

PUBLIC NOTICE

PLEASE TAKE NOTICE that Zoning Hearing Board of Upper Gwynedd Township will reorganize and hold an in-person public hearing on Tuesday, January 23, 2024, at the Upper Gwynedd Township Building, 1 Parkside Place, North Wales (Upper Gwynedd Township), PA 19454, at 7:00 P.M. on the following matter:

Hearing No. 24-01: Brandywine Acquisitions, LLC for properties located on the 500 block of Shearer Street, North Wales, PA parcel number 56-00-08035-00-9, for the following relief from the Upper Gwynedd Zoning Code to permit the construction of a single family house: (1) a variance from Section 195-12.B(1) to permit a lot width at the point of the proposed building closest to the street to be 50 feet where 120 feet is required; (2) a variance from Section 195-12.B(2) to allow a building area of 23.14% where a maximum of 20% is permitted; (3) a variance from Section 195-12.B(3) to permit a front yard setback of 14 feet along West Street where 50 feet is required; and (4) a variance from Section 195-12.B(4) to permit a side yard setback of 8 feet where 25 feet is required. The Property is 9,050 square feet and is a corner lot and is zoned R-2 Residential District.

Copies of the application, exhibits, site plans or other materials received by the Township in connection with the above matter 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 hearing 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 January 23, 2024.

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

RECEIVED
 DEC 19 2023
 BY: EWB # 24-01

APPLICATION FOR VARIANCE(S) **Check One** Date: 12/15/23
 APPLICATION FOR SPECIAL EXCEPTION(S)
 APPEAL FROM ZONING OFFICER'S
 DECISION/DETERMINATION(S)

PROPERTY ADDRESS/
 LOCATION 522 Shearer Street LOT SIZE 50'x 181' ZONING DISTRICT R-2

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

Applicant's Name: Brandywine Acquisitions, LLC c/o **Check One**
David J. Caracausa Date Ownership Secured 1/3/22
 Address: P.O. Box 1055, North Wales, Pa. 19454 Date of Agreement of Sale _____
 Telephone: _____ Date of Lease _____

Contractor's or Agent's Name _____ 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.

Property is located at the corner of Shearer & West streets and has 50' of frontage on Shearer Street and 181' of frontage on West Street and is approx. 9,050 sq. ft. or .2 of an acre. It is an undersized non-conforming lot in a R-2 zoning district. As such relief or variances are sought under Section 195-12 Section B (1) lot size 21,780 sq. ft. required relief requested of 12,730 sq. ft, lot width 120' at building line required relief requested of 70' (3) front yard set back on West St. 50' required 14' provided relief requested of 36' (4) side yard 25' required 8' provided relief requested of 17' for the one side yard. can't see attached.

Owner's signature, if Applicant is not Owner, agreeing to this Application _____
 Applicant's Signature David J. Caracausa
 Please Print Name: Brandywine Acquisitions, LLC
 Attorney's Name: by David J. Caracausa
 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 _____

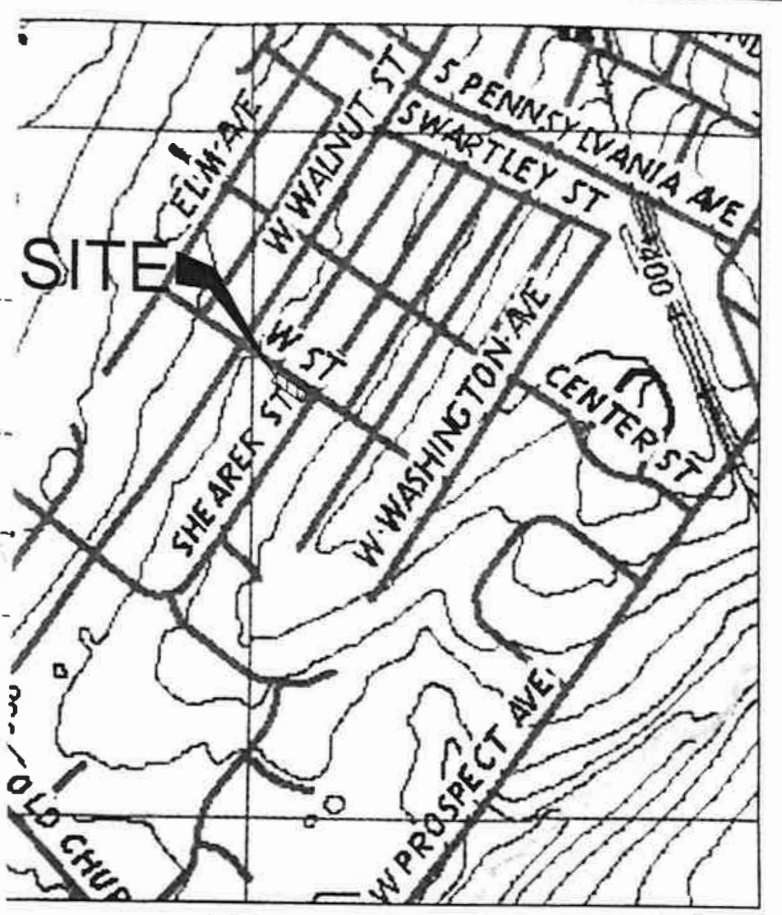
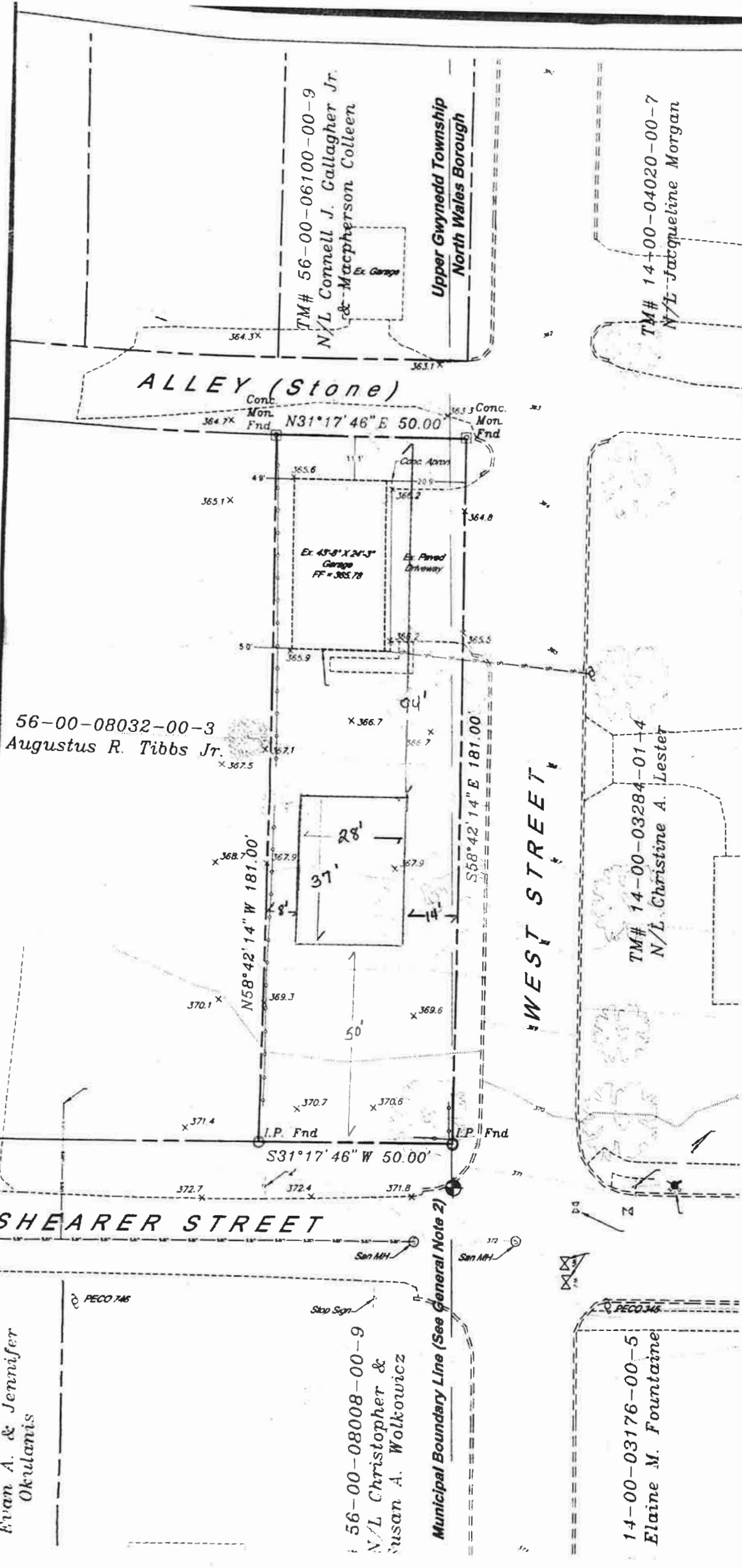
RESTRICTIONS/CONDITIONS (if any)

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

Signature of Secretary _____

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West Street is the dividing line or the border between Upper Gwynedd Township and North Wales Borough. The subject property though located in Upper Gwynedd is more reflective of the typical lot sizes found in North Wales Borough. This is also the case of other properties in close proximity as the subject property that are zoned R-2 improved with single family detached dwelling, and considered undersized or non-conforming in lot size and lot width. The relief request is to allow for the construction of a new single family detached home which is an allowable use in the R-2 zoning district. The requested relief is the most minimum relief for an allowable use, and will not alter the character of the neighborhood or have an adverse effect on the health, safety, and welfare of the community or the adjacent and surrounding properties. Conversely, it is the same use and similar lot size as the neighborhood the property is located.



Zoning Requirements:
 Zoning District: R-2 - Residential District
 Use: A1 - Single Family Detached Dwelling
 Min Lot Area: 21,780 Square Feet
 Min Lot Width: 120'
 Min Front Yard: 50'
 Min Rear Yard: 50'
 Min Side Yard: 25'
 Max Building Coverage: 20%

Site Data:
 Total Tract Area: 9,050 Square Feet
 Tax Parcel #: 56-00-08035-00-9
 Deed: Book 5088 Page 1100
 Water: Public
 Sewer: Public

Impervious Surface Coverage	Existing	New Proposed
Ex. Garage	1,058 SF	House and walk <1,000 SF
Ex. Walkway	98 SF	
Ex. Garage Apron	65 SF	
Ex. Driveway	758 SF	
Total Ex. Impervious Surface	1,979 SF (21.9% of Lot Area)	

Floodplain:
 No floodplains on the property per FEMA Firmette 42091C0258G & 42091C0259G.

Soils Mapping:
 Entire property is mapped UnyB (Urban Land)

- General Notes:**
- Existing features and topography per field survey on 2/6/22
 - There were no utility markings on the site following the PA-1 Call. All utilities shown are from structures located on the surface. There may be buried utilities not shown on this plan.
 - Municipal Boundary shown is per the "Swartley Tract" Plan of North Wales Land Assoc. dated April 1939.

Zoning Exhibit Plan
 Shearer + West Streets