255, PAGE 1711
  - BOUNDARY, EASEMENT AND TOPOGRAPHICAL INFORMATION TAKEN FROM DEEDS; A PLAN OF SUBDIVISION, MADE FOR LOUIS D. STEFAN, BY BOUCHER AND JAMES, INC., ENGINEERS, GLENSIDE, PENNSYLVANIA, DATED AUGUST 3, 1967, LAST REVISED DECEMBER, 29, 1967 AND RECORDED IN PLAN BOOK A-11, PAGE 93; A SURVEY BY THIS OFFICE IN JANUARY, 2022.
  - SOILS: RnB - REAVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES.
  - FLOODPLAIN: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AREA OF MINIMAL FLOOD HAZARD.

ZONING DATA			
R-1 RESIDENTIAL DISTRICT			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	43,560 SQ.FT.	44,146 SQ.FT.	
MIN. LOT WIDTH	200 FT.	215 FT.	
MIN. FRONT YARD	60 FT.	60 FT.	
MIN. REAR YARD	50 FT.	50 FT.	
MIN. SIDE YARD	40 FT.	40 FT.	
MAX. BUILDING AREA	10%	5%	
MAX. IMPERVIOUS COVERAGE	65%	11%	



**RECEIVED**  
APR 05 2022  
BY: \_\_\_\_\_

PLAN OF SURVEY PREPARED FOR <b>DAVID H. DRESHER</b> IRREVOCABLE DEED OF TRUST LAND SITUATE UPPER WYNESS TWP, MONTGOMERY CO., PA.		PROJECT MANAGER <b>JAW</b> PROJECT NUMBER <b>M2201</b> REFERENCE NUMBER
<b>Metz Engineers</b>		SCALE <b>1" = 20'</b> M2201-Dwg-001 PLAN SHEET NUMBER



LOCATION MAP 1" = 2000'

- NOTES:**
- OWNER OF RECORD:  
DAVID H. DRESHER  
IRREVOCABLE DEED OF TRUST  
736 PINEVIEW LANE  
NORTH WALES, PA 19454  
PARCEL# 56-00-06751-00-6  
TAXMAP BLOCK 35A, UNIT 17  
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  - BOUNDARY, EASEMENT AND TOPOGRAPHICAL INFORMATION TAKEN FROM DEEDS; A PLAN OF SUBDIVISION, MADE FOR LOUIS D. STEFAN, BY BOUCHER AND JAMES, INC., ENGINEERS, GLENDE, PENNSYLVANIA, DATED AUGUST 3, 1967, LAST REVISED DECEMBER, 29, 1967 AND RECORDED IN PLAN BOOK A-11, PAGE 93; A SURVEY BY THIS OFFICE IN JANUARY, 2022.
  - SOILS:** R1b - REAVILLE SILT LOAM, 3 TO 6 PERCENT SLOPES.
  - FLOODPLAIN:** ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AREA OF MINIMAL FLOOD HAZARD.

	ZONING DATA		
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	43,560 SQ. FT.	44,146 SQ. FT.	44,146 SQ. FT.
MIN. LOT WIDTH	200 FT.	215 FT.	215 FT.
MIN. FRONT YARD	60 FT.	60 FT.	60 FT.
MIN. REAR YARD	50 FT.	50 FT.	50 FT.
MIN. SIDE YARD	40 FT.	40 FT.	40 FT.
MAX. BUILDING AREA	10%	7% (2,987 S.F.)	9% (4,118 S.F.)
MAX. IMPERVIOUS COVERAGE		11%	14%

**ZONING VARIANCE REQUEST**

PROPOSED ADDITION REQUIRES A ZONING VARIANCE FOR A CHANGE IN USE FOR A SEPARATE LIVING AREA INCLUDING COOKING FACILITIES PER §195-9-F (1)(g).



No.	REVISIONS	DATE
2	GENERAL REVISIONS	03-10-22
1	PROPOSED ADDITION	03-07-22
	REVISIONS	DATE
	DATE OF ISSUE	02-15-22

PLAN OF SURVEY  
PREPARED FOR  
**DAVID H. DRESHER**  
IRREVOCABLE DEED OF TRUST  
LAND SITUATE  
UPPER GWYNEDD TWP., MONTGOMERY CO., PA.

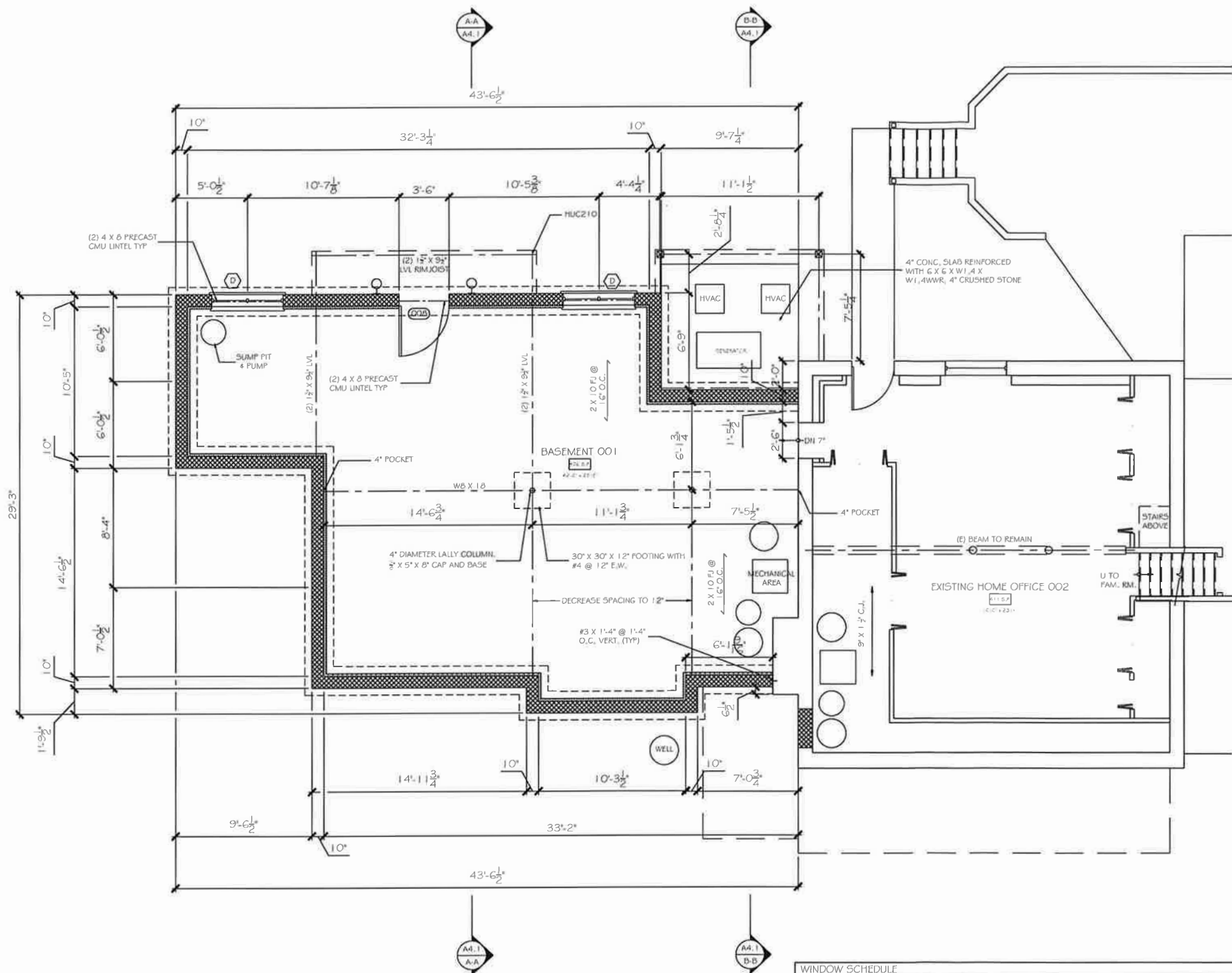
PROJECT MANAGER  
**MRF**  
PROJECT NUMBER  
**M8261**  
REFERENCE NUMBER



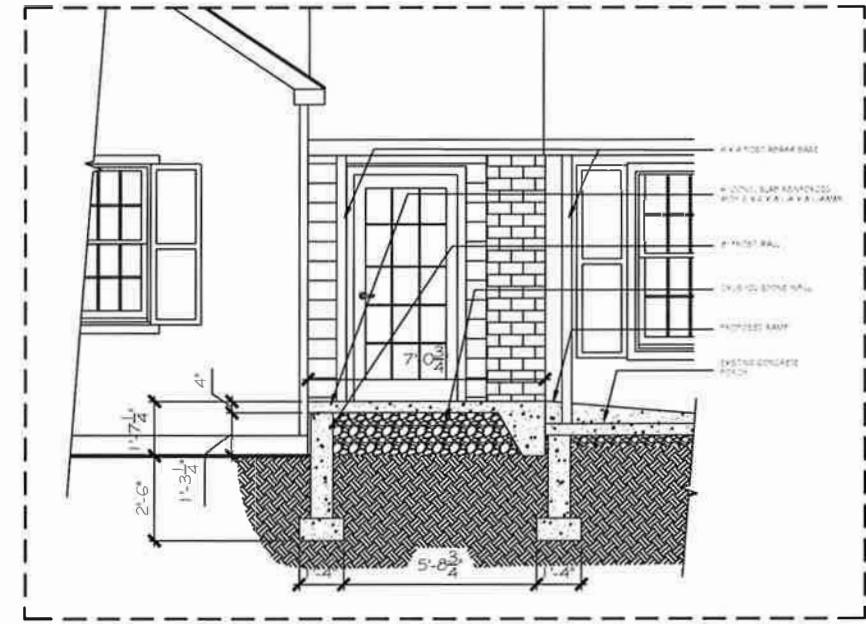
SCALE  
**1"=20'**  
PLAN SHEET NUMBER

STEFAN ROAD

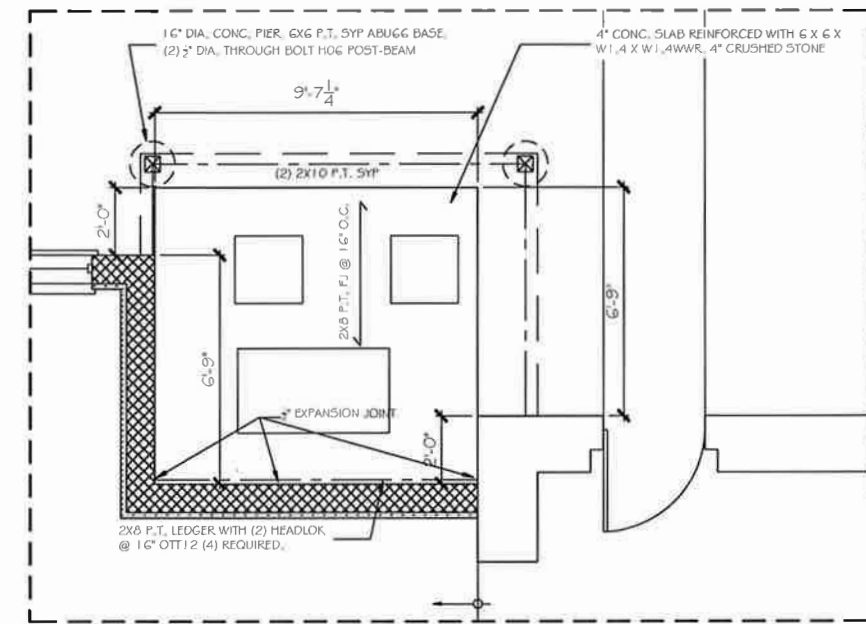
PINEVIEW



**PROPOSED BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



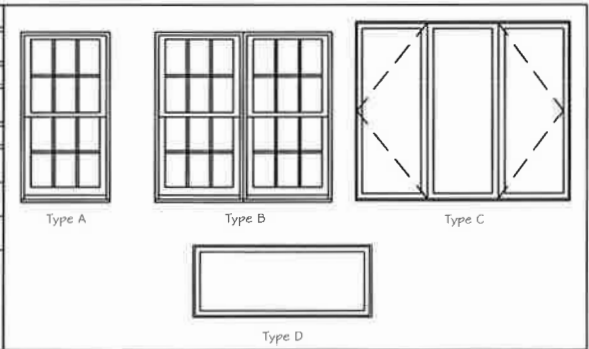
**01 CONCRETE PORCH SECTION DETAIL**  
SCALE: 3/8" = 1'-0"



**02 CONCRETE SLAB DETAIL PLAN**  
SCALE: 3/8" = 1'-0"

WINDOW SCHEDULE						
TYPE	SCREENS	JAMB EXT.	WINDOW HEIGHT	WINDOW WIDTH	GRILLES	REMARKS
<b>BASEMENT</b>						
D	YES	NO	2'-0 1/2"	4'-1 1/2"	YES	ANDERSEN A51 AWNING WINDOW OR EQUIVALENT
<b>FIRST FLOOR</b>						
A	YES	NO	4'-8 1/2"	2'-5 1/2"	NO	ANDERSEN TW244C DOUBLE HUNG WINDOW OR EQUIVALENT
B	YES	NO	4'-8 1/2"	6'-0"	NO	(2) ANDERSEN TW244C DOUBLE HUNG WINDOWS OR EQUIVALENT
C	YES	NO	4'-8 1/2"	5'-0"	NO	ANDERSEN C35 TRIPLE CASEMENT WINDOW OR EQUIVALENT

NOTES: ANDERSEN 400 SERIES WINDOWS OR EQUIVALENT, BLACK EXTERIOR TRIM AND WHITE INTERIOR TRIM FOR ALL NEW WINDOWS, ANDERSEN 3 INCH TRIM FOR ALL WINDOWS



**CONSTANCE LEZENBY ARCHITECTS**  
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**IN LAW SUITE**  
**THE DRESHER RESIDENCE**  
736 PINEVIEW LANE  
NORTH WALES 19454

SHEET TITLE: PROPOSED BASEMENT FLOOR PLAN  
SCALE:

DATE	REVISIONS

SHEET NUMBER  
**A2.1**



GREEN DESIGN ■ COMMERCIAL ■ RESIDENTIAL  
ACCESSIBILITY ■ MASTER PLANS

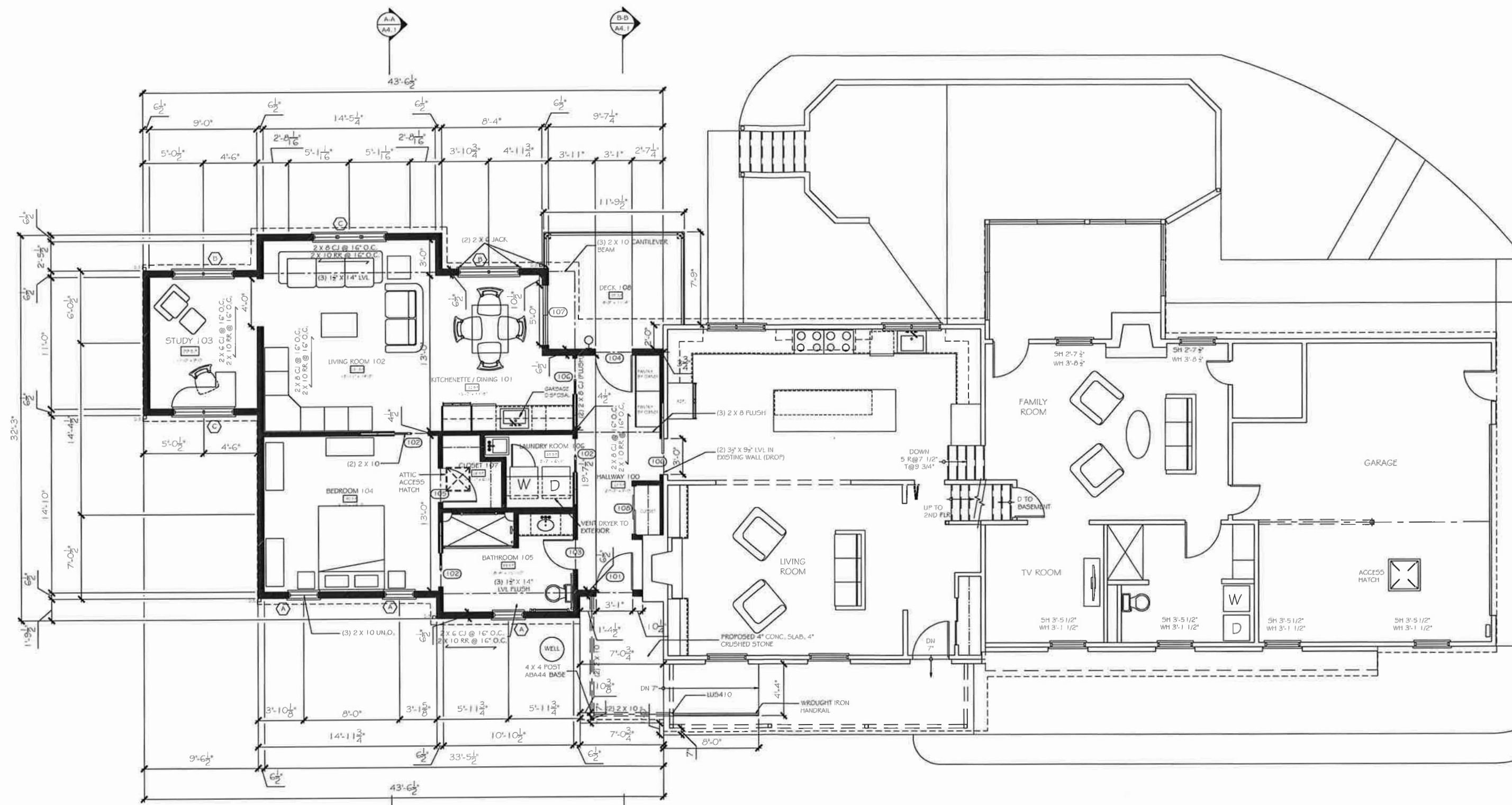
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234 CHRISTINE AVE  
LANDSALE, PA 15114

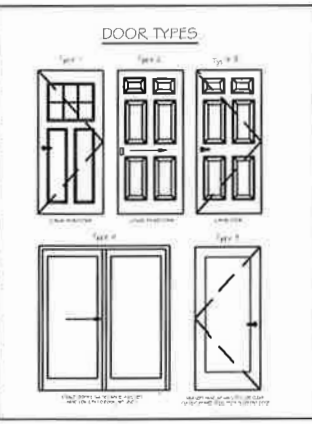
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IN LAW SUITE  
THE DRESHER RESIDENCE  
736 PINEVIEW LANE  
NORTH WALES 19454



PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE											
NO.	LOCATION	SIZE	TH.	DOOR TYPE	MAT.	FINISH	GLASS	FRAME	TRIM	THRESH.	REMARKS
BASEMENT											
008	BASEMENT 001	3'-6" x 6'-8"	1 1/2"	3	STEEL	INT. PT.	NO	WD	PT.	YES	STEVES & SONS PREMIUM 6 PANEL STEEL FRONT DOOR
FIRST FLOOR											
101	HALLWAY 100	3'-0" x 6'-8"	1 1/2"	1	WD/CLAD	INT. PT.	YES	WD	PT.	YES	36" x 80" x 1.75" 6 LITE, CRAFTSMAN STYLE
102	HALLWAY 100	2'-10" x 6'-8"	1 1/2"	2	WD	PT.	NO	WD	PT.	NO	SOLID CORE COMPOSITE WOOD, 6-PANEL POCKET DOOR
103	HALLWAY 100	2'-6" x 6'-8"	1 1/2"	3	WD	PT.	NO	WD	PT.	NO	SOLID CORE COMPOSITE WOOD, 6-PANEL
104	HALLWAY 100	3'-0" x 6'-8"	1 1/2"	5	WD	PT.	YES	WD	PT.	YES	MMI LEFT-HAND INSWING FULL LITE CLEAR CLASSIC PRIMED STEEL PREHUNG FRONT DOOR
105	BEDROOM 104	2'-10" x 6'-8"	1 1/2"	3	WD	PT.	NO	WD	PT.	NO	SOLID CORE COMPOSITE WOOD, 6-PANEL
106	HALLWAY 100	3'-0" x 6'-8"	1 1/2"	2	WD	PT.	NO	WD	PT.	NO	SOLID CORE COMPOSITE WOOD, 6-PANEL POCKET DOOR
107	KITCHENETTE/DINING 101	5'-0" x 6'-8"	1 1/2"	4	WD/CLAD	PT.	YES	WD	PT.	YES	STANLEY DOORS GLACIER WHITE VINYL LEFT HAND LOW E PATIO DOOR, NO GRIDS
108	HALLWAY 100	4'-0" x 6'-8"	1"	3	WD	PT.	NO	WD	PT.	NO	TRUPORTE 48" x 80" 106 SERIES WHITE COMPOSITE INTERIOR SLIDING DOOR



SHEET TITLE: PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SHEET NUMBER  
A2.2





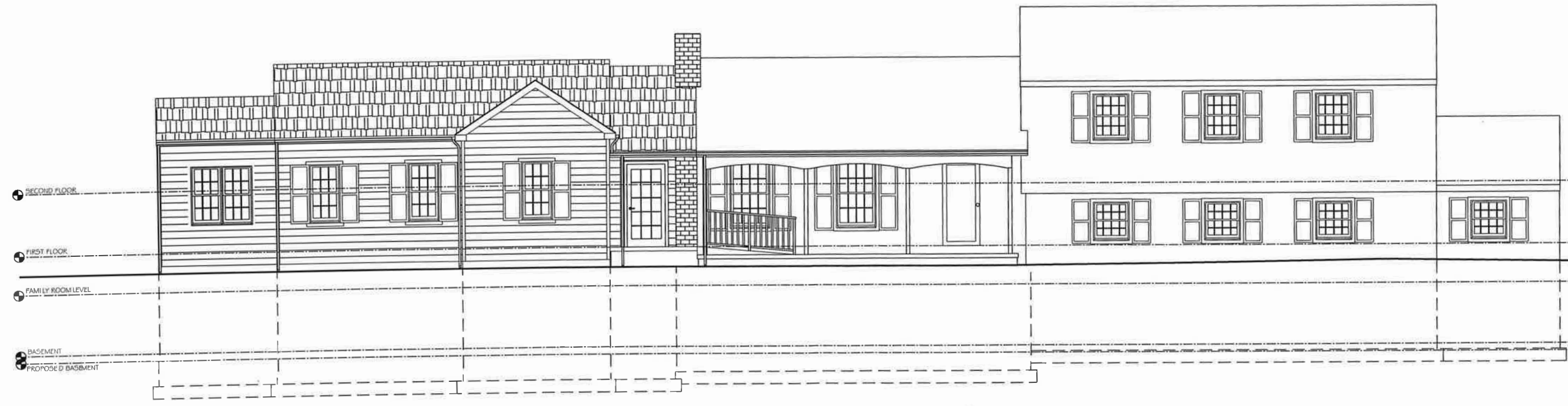
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 ACCESSIBILITY ■ MASTER PLANS

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IN LAW SUITE  
 THE DRESHER RESIDENCE  
 736 PINEVIEW LANE  
 NORTH WALES 19454



○ EXTERIOR SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"

SHEET TITLE: PROPOSED SOUTH ELEVATION  
 SCALE:

DATE	REVISIONS
05/11/2007	DESIGN DEVELOPMENT
07/04/2007	PERMITS
08/22/2007	CONTRACT

SHEET NUMBER  
**A3.1**



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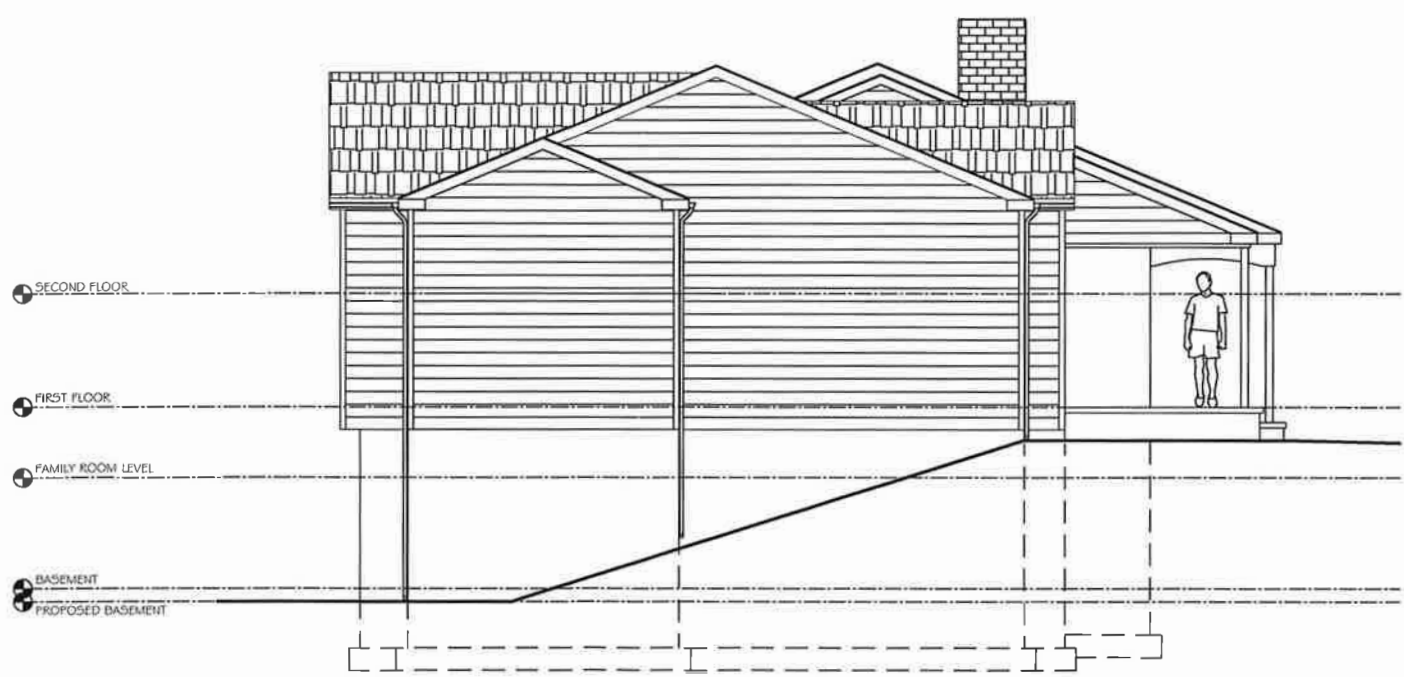
724 GRISTINE AVE  
LANSDALE, PA 19026

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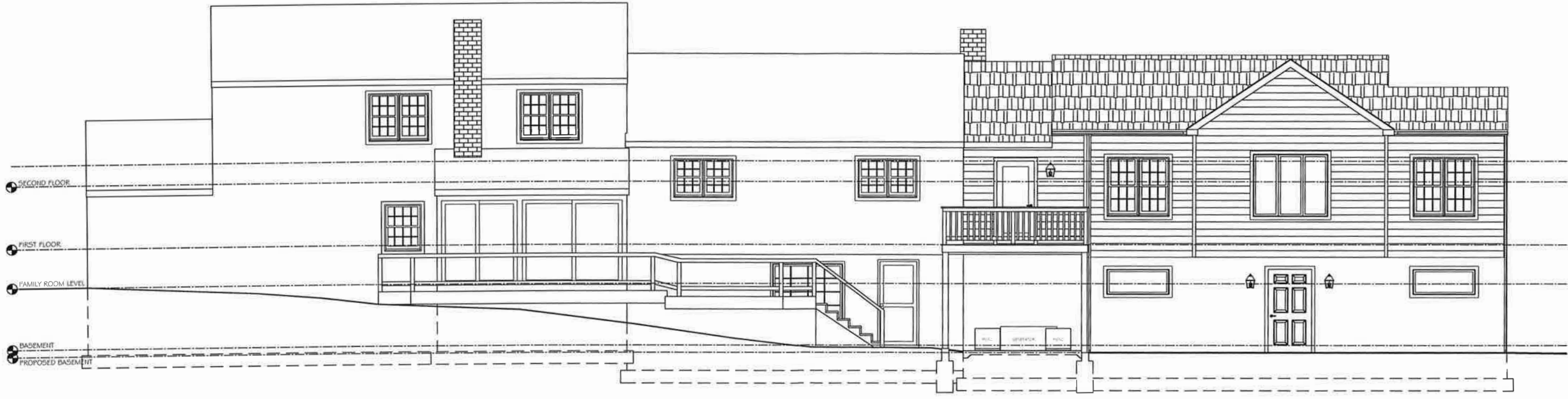
IN LAW SUITE  
THE DRESHER RESIDENCE  
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NORTH WALES 19454

SHEET TITLE: PROPOSED WEST ELEVATION	
DATE	SCALE

SHEET NUMBER  
**A3.2**



○ EXTERIOR WEST ELEVATION  
SCALE: 1/4" = 1'-0"



EXTERIOR NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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NORTH WALES 19454

SHEET TITLE: PROPOSED NORTH ELEVATION	
DATE	SCALE
REVISIONS	
DATE	
DATE	
DATE	
DATE	

SHEET NUMBER  
**A3.3**