

## 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, October 26, 2021, on the following matters:

**Hearing No. 21-17: Tony Mul of 831 Ridgeview Drive, Lansdale PA 19446 for property located at the same address, for a variance from Section 195-12.B.(5) to permit a rear yard setback of 34 feet 9 inches where 50 feet is required to permit the construction of a roof over an elevated deck and a patio under the same deck. 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](mailto:mweaver@uppergwynedd.org) or (215) 699-7777 prior to 10:00 a.m. on October 26, 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  
 APPLICATION FOR SPECIAL EXCEPTION(S)  X  
 APPEAL FROM ZONING OFFICER'S \_\_\_\_\_  
 DECISION/DETERMINATION(S) \_\_\_\_\_

Date: 10/05/2021

PROPERTY ADDRESS/  
 LOCATION 831 Ridgeview Dr LOT SIZE \_\_\_\_\_ ZONING DISTRICT \_\_\_\_\_  
Lansdale PA 19446

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

Applicant's Name: Tony Mui  
831 Ridgeview Dr  
 Address: Lansdale PA 19446  
 Telephone: \_\_\_\_\_

Check One  
 Date Ownership Secured \_\_\_\_\_  
 Date of Agreement of Sale \_\_\_\_\_  
 Date of Lease \_\_\_\_\_

Contractor's or  
 Agent's Name Country Meadow's  
Construction, LLC  
270 Buck Hill Rd  
 Address Kinzers, PA 17535

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.

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

Applicant's Signature   
 Please Print Name: TONY MUI

Attorney's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

**Record of Secretary - Zoning Hearing Board**

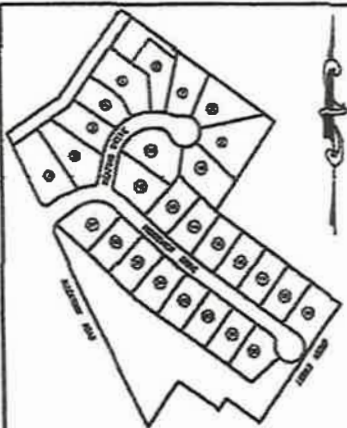
Application No. \_\_\_\_\_ Hearing Date(s) \_\_\_\_\_ Decision Date \_\_\_\_\_

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 \_\_\_\_\_



LOCATION MAP  
N.T.S.

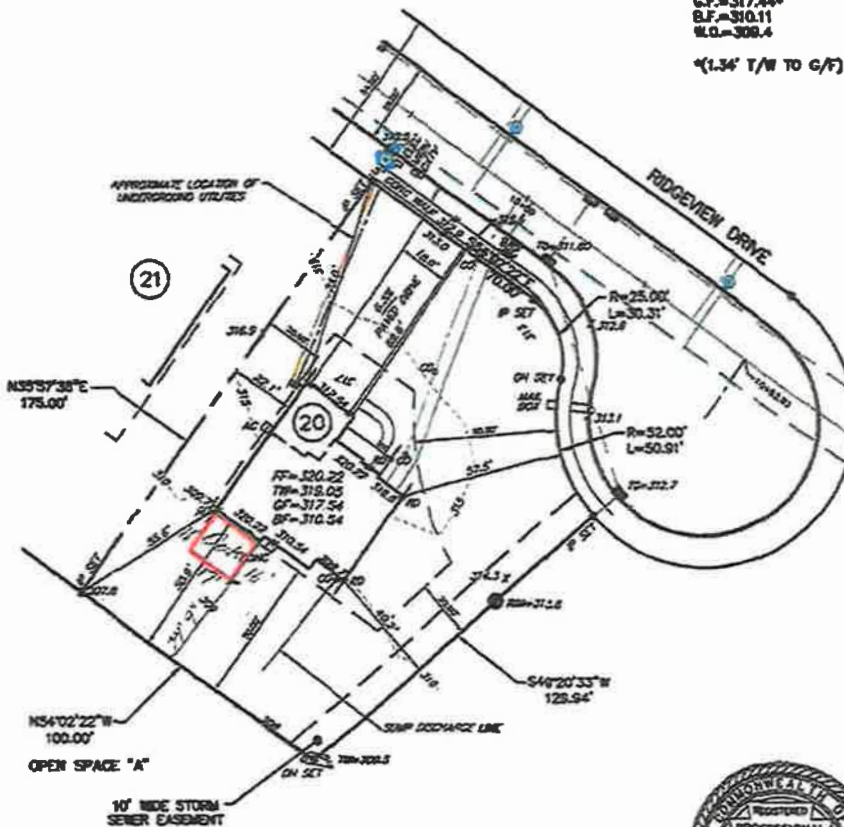
SURFACE TABULATION CHART:		
LOT AREA = 19,368 SF		
BUILDING	S.F.=2,594.9	12.4%
DRIVEWAY	S.F.=1,270.2	6.5%
WALK/CONC	S.F.= 93.6	0.5%
TOTAL	S.F.=3,758.7	19.4%
MAXIMUM BUILDING AREA 20%		

EXISTING SITE ZONING: R10-62, B-2 RESIDENTIAL DISTRICT  
ZONING DESIGN UNDER: 695-29, PER PLANNED SINGLE-FAMILY RESIDENTIAL DISTRICT

	REQUIREMENT	AS-CONSTRUCTED
MIN. LOT AREA	17,400 SF	19,368 SF
MIN. LOT WIDTH	100 FT @ BULK LINE	200 FT
MIN. BUILDING AREA	20% OF LOT AREA	(SEE CHART)
MIN. FRONT YARD	50 FT	57.5'
MIN. SIDE YARD	20 FT EACH	25.1'
MIN. REAR YARD	30 FT	38.5'

PROPOSED ELEVATIONS:  
F.F.=319.85  
T.W.=318.78  
G.F.=317.44  
B.F.=310.11  
W.O.=308.4

\*(1.34' T/W TO G/F)



NOTES:

- ALL EXISTING, PROPOSED AND DESIGN INFORMATION WAS OBTAINED FROM THE FOLLOWING: FINAL LAND DEVELOPMENT PLAN, GWYNEDD RIDGE, PREPARED BY WOODROW & ASSOCIATES, INC. DATED JULY 18 2017, LAST REVISED JULY 8, 2018.
- HOMEOWNERS ASSOCIATION HAS RIGHTS TO STORM SEWER EASEMENT. NO PLUMBING OR PERMANENT STRUCTURES MAY BE CONSTRUCTED IN THIS EASEMENT TO BE MAINTAINED AS A LAWN AREA.
- SITE BENCHMARK IS AN EXISTING SANITARY SINKER MANHOLE AND LOCATED AT THE INTERSECTION OF RIDGEPOINT AVENUE AND GREEN STREET. SANITARY MANHOLE INVERT = 304.30.
- BEFORE GRANTING FINAL OCCUPANCY PERMIT FOR BUILDING, BUILDING LOTS SHALL BE FRESH GRAZED AND STABILIZED WITH PERMANENT GRASS COVER.
- AS-CONSTRUCTED SURVEY WAS PERFORMED BY CARROLL ENGINEERING CORPORATION ON 11-15-20 AND REPRESENTS EXISTING CONDITIONS AT THAT TIME.

AS-CONSTRUCTED BLDG PLAN  
GWYNEDD RIDGE

LOT 20 (831 RIDGEVIEW DRIVE)  
TMP# 56-00-00067-16-1

RELATED IN  
UPPER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

PREPARED FOR  
PULTE HOMES  
150 ALLEN ROAD, SUITE 303  
BASKING RIDGE, NJ 07920

Carroll Engineering Corporation

101 Ludlum Road  
Suite 205  
Middletown, NJ 07940  
609-423-1000



www.carrolleengineering.com

PA State Notary Public  
June 28, 2007  
Registration No. 10004  
Exp. 02-28

GRAPHIC SCALE



( IN FIRST )

1 inch = 40 ft.

NO.	DATE	DESCRIPTION	INITIALS
1.	11-15-20	UPDATE PER REVIEW LETTER DATED 11-15-20	BPZ/L



*Thomas A. Watkins*  
THOMAS A. WATKINS SU-057825-E

DESIGNED BY	DATE	DRAWN NUMBER
BPZ/L	11-15-20	
CHECKED BY	DATE	CHECK FILE
BPZ/L	11-15-20	1814390008
DRAWN BY	SCALE	SHEET
BPZ/L	1"=40'	1 OF 1 SHEETS





