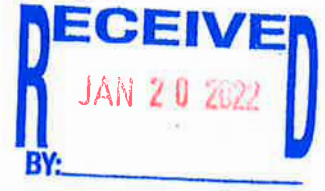


ZONING HEARING BOARD
 UPPER GWYNEDD TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA
 Zoning Ordinance of November 23, 1987 as Amended



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

Date: Jan 12, 2022

PROPERTY ADDRESS/ LOCATION 615 W. Prospect Avenue and LOT SIZE 1.36 acres ZONING DISTRICT R-1
621 W. Prospect Avenue (Lots to be consolidated) 1.72 acres

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

Applicant's Name: Paul M. Ross & Cheryl R. Ross
 Address: 1203 Turnbury Lane, North Wales, PA 19454
 Telephone: _____

Check One
 Date Ownership Secured 1/15/21 (615 W. Prospect Ave.)
 Date of Agreement of Sale _____ 9/16/20 (621 W. Prospect Ave.)
 Date of Lease _____

Contractor's or Agent's Name David J. Caracausa
 Address 601 W. Prospect Avenue, North Wales, PA 19454

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.

See attached.

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

Applicant's Signature *Paul M. Ross Cheryl R. Ross*
 Please Print Name: Paul M. Ross and Cheryl R. Ross
 Attorney's Name: Edward J. Hughes, Esquire
 Address: 1250 Germantown Pike, Ste. 205, Ply. Mtg., PA 19462
 Telephone: (610) 279-6800

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 _____

Zoning Hearing Board Attachment:

Re: 615 W. Prospect Avenue and 621 W. Prospect Avenue

The Owner/Applicant owns two (2) adjoining lots, Lot 1 (621 W. Prospect Avenue containing 1.72 acres) and Lot 2 (615 W. Prospect Avenue containing 1.36 acres). Owner/Applicant proposes to consolidate these two (2) lots into one (1) lot containing 3.08 acres resulting in a lot which is three (3) times the size of the minimum lot area in the R-1 Zoning District to construct an accessory building, accessory to the single-family dwelling already constructed on former 621 W. Prospect Avenue (see attached Lot Consolidation Plan).

Owner/Applicant requests a variance from §195-9M(2) (Maximum Height). The proposed Accessory Building is 23'9", the maximum height permitted for Accessory Buildings is 14 ft. and Owner/Applicant requests a variance of 9'9".

Owner/Applicant contends that the proposed structure is an Accessory Building housing an Accessory Use for the occupants of the property. The Accessory Building will contain a private garage for six (6) motor vehicles and one (1) oversized garage bay for a boat. The first floor will also contain a lounge, covered porches, mechanical storage room, foyer and work area. The second floor will contain a kitchenette, bath and gymnasium. The proposed accessory building contains 5,195 SF. Section 195-9F(1) provides that uses accessory to a dwelling include outbuildings for occupant's non-commercial use. The proposed Accessory Building is an outbuilding for the occupant's non-commercial use. Owner/Applicant appeals the determination of the Zoning Officer that the size and type of uses in the proposed Accessory Building are not consistent with the definition of Accessory Building or Private Garage and contends that the proposed building and uses are of the type authorized by §195-9F(1). In the alternative, Owner/Applicant requests a variance from §195-9F(1)(a) and §195-3B in order to use the Accessory Building as proposed.

Owner/Applicant requests a variance from §195-9G(1) so that the proposed Accessory Building may be located forward of the existing dwelling as shown on the attached Lot Consolidation Plan.

PUBLIC NOTICE

PLEASE TAKE NOTICE that the Zoning Hearing Board of Upper Gwynedd Township will hold an in person public hearing at the Upper Gwynedd Township Building, 1 Parkside Place, North Wales (Upper Gwynedd Township), PA 19454, at 7:00 P.M. on Tuesday, February 22, 2022, on the following matter:

Hearing No. 22-02: Paul M. and Cheryl R. Ross as owners for properties located at 615 W. Prospect Avenue and 621 W. Prospect Avenue, North Wales, PA 19454, for variances from the Upper Gwynedd Zoning Code to construct a 5,195 sq ft two-story detached garage that will be used for six motor vehicles, a boat, a lounge, a mechanical storage room, a foyer, a work area and covered porches on the first floor, and a kitchenette, bath and gymnasium on the second floor. The first variance is from Section 195-9.M(2) to permit an accessory building height of 23 feet 9 inches where a maximum of 14 feet is permitted. The second variance is from Section 195-9.G(1) to permit an accessory building to be located forward of the existing dwelling. The third variance is from Sections 195-9.F(1)(a) and 195-3.B to permit a 5,195 square feet building to serve as an accessory building when it contains the uses as described above. In the alternative, the Applicant appeals the Zoning Officer's November 9, 2021, determination that the proposed 5,195 square feet building with the uses described above is not an accessory building or private garage as defined in the Upper Gwynedd Zoning Code. The Property is zoned R-1 Residential District.

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 or (215) 699-7777 prior to 10:00 a.m. on February 22, 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.

