

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, November 23, 2021, on the following matter:

Hearing No. 21-18: Matthew and Megan Dever of 1417 Sandys Lane, North Wales, PA 19454 for property located at the same address, for a variance from Section 195-12.B.(4) to permit a side yard setback of 13 feet where 25 feet is required and, if applicable, for a variance from Section 195-40 to permit an expansion greater than 25% on a non-conforming lot in order to construct a two-story addition to an existing house. The Property is zoned R-2 Residential.

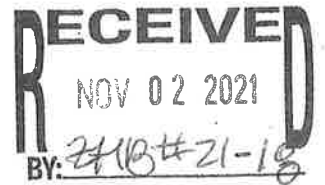
Copies of the application, exhibits, site plans or other materials received by the Township in connection with the above matters are on file with the Zoning Officer at the Township Building. Paper copies may be requested in writing from the Township at a cost as permitted by law. The public is invited 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 or (215) 699-7777 prior to 10:00 a.m. on November 23, 2021.

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: 10/22/2021
 APPLICATION FOR SPECIAL EXCEPTION(S) _____
 APPEAL FROM ZONING OFFICER'S _____
 DECISION/DETERMINATION(S) _____

PROPERTY ADDRESS/
 LOCATION 1417 Sandys Lane LOT SIZE 15,400 sf ZONING DISTRICT R2

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

Applicant's Name: Matthew & Megan Dever Check One
 Date Ownership Secured 07/22/2015
 Address: 1417 Sandys Lane Date of Agreement of Sale _____
 Telephone: _____ Date of Lease _____

Contractor's or Agent's Name contractor tbd 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.
 Seeking relief from Section 195-12 B(4) site yard setback of 25'. Requesting approval to encroach into side yard to a distance no closer than 13'-0" to the property line. The existing lot is 100' at the building line while the R-2 district requires a minimum lot width of 120'. The proposed addition is a one-car garage and den on the first floor and bedroom(s) on the second: dimensional requirements to fit the program make impossible to fit within the side yard setback. The existing garage is too small for modern family/suv sized vehicles and part will be converted to laundry room, moved from basement. Additional bedroom space is needed for the family's three children. The proposed addition is in compliance with all other ordinances including impervious coverages.

_____ Applicant's Signature *Matthew Dever*
 Owner's signature, if Applicant Please Print Name: Matthew Dever
 is not Owner, agreeing to this Application
 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 _____

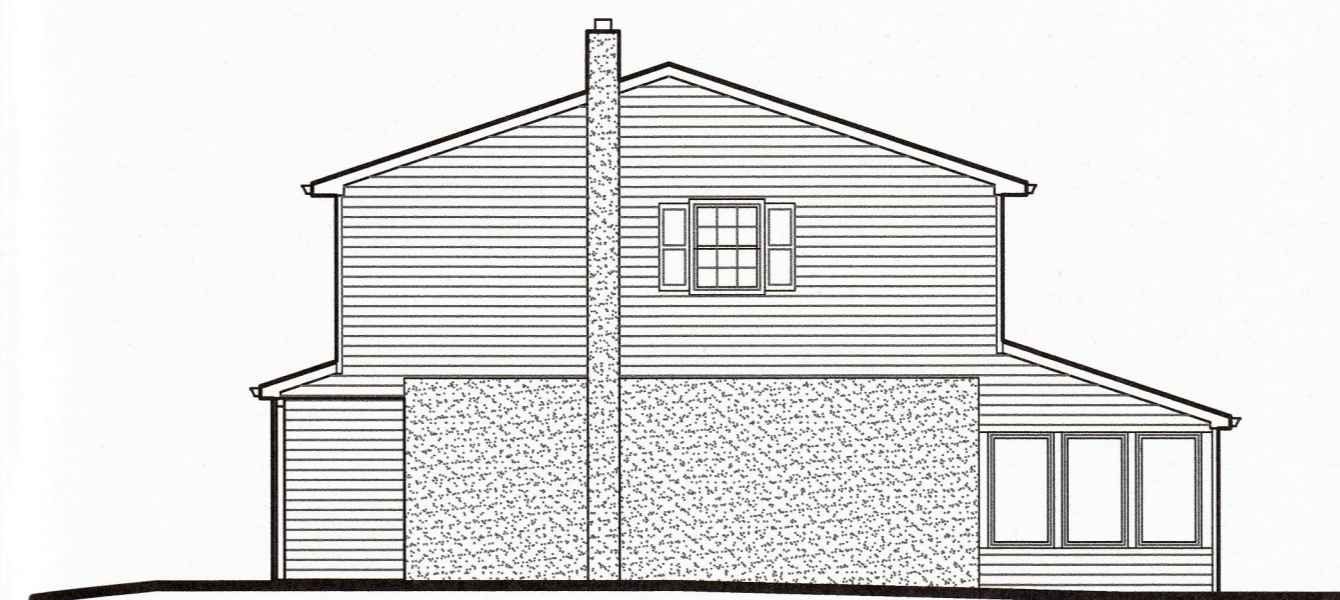
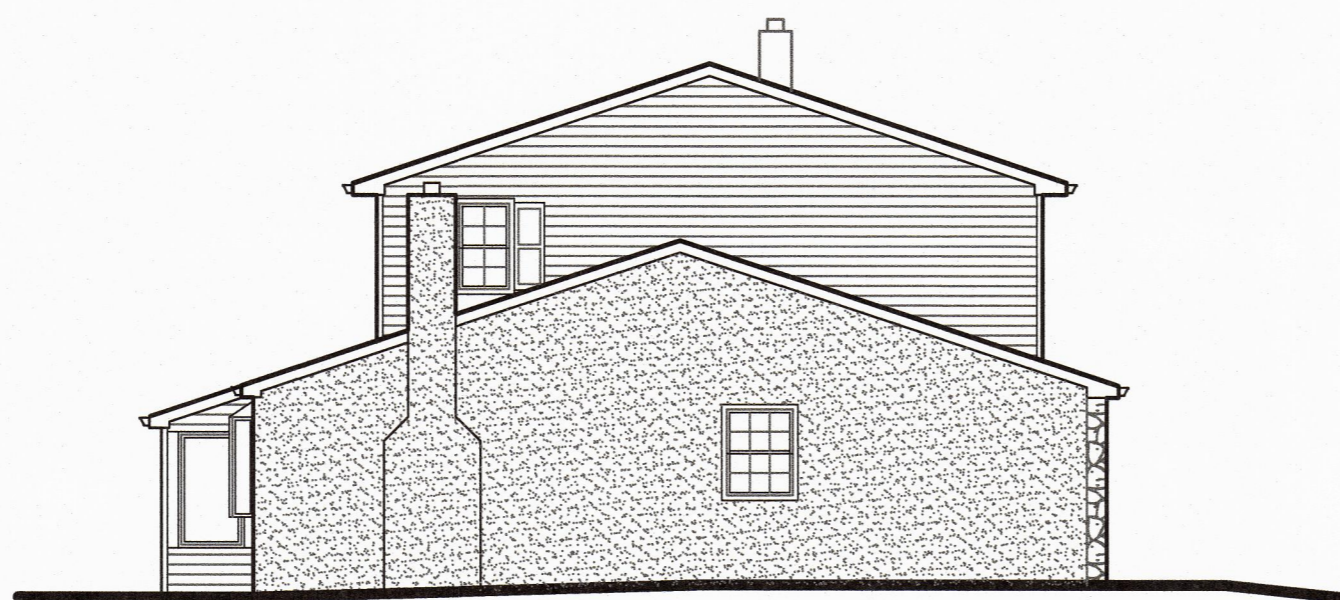
RESTRICTIONS/CONDITIONS (if any)

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

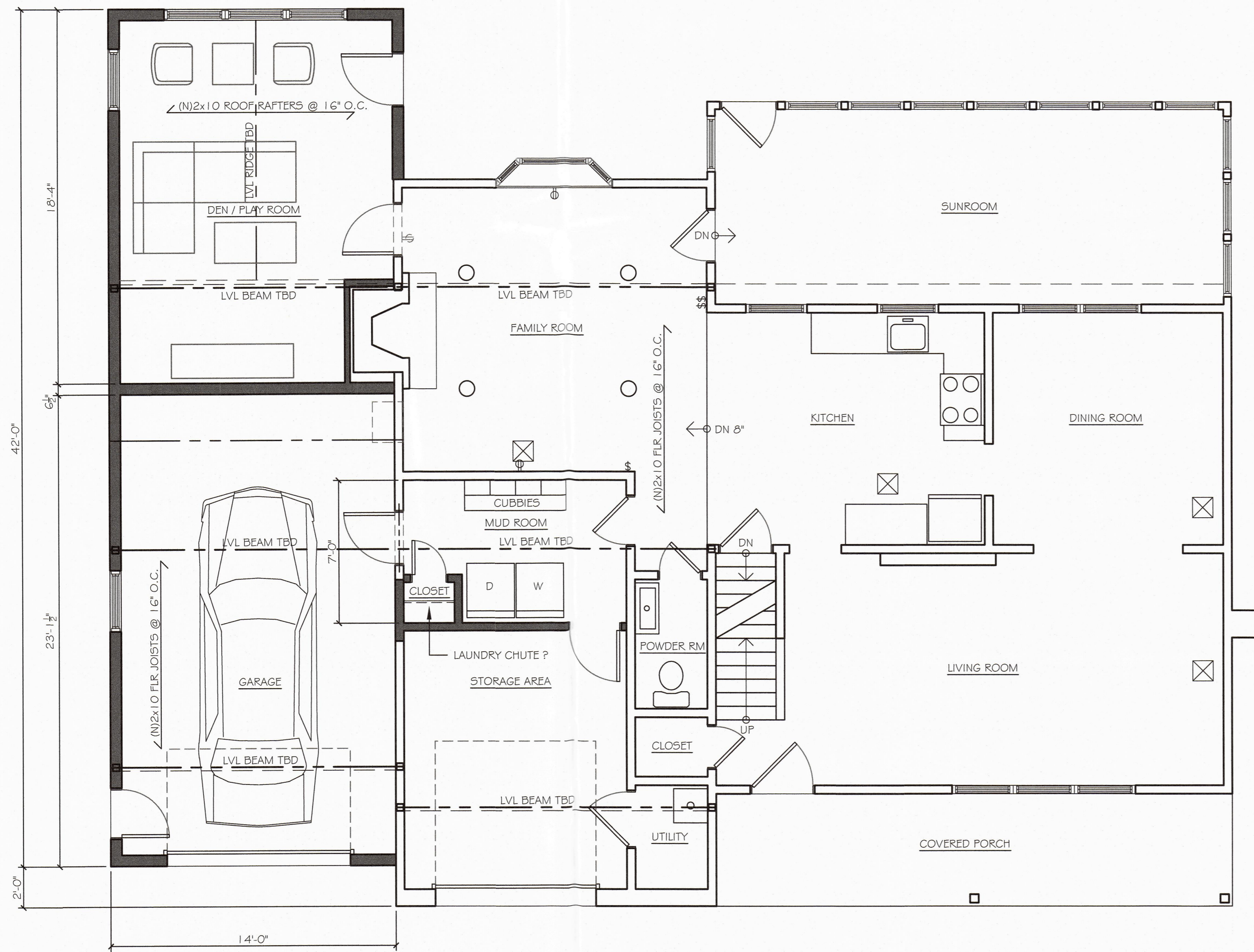
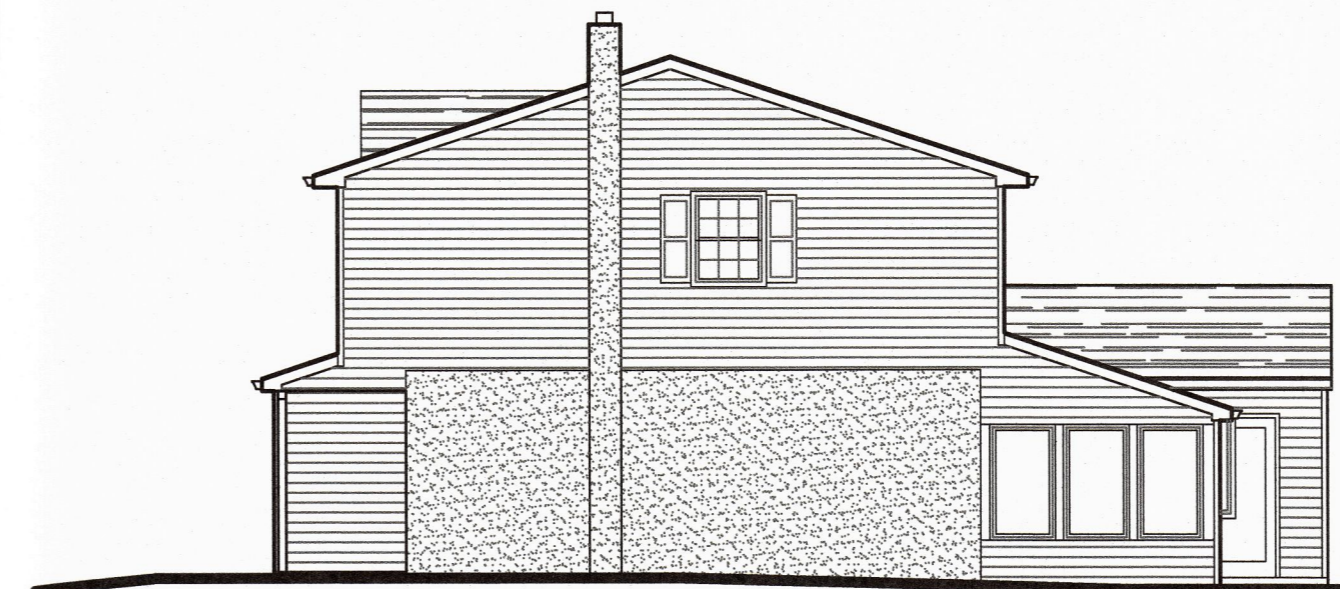
Signature of Secretary _____



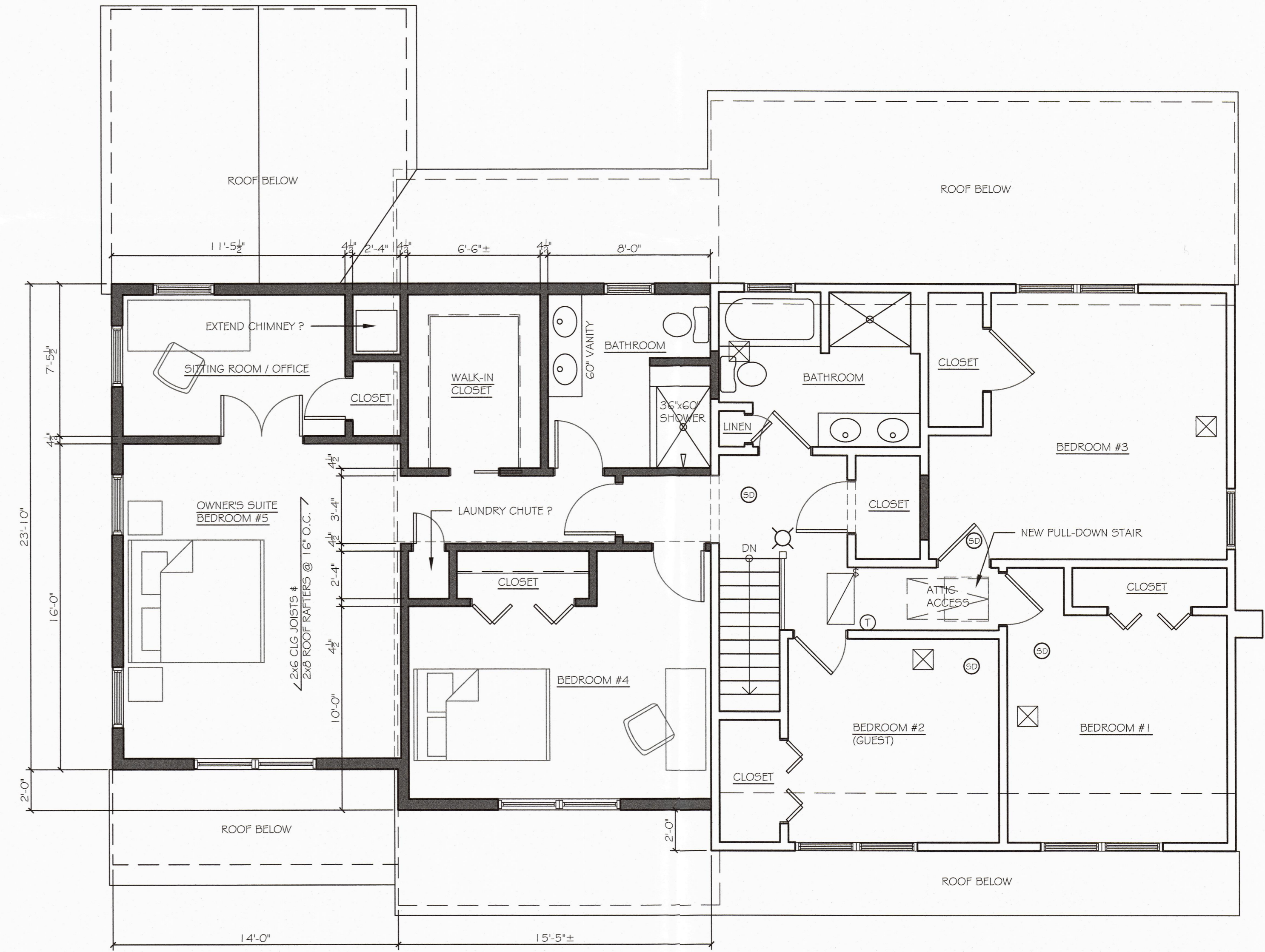
EXISTING ELEVATIONS
1/8" = 1'-0"



NEW ELEVATIONS
1/8" = 1'-0"

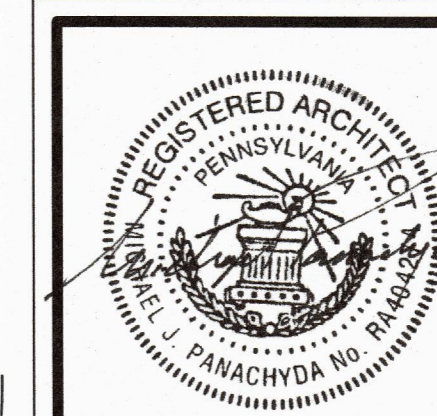


NEW FIRST FLOOR PLAN
1/4" = 1'-0"



NEW SECOND FLOOR PLAN
1/4" = 1'-0"

ZONING HEARING BOARD REVIEW: 10/26/2021



DEVER RESIDENCE GAR., FAMILY & BEDROOM ADD project no. 40421	1417 SANDYS LANE NORTH WALES, PA 19454 UPPER GWYNEDD TOWNSHIP
Michael J. Panachyda Architect LLC	527 W. Mt. Vernon Lansdale, PA 19380 P: 267-744-1111 www.mjp-architect.com
drawing: PLANS & ELEVATIONS date: 10/26/2021	sheet: A-10

SYMBOLS

- RECEPTACLE 110V
- GFCI RECEPTACLE 110V W/ GROUND FAULT CIRCUIT INTERRUPTER
- USB RECEPTACLE 110V W/ USB CHARGING PORT
- RECEPTACLE 220V
- QUAD RECEPTACLE 110V
- RECEPTACLE 110V - FLOOR MOUNTED
- JUNCTION BOX
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- OCCUPANCY SENSOR SWITCH
- ELECTRIC PANEL
- ELECTRIC METER
- TELEPHONE
- TELE / DATA
- DATA
- CABLE TELEVISION
- THERMOSTAT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- CARBON DIOXIDE DETECTOR
- HEAT DETECTOR
- EXIT SIGN - CEILING MOUNTED
- EXIT SIGN W/ EMERGENCY LIGHT
- EXIT SIGN - LOW MOUNTED
- FIRE EXTINGUISHER
- PULL STATION
- HORN + STROBE
- STROBE
- BELL
- SPEAKER
- SPRINKLER HEAD
- EMERGENCY LIGHT W/ BATTERY BACK-UP
- REMOTE HEAD
- TWO-HEAD REMOTE FIXTURE
- RECESSED CEILING FIXTURE
- RECESSED CEILING FIXTURE W/ EMERGENCY BALLAST
- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- WALL MOUNTED FIXTURE W/ EMERGENCY BALLAST
- 2x2 FLUORESCENT
- 2x2 FLUORESCENT W/ EMERGENCY BALLAST
- 2x4 FLUORESCENT
- 2x4 FLUORESCENT W/ EMERGENCY BALLAST
- 1x FLUORESCENT (SEE REFLECTED CEILING PLAN FOR LENGTH)
- TRACK LIGHT
- FLOOR DRAIN
- TRENCH DRAIN
- FLOOR SINK
- EXHAUST FAN
- SUPPLY DIFFUSER
- RETURN GRILLE
- CEILING FAN
- (1) HR PARTITION
- (2) HR PARTITION

EXISTING CONDITIONS NOTES:

1. CONTRACTOR SHALL VERIFY FOR ARCHITECT'S REVIEW THE DEPTH & SIZE OF EXISTING FOUNDATIONS, BEARING WALLS, BEAMS, HEADERS OR OTHER STRUCTURAL MEMBERS PRIOR TO ALTERATION AND/OR MODIFICATION.

FOUNDATION NOTES:

1. FILL CMU CORES SOLID AT REINFORCING.
2. SILL ANCHORS MUST BE IN SAME BLOCK AS VERT. REIN. BARS # NOT IN SAME CORE.
3. WOOD FRAMING SHALL NOT BE IN DIRECT CONTACT W/ SLAB-ON-GRADE CONCRETE OR MASONRY SUBJECT TO MOISTURE. WOOD FRAMING IN CONTACT W/ CONCRETE OR MASONRY MUST BE PRESSURE TREATED.
4. ALL METAL HANGERS, PLATES, FASTENERS ETC. IN CONTACT W/ MASONRY, CONC. OR PRESSURE TREATED LUMBER MUST BE MIN. HOT DIP GALVANIZED.
5. CONCRETE FOOTING MUST BE 3,500 PSI MIN. CONCRETE SLABS SHALL BE 3,000 PSI MIN. ALSO REFER TO GENERAL NOTES.

GENERAL NOTES:

1. ALL FRAMING TO BE MINIMUM SPF #2 OR BETTER UNLESS NOTED OTHERWISE.
2. FINISH MATERIALS, COLORS & FIXTURES SHALL BE SELECTED BY OWNER. CONTRACTOR SHALL VERIFY ALL SELECTIONS W/ OWNER PRIOR TO INSTALLATION.
3. MASONRY CHIMNEY MUST COMPLY W/ ALL APPLICABLE SECTIONS OF CHAPTER 10 OF THE INTERNATIONAL RESIDENTIAL CODE.
4. ADDITIONAL ELECTRICAL & HVAC DESIGN, CALCULATIONS & DOCUMENTS REQUIRED BY THE MUNICIPALITY FOR PERMITS SHALL BE SUPPLIED BY THE SELECTED, LICENSED & REGISTERED CONTRACTOR AND/OR SUBCONTRACTOR.
5. ALL NEW WINDOWS, DOORS, CASING, TRIM, SILLS, BASEBOARD ETC. SHALL MATCH EXISTING UNLESS OTHERWISE SPECIFIED.
6. ALL WINDOWS, DOORS, FIXTURES & MATERIALS MUST BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
7. ALL NEW WINDOWS MUST BE MIN. DOUBLE PANE, LOW-E, INSULATED, U-FACTOR 0.32 MIN. SIZES PROVIDED IN FEET & INCHES UNLESS NOTED OTHERWISE (EX. 3050 = 3'-0" W X 5'-0" H).
8. OPERABLE WINDOWS W/ A SILL HEIGHT LOWER THAN 24" A.F.F. & GREATER THAN 72" ABOVE EXTERIOR GRADE OR SURFACE BELOW SHALL HAVE WINDOW OPENING CONTROL DEVICE HARDWARE IN ACCORDANCE W/ IRC SECTION 312. AFTER OPERATING TO RELEASE THE CONTROL DEVICE, SUCH HARDWARE SHALL PERMIT OPENING OF EGRESS WINDOWS USED FOR EMERGENCY ESCAPE & RESCUE OPENINGS & SHALL NOT REDUCE THE NET OPENING AS REQUIRED BY IRC SECTION 310.
9. ALL MANUFACTURER'S & CONTRACTOR'S GUARANTEES AND/OR WARRANTIES MUST BE SUPPLIED TO THE OWNER AT TIME OF SUBSTANTIAL COMPLETION.

MECHANICAL NOTES:

1. NEW AND/OR REPLACEMENT, MODIFICATION, ETC. OF EXISTING MECHANICAL SYSTEM SHALL BE DESIGNED & INSTALLED BY QUALIFIED LICENSED CONTRACTOR & SUBMITTED TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW AS REQUIRED PRIOR TO INSTALLATION.

PLUMBING NOTES:

1. ALL PLUMBING SYSTEMS, EQUIPMENT, FIXTURES, DEVICES, MATERIALS, ETC. MUST BE IN ACCORDANCE W/ ALL APPLICABLE BUILDING & PLUMBING CODES, & SHALL BE DESIGNED BY QUALIFIED LICENSED PROFESSIONAL DESIGN DOCUMENTS MUST BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW AS REQUIRED PRIOR TO INSTALLATION.

ELECTRICAL NOTES:

1. ALL RECEPTACLES IN KITCHENS, BATHS, BASEMENTS, AND EXTERIOR MUST BE ON GFCI PROTECTION.
2. ALL BEDROOMS, LIVING AREAS, AND SMOKE DETECTORS MUST BE ON ARC FAULT BREAKERS.
3. ALL WORK MUST BE IN COMPLIANCE WITH LATEST NATIONAL ELECTRIC CODE.
4. ALL WORK MUST BE IN COMPLIANCE WITH LATEST ELECTRIC COMPANY REQUIREMENTS.
5. MOUNT RECEPTACLES AT 18" UNLESS NOTED OTHERWISE.
6. MOUNT SWITCHES AT 44" UNLESS NOTED OTHERWISE.
7. CONFIRM AND PROVIDE ELECTRICAL SERVICES FOR ALL EQUIPMENT.
8. PROVIDE & INSTALL HARD WIRED-SMOKE/HEAT DETECTORS IN EACH BEDROOM & ONE EACH FLOOR, INTERCONNECTED AS REQUIRED BY CODE.
9. ALL WIRE MUST BE COPPER UNLESS OTHERWISE NOTED.
10. SE CABLE MAY BE USED FOR INTERIOR LOCATIONS BUT SHALL NOT BE EXPOSED.
11. PROVIDE TWO POLE DISCONNECT WITH MINIMUM AMPERE RATING EQUAL TO CIRCUIT BREAKER SIZE.
12. OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
13. NO MORE THAN EIGHT DUPLEX RECEPTACLES SHALL BE CONNECTED TO ANY CIRCUIT.
14. ALL RECESSED LIGHT FIXTURES IN CONTACT WITH INSULATION MUST BE IC RATED.

GENERAL DEMOLITION NOTES:

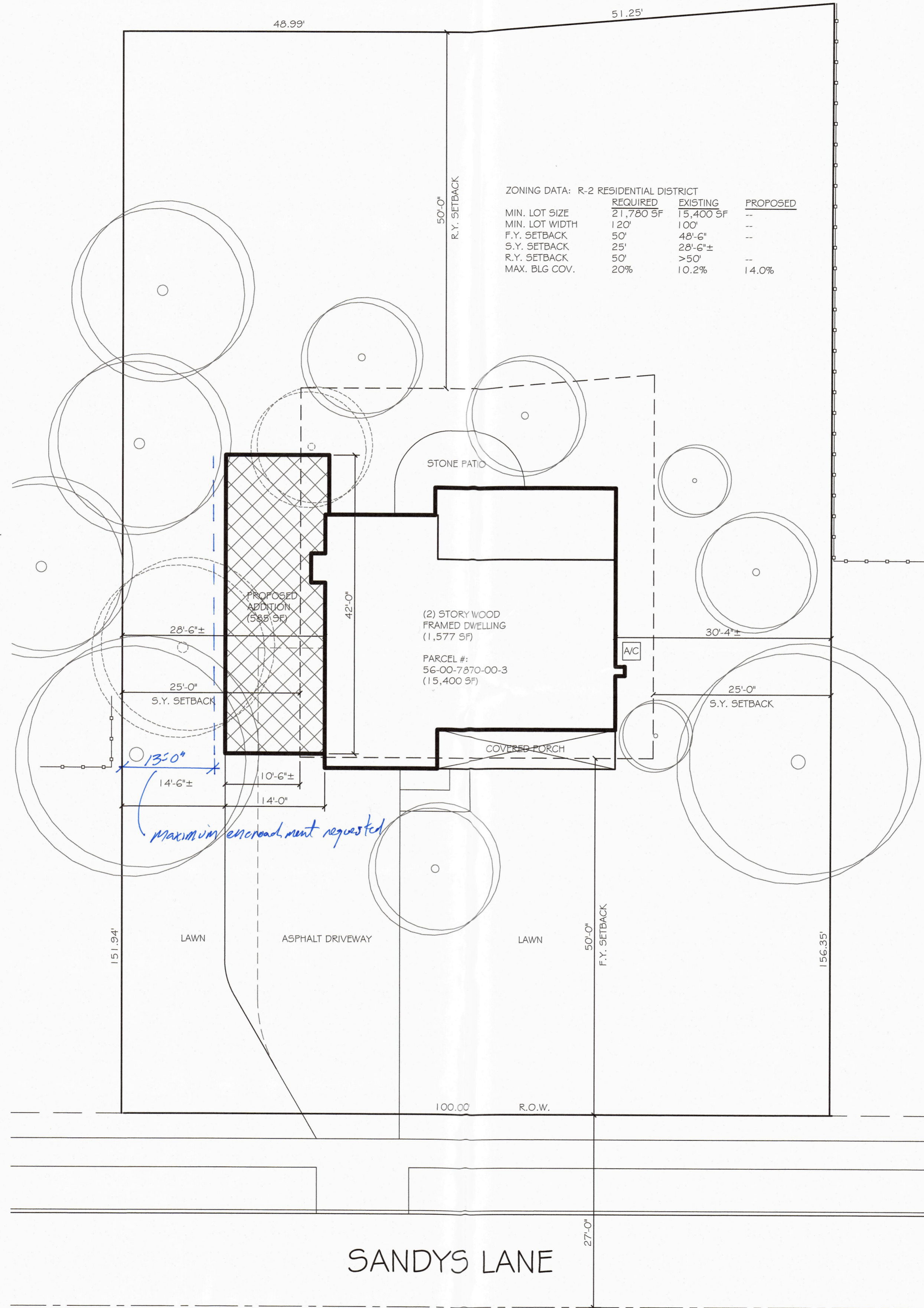
1. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND & OVERHEAD UTILITIES TO SAFEGUARD AGAINST INTERRUPTION OF SERVICES TO THE BUILDING AND/OR OTHER TENANTS.
2. THE EXISTING EMERGENCY LIGHTING, FIRE DETECTION / ALARM & AUTOMATIC SPRINKLER SYSTEM SHALL BE MAINTAINED IN PROPER WORKING ORDER DURING ALL DEMOLITION & CONSTRUCTION IN ACCORDANCE W/ ALL APPLICABLE CODES.
3. REMOVE ONLY NON-LOAD BEARING PARTITIONS & CONSTRUCTION. CONTRACTOR SHALL VERIFY PRIOR TO REMOVAL THAT NO STRUCTURAL ELEMENTS, WALLS, BEAMS, HEADERS, ETC. ARE DESIGNATED FOR DEMOLITION.
4. CONTRACTOR SHALL CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATION FROM THE PLANS.
5. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES TO THE PLANS.
6. REMOVE ALL ABANDONED WIRING, PIPING, DUCTS & OTHER MECHANICAL, ELECTRICAL & PLUMBING ELEMENTS BACK TO SOURCE TO EXTENT POSSIBLE & CAPPED / TERMINATE IN ACCORDANCE TO THE CODE.
7. OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS.
8. DEMOLITION CONTRACTOR SHALL NOT USE ANY METHODS THAT WILL DAMAGE CONSTRUCTION TO REMAIN IN PLACE.
9. SAW-CUT ALL CONCRETE SLAB FLOORS TO BE REMOVED. CONTRACTOR SHALL COORDINATE W/ PLUMBING PLANS FOR ALL NEW UNDERGROUND PLUMBING PIPING.
10. ALL DEMOLISHED MATERIALS SHALL BE PROPERLY REMOVED FROM SITE.
11. HAZARDOUS MATERIALS INCLUDING LEAD PAINT & ASBESTOS SHALL BE REMOVED BY LICENSED / CERTIFIED CONTRACTOR(S).

CONSTRUCTION CODES:

INTERNATIONAL RESIDENTIAL CODE 2015

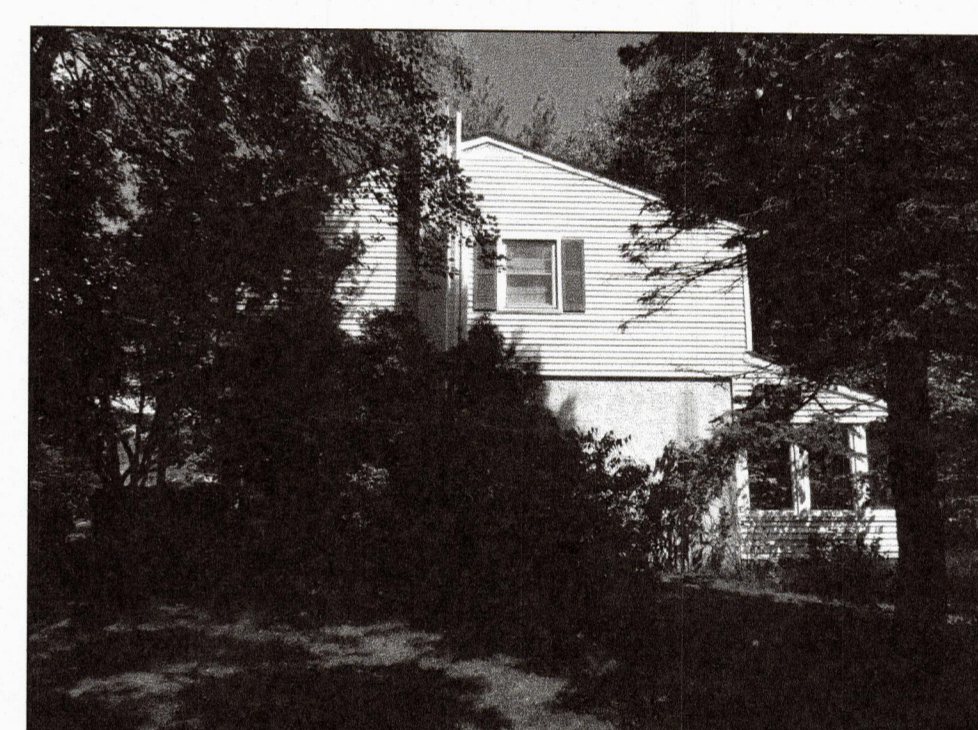
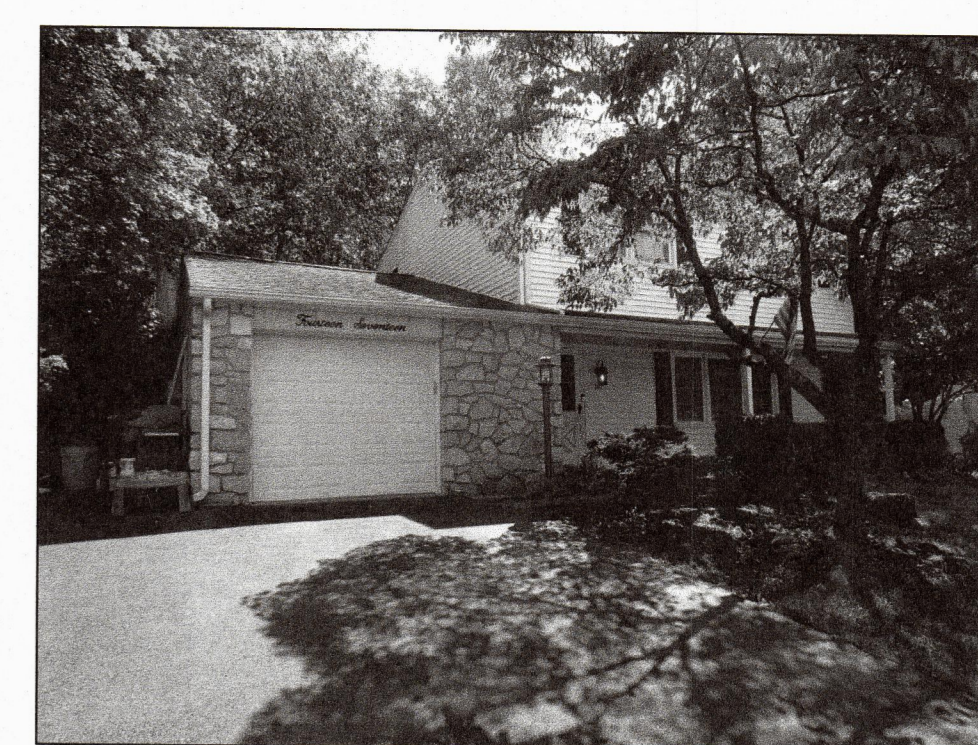
DESIGN LOADS:

DEAD (FLOOR): 20 PSF
 LIVE (FLOOR): 40 PSF @ LIVING AREAS, 30 PSF @ SLEEPING AREAS
 DEAD (ROOF): 15 PSF
 SNOW (ROOF): 30 PSF
 WIND: 115 MPH (3 SECOND GUST)



ZONING DATA: R-2 RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	21,780 SF	15,400 SF	--
MIN. LOT WIDTH	120'	100'	--
F.Y. SETBACK	50'	48'-6"	--
S.Y. SETBACK	25'	28'-6"±	--
R.Y. SETBACK	50'	>50'	--
MAX. BLG COV.	20%	10.2%	14.0%



EXISTING CONDITIONS PHOTOGRAPHS
N.T.S.

SANDYS LANE

SITE PLAN
1" = 1'-0"

ZONING HEARING BOARD REVIEW: 10/26/2021

REGISTERED ARCHITECT
MICHAEL J. PANACHYDA NO. 12188
STATE OF PENNSYLVANIA

DEVER RESIDENCE
GAR., FAMILY & BEDROOM ADD
project no. 40421

1417 SANDYS LANE
NORTH WALES, PA 19454
UPPER GWYNEDD TOWNSHIP

Michael J. Panachyda
Architect LLC

527 W. Mt. Ver
Lansdale, PA
p: 267-4-
www.mjp-archite

drawing: SYMBOLS & NOTES,
SITE PLAN, PHOTOS

date: 10/26/2021

sheet: A-10

RECEIVED
NOV 02 2021
BY: