

PUBLIC NOTICE

PLEASE TAKE NOTICE that Zoning Hearing Board of Upper Gwynedd Township will hold an in-person public hearing(s) on Tuesday, November 22, 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 matter:

Continued Hearing No. 22-17: Jaminet Engineering, LLC and Phillip Jaminet of Youngstown, OH for property located at 593 DeKalb Pike, North Wales, PA 19454, for the variances from the Upper Gwynedd Zoning Code to install universal electric vehicle chargers to an existing parking area. The Property is zoned C-Commercial District.

Hearing No. 22-19: Robert and Paula Shepard of 203 Oakland Place, North Wales, PA 19454 for property located at the same address, for a variance from Section 195-12.B.(4) from the Upper Gwynedd Zoning Code to permit a side yard setback of 6 feet, 2 inches where 25 feet is required in order to permit an existing detached garage to be joined to the existing dwelling by a new one-story breezeway addition. The Property 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 November 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.

ZHB #22-17

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:** August 29, 2022

PROPERTY ADDRESS/ 593 Dekalb Pike
LOCATION North Wales, PA 19454 LOT SIZE 1.65 Acres ZONING DISTRICT C

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

Applicant's Name: Phillip Jaminet **Check One**
Date Ownership Secured _____
Address: 29 East Front St., Youngstown, OH 44503 Date of Agreement of Sale _____
Telephone: _____ Date of Lease X


Contractor's or Agent's Name eStructure Solutions Public Water Yes _____ No X
Address 114 Southgate Pkwy, Cambridge, OH 43725 Public Sewer Yes _____ No X

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.

Requesting a variance for accessory use of universal electric vehicle chargers in the front yard.



Owner's signature, if Applicant is not Owner, agreeing to this Application
Brian A. Schaller
Executive Vice President, Chief Fuel, Real Estate and Supply Chain Officer
Wawa, Inc.

Applicant's Signature 
Please Print Name: Phillip Jaminet
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 _____

RECEIVED
OCT 26 2022
BY: _____

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

ZMB #22-19

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

Check One

Date: 10/25/22

PROPERTY ADDRESS/
LOCATION 203 OAKLAND PLACE LOT SIZE 1.03 ACRES ZONING DISTRICT R-2

Check One (Applicant)
 Owner

Equitable Owner (under Agreement of Sale)

Lessor

Lessee

Applicant's Name: ROBERT AND PAUL SHEPHERD

Check One
Date Ownership Secured SEPTEMBER 2003

Address: 203 OAKLAND PLACE, NORTHVALES, PA 19451
Telephone: _____

Date of Agreement of Sale _____
Date of Lease _____

Contractor's or
Agent's Name DAVID F. WAMBOLD

Public Water Yes No _____
Public Sewer Yes No _____

Address 280 SCHOOLS SCHOOL ROAD, QUAKERTOWN, PA 18951

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.

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

Applicant's Signature Robert C. Shepherd
Please Print Name: Robert C. Shepherd

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 _____

17-20

11'0"

22'

Proposed Breezeway Addition

20'-8"

8'

26"

26"

11'-0"

7"

7"

26"

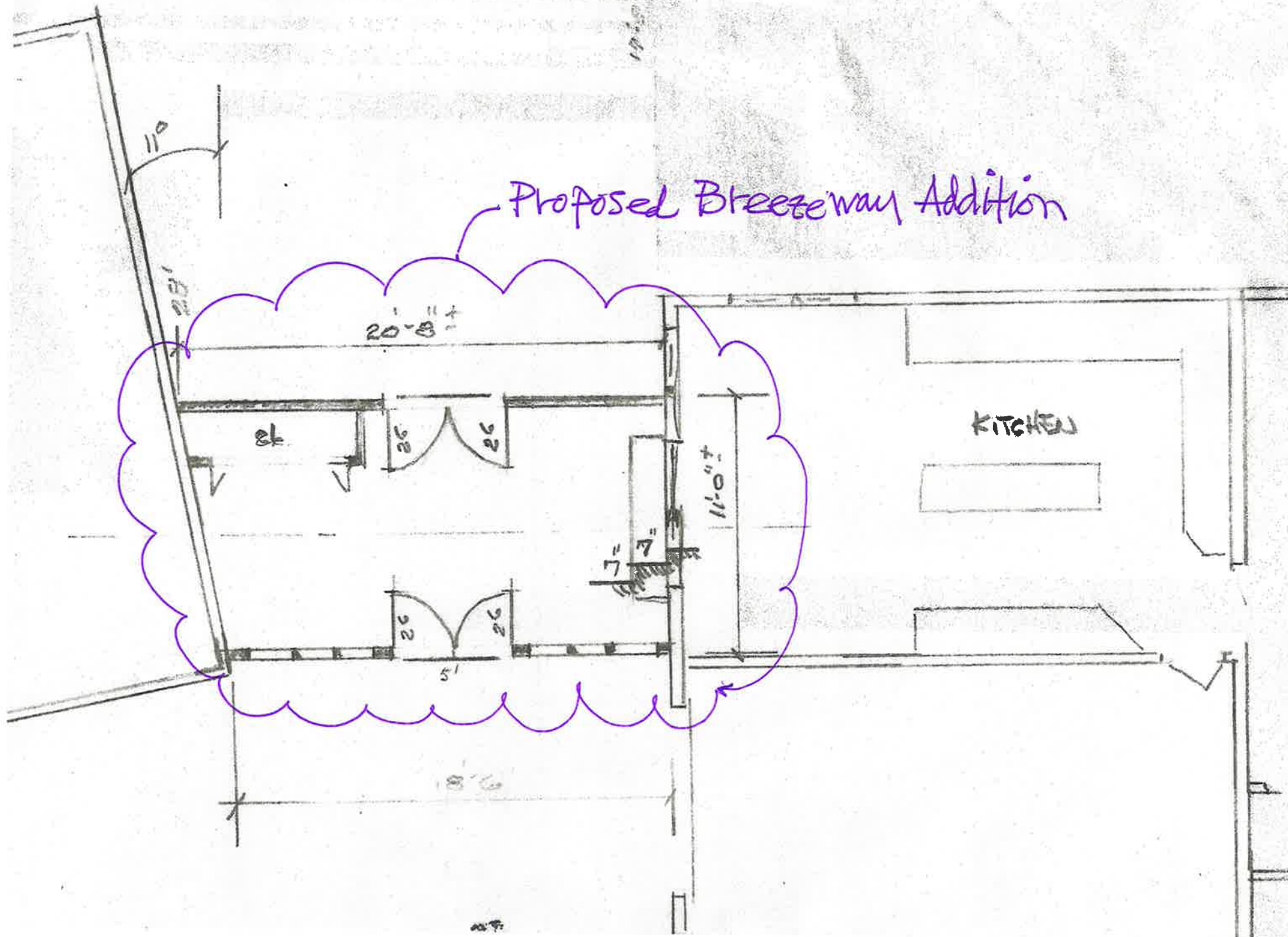
26"

5'

KITCHEN

8'-0"

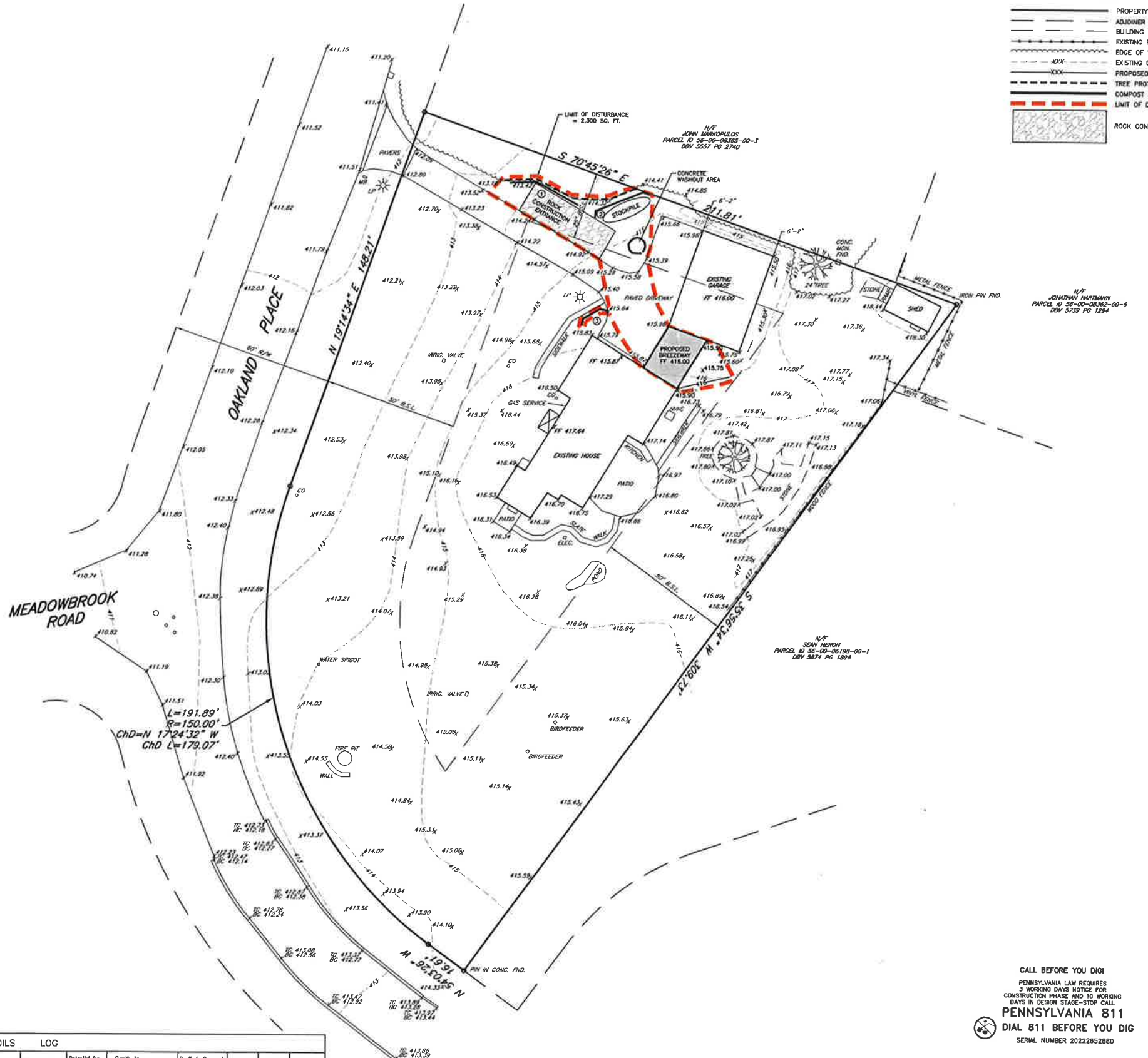
20-9





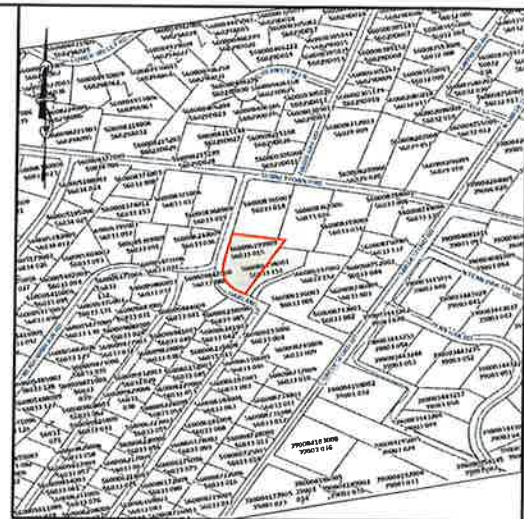


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LEGEND

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING FENCE
	EDGE OF WOODS
	EXISTING CONTOUR
	PROPOSED CONTOUR
	TREE PROTECTION FENCE
	COMPOST FILTER SOCK
	LIMIT OF DISTURBANCE
	ROCK CONSTRUCTION ENTRANCE



- GENERAL NOTES**
- OWNER INFO: ROBERT & PAULA SHEPHERD
203 OAKLAND PLACE
NORTH WALES, PA 19454
SITE INFO: PARCEL ID 56-006199-00-9
DBV 5485 PG 2336
AREA: 45,024.21 SQ. FT. OR 1.03 ACRES
 - ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008.
 - THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES.
 - THIS PLAN DEPICTS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY WERE SURVEYED AND DESIGNED DURING THE TIME OF PLAN PREPARATION, TO AND INCLUDING THE LAST REVISION DATE. BY THE TIME CONSTRUCTION OCCURS, THE CONDITION OF THE SITE MAY HAVE CHANGED FROM WHAT IS DEPICTED ON THE PLAN. AS SUCH, THERE IS NO EXPRESSED OR IMPLIED REPRESENTATION THAT THE INFORMATION SHOWN IS TO BE CONSIDERED "AS BUILT" AT THE TIME OF CONSTRUCTION.
 - SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE MAPPING RECORDS. PLAN USER IS RESPONSIBLE TO VERIFY THESE CONDITIONS BY PERFORMING A FIELD EXPLORATION.
 - THIS BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EASEMENTS, RESTRICTIONS, AND COVENANTS MAY BURDEN TITLE TO THIS PLAT, AND PLAN PREPARER ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY SHOWN EASEMENTS, RESTRICTIONS, OR COVENANTS.
 - SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES.
- DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED IN THE CREATION OF THESE PLANS.
8. ZONING INFORMATION: DISTRICT = R-2 RESIDENTIAL DISTRICT
USE = SINGLE FAMILY DETACHED DWELLING
- | LOT REQUIREMENTS: | REQUIRED | EXISTING | PROPOSED |
|-------------------------|----------------|------------------------|------------------------|
| MIN. LOT AREA: | 21,750 SQ. FT. | 45,024.21 SQ. FT. | 45,024.21 SQ. FT. |
| MIN. LOT WIDTH: | 120 FT. | 292.74 FT. | 292.74 FT. |
| MAX. BUILDING COVERAGE: | 20% | 13.69% (6,164 SQ. FT.) | 14.34% (6,459 SQ. FT.) |
| BUILDING SETBACKS: | | | |
| FRONT YARD: | 50 FT. | 74.38 FT. | 74.38 FT. |
| SIDE YARD: | 25 FT. | 57.11 FT. | 57.11 FT. |
| REAR YARD: | 50 FT. | 83.39 FT. | 83.39 FT. |
| ACCESSORY SETBACK: | 6 FT. | 6.12 FT. | 6.12 FT. |
9. ENTIRE SITE WITHIN URBAN LAND - PENN COMPLEX SOILS LIMITS.

IMPERVIOUS SURFACE TABULATION

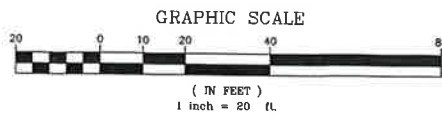
	EXISTING	EXISTING	EXISTING
HOUSE	1,960 SQ. FT.	HOUSE	1,960 SQ. FT.
FRONT PORCH/SIDEWALK	120 SQ. FT.	FRONT PORCH/SIDEWALK	120 SQ. FT.
PAVED DRIVEWAY	2,043 SQ. FT.	PAVED DRIVEWAY	2,043 SQ. FT.
SHED, RAMP, STONE	269 SQ. FT.	SHED, RAMP, STONE	269 SQ. FT.
PATIOS, SIDEWALK	708 SQ. FT.	PATIOS, SIDEWALK	708 SQ. FT.
GARAGE	1,084 SQ. FT.	GARAGE	1,084 SQ. FT.
PROPOSED BREZEWAY	295 SQ. FT.	PROPOSED BREZEWAY	295 SQ. FT.
TOTAL	6,164 SQ. FT.	TOTAL	6,459 SQ. FT.

PROPOSED NEW IMPERVIOUS SURFACE = 295 SQ. FT.

SOILS LOG

Symbol	Type	Slope	Landform	Position on Slope	Drainage Class	Potential for Surface Runoff	Depth to Water Table	Depth to Second High Water Table	Ponding	Flooding	Hydric Soil
Urb	URBAN LAND - PENN COMPLEX	OK-BX	HILLSLOPE	SHOULDER, BACKSLOPE	WELL DRAINED	LOW	20'-40" TO BEDROCK	80'+	NONE	NONE	NO

- SOIL TYPES BASED ON USDA WEB SOILS SURVEY WEBSITE SEARCH 3-23-21
- RESOLUTIONS:**
- ALL PLANT MATERIALS ARE TO BE SELECTED BASED ON THEIR SUITABILITY FOR USE ON THE SITE. PLANTS MUST BE ABLE TO THRIVE IN SOILS WITH POOR INTERNAL DRAINAGE.
 - THE SOILS ARE SUBJECT TO POOR WINTER GRADING, THEREFORE FINAL GRADING IS RECOMMENDED TO BE COMPLETED OUTSIDE OF THE WINTER SEASON.



CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND TO WORKING
DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA 811
SERIAL NUMBER 20222852880



NO.	DATE	BY	CEL
GRADING PLAN			
PREPARED FOR			
ROBERT SHEPHERD			
203 OAKLAND PLACE			
UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA			
DATE	SCALE	PROJECT NO.	FILE NO.
9-22-22	1"=20'	203 OAKLAND PLACE	SP1

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114 South Administration No. 2427670300

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