

PUBLIC NOTICE

PLEASE TAKE NOTICE that Zoning Hearing Board of Upper Gwynedd Township will hold an in-person public hearing(s) on Tuesday, October 25, 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. 22-18: Frank Ramsden of Frank A Ramsden Contractor, Inc. for property located at 1912 Stirling Drive, Lansdale, PA 19446, for the following variance from Section 195-12.B.(3) from the Upper Gwynedd Zoning Code to permit a front yard setback of 25 feet, 6 inches along Twinlyn Drive where 50 feet is required in order to construct a one story addition. The Property is zoned R-2 Residential District and is a corner lot.

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 October 25, 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 X Date: August 29, 2022
APPLICATION FOR SPECIAL EXCEPTION(S) _____
APPEAL FROM ZONING OFFICER'S _____
DECISION/DETERMINATION(S) _____

PROPERTY ADDRESS/ LOCATION 593 Dekalb Pike
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
Public Sewer Yes _____ No X
Address 114 Southgate Pkwy, Cambridge, OH 43725

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 Phillip Jaminet
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 _____

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

RECEIVED
 SEP 22 2022
 ZHB # 22-18

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

Check One

Date: 9/22/22

PROPERTY ADDRESS/
 LOCATION 1912 Stirling Dr. LOT SIZE _____ ZONING DISTRICT _____

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


Applicant's Name: FRANK RAMSDEN
 Address: 1903 Duedam Rd. New Hope
 Telephone: _____

Check One
 Date Ownership Secured _____
 Date of Agreement of Sale _____
 Date of Lease _____

Contractor's or
 Agent's Name FRANK RAMSDEN
 Address: 1903 Duedam Rd. New Hope

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: _____

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 _____

ADDITIONS & ALTERATIONS for THE PATEL RESIDENCE

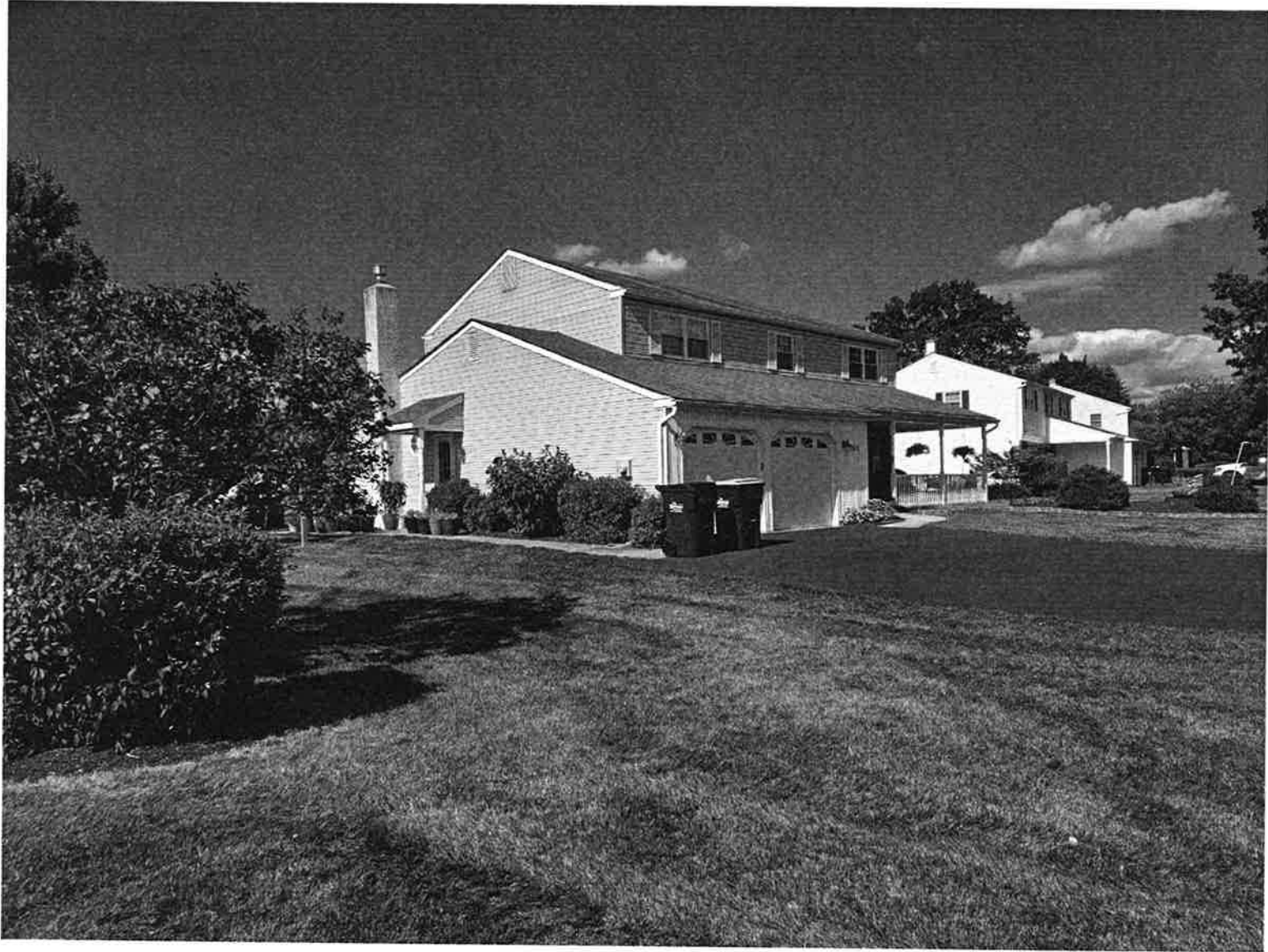
1912 STIRLING DRIVE, LANSDALE, PA
UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PA

OWNER IS REQUESTING RELIEF FROM THE ~~LOWER MORELAND~~ ^{Upper Gwynedd} TOWNSHIP ZONING ORDINANCE FOR A NEW ONE-STORY SIDE ADDITION.

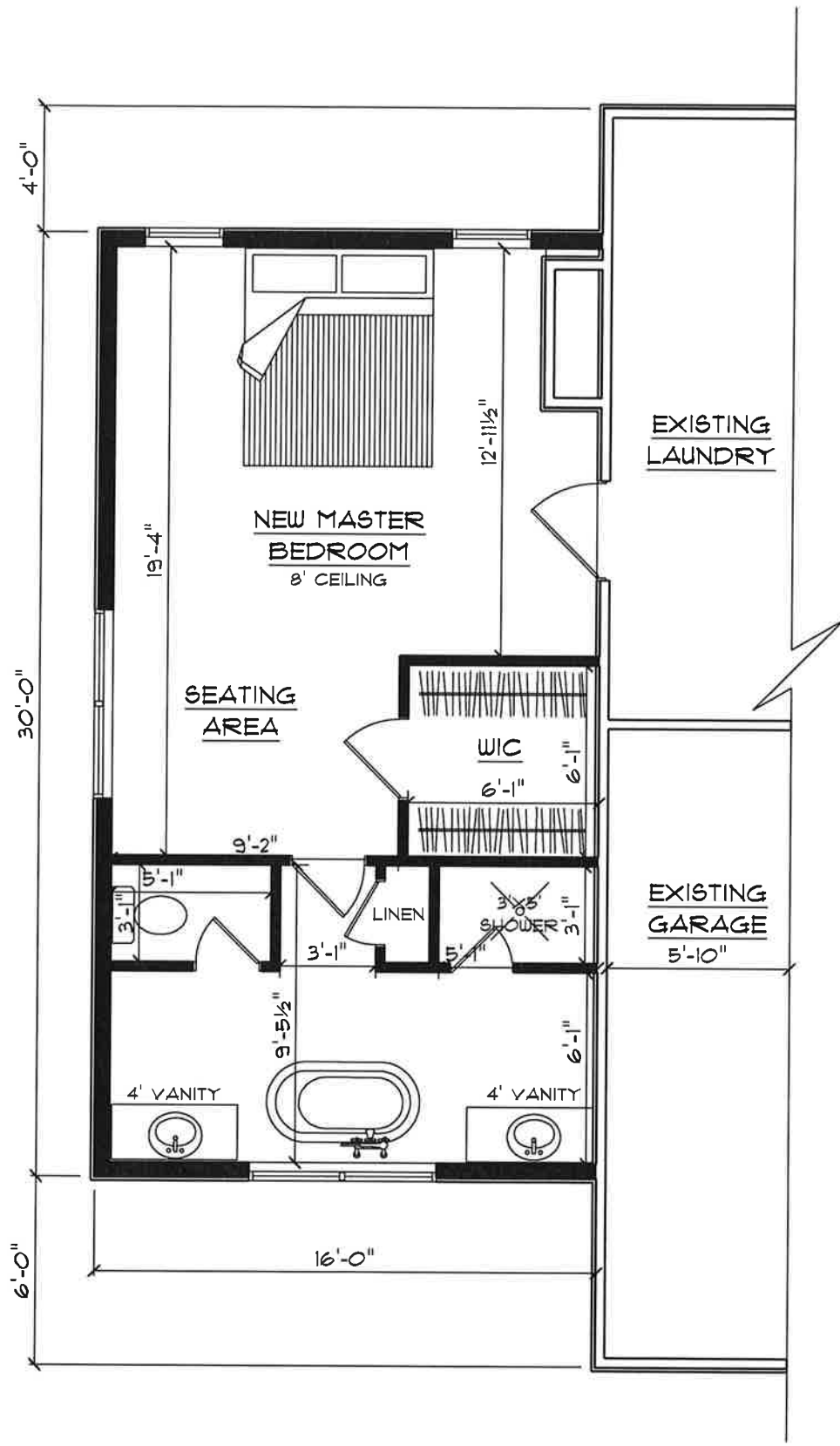
OWNER IS REQUESTING RELIEF FROM THE FRONT YARD SETBACK REQUIREMENT OF 50'.

OWNER IS REQUESTING THIS RELIEF TO CONSTRUCT THE NEW SIDE ADDITION. AS THEY ARE GETTING OLDER, THE STAIR HAVE BECOME A PROBLEM, THEY WISH TO BUILD A BEDROOM ON THE FIRST FLOOR, SO THEY CAN REMAIN AT THEIR HOUSE. THEY HAVE LIVED IN THIS HOUSE SINCE 1977 AND REALLY ENJOY THE NEIGHBORHOOD AND HAVE DEVELOPED CLOSE RELATIONSHIPS WITH THEIR NEIGHBORS.

PREPARED BY: HERE'S THE PLAN, LLC.
541 STREET ROAD, 2ND FLOOR, SOUTHAMPTON, PA 18966
215-355-1262



EXISTING FACADE



FIRST FLOOR PLAN
 3/16" - 1' - 0"