

PUBLIC NOTICE

PLEASE TAKE NOTICE that Zoning Hearing Board of Upper Gwynedd Township will hold an in-person public hearing(s) on Tuesday, September 27, 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:

Hearing No. 22-15: Pennington Property Group, LLC of Chalfont, PA 18914 for property with tax parcel number 56-00-09616-02-1 and located near the intersection of West Point Pike and Moyer Boulevard, for the following variances from the Upper Gwynedd Zoning Code to construct five residential duplex buildings: (1) a use variance from Section 195-25(B) to permit twin duplex residential uses in the L-I Limited Industrial District; (2) a variance from Section 195-25.K.(3)(a)(2) to permit a front yard setback of 53 feet 2 inches where 75 feet is required; (3) a variance from Section 195-25.K.(3)(b) to permit a side yard of 10 feet where 25 feet is required; and (4) a variance from Section 195-25.K.(3)(g)(1) to permit parking within the first 50 feet of the required front yard setback. The Property is zoned L-I Limited Industrial District.

Hearing No. 22-16: Matthew Hunter of 1610 Clearview Road, Lansdale, PA 19446 for property located at the same address, for the a variance from Section 195-12.B.(4) from the Upper Gwynedd Zoning Code to permit a side yard setback of 16 feet where 25 feet is required to construct a one-story addition with finished basement. The Property is zoned R-2 Residential District.

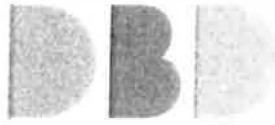
Hearing No. 22-17: Jaminet Engineering, LLC and Phillip Jaminet of Youngstown, OH for property located at 593 DeKalb Pike, North Wales, PA 19454, for the following variances from the Upper Gwynedd Zoning Code to install universal electric vehicle chargers to an existing parking area: (1) a variance from Section 195-9.G.(1) to permit the electric vehicle charges to be located within the required front yard setback and within the portion of the lot between the principal building and the lot line abutting the street right-of-way; and (2) a variance from Section 195-22.B to permit the electric vehicle charges to be located within the 60 foot front yard setback. The Property is zoned C-Commercial 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 September 27, 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.



DISCHELL BARTLE DOOLEY

law offices

Frank R. Bartle
(1977 – 2020)

Mark B. Dischell
John T. Dooley
Jonathan B. Young
Eric C. Frey
Robert J. Iannozzi Jr.
Elizabeth J. Billies
Eric F. Wert
Inna G. Materese
Celso L. Leite Jr.

August 5, 2022

HAND-DELIVERY

UPPER GWYNEDD TOWNSHIP
c/o E. Van Rieker, Zoning Officer
1 Parkside Place
North Wales PA 19454

Of Counsel:
Joseph E. Bresnan
Sean E. Cullen
Robert G. Rosen
George E. Saba Jr.

**RE: UPPER GWYNEDD TOWNSHIP
ZONING BOARD
Pennington Property Group LLC
Property: 0 West Point Pike
Parcel: 56-00-09616-021
*Zoning Application Package***

Dear Van:

I represent Pennington Property Group LLC relative to the above-referenced property. Enclosed is the associated zoning application package (1 original and 11 copies) and required \$1,200 filing fee.

Please confirm that this application will be heard at the Zoning Hearing Board's September 2022 Meeting. Call with questions. Thank you.

Very truly yours,

ROBERT J. IANNOZZI JR.

Enclosure

Email copy (with enclosure) sent to:
Ben Goldthrop
Rob Cunningham, P.E.

A Professional Corporation

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

APPLICATION FOR VARIANCE(S) Check One Date: _____
 APPLICATION FOR SPECIAL EXCEPTION(S) X
 APPEAL FROM ZONING OFFICER'S _____
 DECISION/DETERMINATION(S) _____

PROPERTY ADDRESS/
 LOCATION 0 West Point Pike LOT SIZE 2.37 acres ZONING DISTRICT LI-Limited Industrial

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

Applicant's Name: Pennington Property Group, LLC
 Address: PO Box 35, Chalfont, PA 18914
 Telephone: _____

Check One
 Date Ownership Secured _____
 Date of Agreement of Sale X (3/22/2022)
 Date of Lease _____

Contractor's or
 Agent's Name n/a
 Address n/a

Public Water Yes X No _____
 Public Sewer Yes X 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. See Attached

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

Applicant's Signature 
 Please Print Name: _____

Attorney's Name: Robert J. Iannozzi Jr., Esquire
 Address: 1800 Pennbrook Parkway, Suite 200 Lansdale, PA 19446
 Telephone: 215-362-2474

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 _____

PENNINGTON PROPERTY GROUP, LLC

APPLICATION SUPPLEMENT

Applicant and Property

Pennington Property Group, LLC (“Applicant”) is the equitable owner¹ of the approximately 2.37 acre property at 0 West Point Pike within the Township’s LI-Limited Industrial District (“Property”).² The Property, fronting on West Point Pike and Moyer Boulevard, is significantly irregular in shape and currently vacant.

Proposal

Applicant is proposing five residential duplex buildings, each building consisting of two 1,200 square-foot dwelling units on the Property (“Proposal”).³

Requested Variance Relief

To facilitate the Proposal, Applicant requests the following four variances from the Upper Gwynedd Township Zoning Ordinance, as amended (“Ordinance”):

- A variance from Article V, Section 195-25(B) related to permitted uses in the L-I Limited Industrial District;
- A variance from Article V, Section 195-25(K)(3)(a)(2) related to LI-Limited Industrial District’s front yard requirement;
- A variance from Article V, Section 195-25(K)(3)(b) related to LI-Limited Industrial District’s side yard requirement;
- A variance from Article V, Section 195-25(K)(3)(g)(1) related to LI-Limited Industrial District’s parking regulation within the 75-foot required front yard.

¹ See Abridged Agreement of Sale, attached as Exhibit A.

² The Property is further identified as Parcel No. 56-00-09616-02.

³ See Zoning Plan, attached as Exhibit B. See also Duplex Building Rendering, attached as Exhibit C.

Applicant's variance relief, if granted, will permit:

- the proposed residential use on the Property where it is not otherwise permitted in the LI-Limited Industrial District;
- a front yard of 53.2 feet, where a minimum of 75 feet is required in the LI-Limited Industrial District;
- one side yard of 10 feet, where a minimum of 25 feet for each side yard is required in the LI-Limited Industrial District; and
- front yard parking within the first 20 feet of the required 75-foot front yard, where parking is prohibited within the first 50 feet of the required 75-foot front yard.

In furtherance of this request, Applicant has discussed the Proposal with adjoining property owners as well as nearby neighbors within the 500-foot buffer area and there is no known opposition.

At the public hearing, Applicant will establish an entitlement to its requested variance through the presentation of substantive testimony and exhibits satisfying all relevant variance criteria as set forth in the Ordinance and Section 910.2 of Pennsylvania's Municipalities Planning Code.

Suffice it to say, however, Applicant asserts:

- (1) There are unique physical circumstances and conditions peculiar to the Property, including its significantly irregular, limiting shape and Applicant's unnecessary hardship is due to such unique physical circumstances and conditions;
- (2) Given such unique physical circumstances and conditions, the Property cannot be developed in strict conformity with the Ordinance and as such, Applicant's requested variance relief is necessary to enable the Property's reasonable use as proposed;
- (3) Applicant's unnecessary hardship is not self-created;
- (4) The variances needed to facilitate the Proposal will not: (a) alter the essential character of the area in which the Property is located; (b)

substantially or permanently impair the use and development of adjacent property; or (c) be detrimental to the public welfare; and

- (5) The variances sought are (a) the minimum needed to afford relief and facilitate the Proposal; and (b) the least modification of the Ordinance given the Proposal.

Exhibit A
Abridged Agreement of Sale



STANDARD AGREEMENT FOR THE SALE OF VACANT LAND

ASVL

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PARTIES	
BUYER(S): <u>Pennington Property Group LLC assigned or nominee</u> <hr/> <hr/> BUYER'S MAILING ADDRESS: <u>P.O. Box 35 Chalfont Pa 18914</u> <hr/> <hr/>	SELLER(S): <u>DoubleZ Properties LLC</u> <hr/> <hr/> SELLER'S MAILING ADDRESS: <u>645 North Wales Rd. North Wales Pa. 19454</u> <hr/> <hr/>

PROPERTY	
<input type="checkbox"/> See Property Description Addendum	
ADDRESS (including postal city) <u>0 West Point Pike, Lansdale</u> ZIP <u>19446</u> in the municipality of <u>Upper Gwynedd</u> , County of <u>Montgomery</u> in the School District of <u>North Penn</u> , in the Commonwealth of Pennsylvania. Tax ID #(s) <u>56-00-09616-021</u> and/or Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording Date; Control #): _____	

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Buyer is not represented by a broker)	
Broker (Company) <u>Craig Properties Inc.</u> <hr/> Company License # <u>RB062513C</u> Company Address <u>196 W Ashland St, Doylestown, PA 18901</u> <hr/> Company Phone _____ Company Fax _____ Broker is (check only one): <input checked="" type="checkbox"/> Buyer Agent (Broker represents Buyer only) <input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	Licensee(s) (Name) <u>Jeff Craig</u> <hr/> State License # <u>RS183118L</u> Direct Phone(s) _____ Cell Phone(s) _____ Email <u>jeffcraig44@outlook.com</u> Licensee(s) is (check only one): <input type="checkbox"/> Buyer Agent (all company licensees represent Buyer) <input type="checkbox"/> Buyer Agent with Designated Agency (only Licensee(s) named above represent Buyer) <input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)	

SELLER'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Seller is not represented by a broker)	
Broker (Company) <u>APTCOR Commercial realtors</u> <hr/> Company License # <u>RB02966A</u> Company Address <u>414 Main St., Lansdale, Pa 19446</u> <hr/> Company Phone _____ Company Fax _____ Broker is (check only one): <input checked="" type="checkbox"/> Seller Agent (Broker represents Seller only) <input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)	Licensee(s) (Name) <u>Alan Apt</u> <hr/> State License # <u>RB029066A</u> Direct Phone(s) _____ Cell Phone(s) _____ Email <u>info@apcor.com</u> Licensee(s) is (check only one): <input type="checkbox"/> Seller Agent (all company licensees represent Seller) <input type="checkbox"/> Seller Agent with Designated Agency (only Licensee(s) named above represent Seller) <input type="checkbox"/> Dual Agent (See Dual and/or Designated Agent box below)
<input type="checkbox"/> Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)	

DUAL AND/OR DESIGNATED AGENCY

A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.

By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.

BGPPGL

Buyer Initials: _____

Seller Initials: EE

703 32. HEADINGS (1-16)

704 The section and paragraph headings in this Agreement are for convenience only and are not intended to indicate all of the matter in the
705 sections which follow them. They shall have no effect whatsoever in determining the rights, obligations or intent of the parties.

706 33. SPECIAL CLAUSES (2-12)

707 (A) The following are part of this Agreement if checked:

- 708 Sale & Settlement of Other Property Contingency Addendum (PAR Form SSP)
- 709 Sale & Settlement of Other Property Contingency with Right to Continue Marketing Addendum (PAR Form SSPCM)
- 710 Sale & Settlement of Other Property Contingency with Timed Kickout Addendum (PAR Form SSPTKO)
- 711 Settlement of Other Property Contingency Addendum (PAR Form SOP)
- 712 Short Sale Addendum to Agreement of Sale (PAR Form SHS)
- 713 Appraisal Contingency Addendum (PAR Form ACA)
- 714
- 715
- 716

717 (B) Additional Terms:

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720 It is hereby agreed between buyer and seller that the buyer will have a 180 day due diligence period from the execution date of
721 this agreement. The buyer shall have the right to cancel this agreement, for any reason whatsoever, during the 180 day due
722 diligence period and receive any and all deposit monies in return and this contract will become null and void.

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734 Buyer and Seller acknowledge receipt of a copy of this Agreement at the time of signing.

735 This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and which counter-
736 parts together shall constitute one and the same Agreement of the Parties.

737 NOTICE TO PARTIES: WHEN SIGNED, THIS AGREEMENT IS A BINDING CONTRACT. Parties to this transaction are
738 advised to consult a Pennsylvania real estate attorney before signing if they desire legal advice.

739 Returns of this Agreement, and any addenda and amendments, including return by electronic transmission, bearing the signatures
740 of all parties, constitutes acceptance by the parties.

BGPPGL
DS

741 Buyer has received the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336.

BGPPGL
DS

742 Buyer has received a statement of Buyer's estimated closing costs before signing this Agreement.

BGPPGL

743 Buyer has received the Deposit Money Notice (for cooperative sales when Broker for Seller is holding deposit money)
744 before signing this Agreement.

Ben Goldthorp - Pennington Property Group LLC

745 BUYER Pennington Property Group LLC assigned or nominee

DATE 3/22/2022 | 8:54 AM EDT

746 BUYER _____

DATE _____

747 BUYER _____

DATE _____

748 Seller has received the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. Code §35.336.

749 Seller has received a statement of Seller's estimated closing costs before signing this Agreement.

Double Z Properties LLC

750 SELLER _____

DATE 3/23/22

Meredith Zimka

751 SELLER _____

DATE 3/23/22

752 SELLER _____

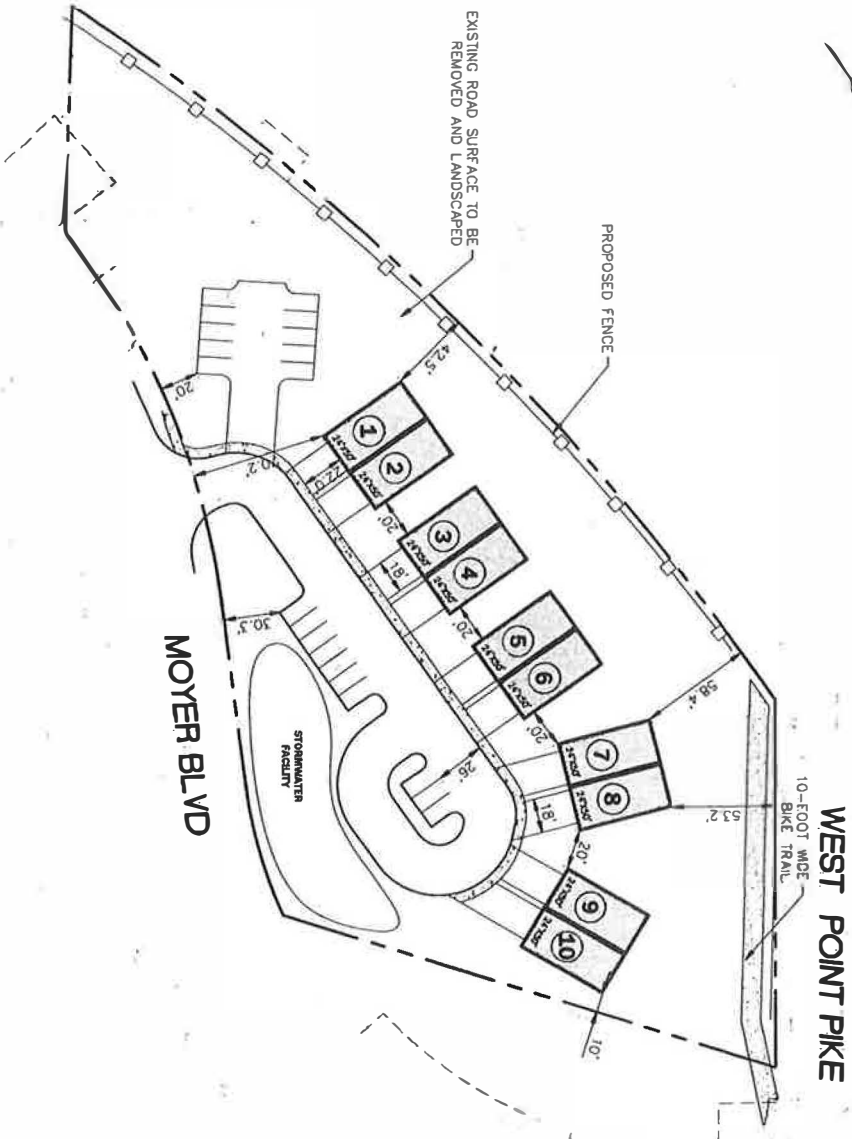
DATE _____

Exhibit B
Zoning Plan



Ground Table			
Detailed ground contours shown to indicate topography.			
ITEM	ASSIGNED DIMENSIONS	PROPOSED DIMENSIONS	CONSTRUCTION
Lot 1 Area	4,300 SF	1,400 SF (Grade 41)	CONCRETE
Lot 2 Area	2,500 SF	1,000 SF	CONCRETE
Lot 3 Area	2,500 SF	1,000 SF	CONCRETE
Lot 4 Area	2,500 SF	1,000 SF	CONCRETE
Lot 5 Area	2,500 SF	1,000 SF	CONCRETE
Lot 6 Area	2,500 SF	1,000 SF	CONCRETE
Lot 7 Area	2,500 SF	1,000 SF	CONCRETE
Lot 8 Area	2,500 SF	1,000 SF	CONCRETE
Lot 9 Area	2,500 SF	1,000 SF	CONCRETE
Lot 10 Area	2,500 SF	1,000 SF	CONCRETE
Lot 11 Area	2,500 SF	1,000 SF	CONCRETE
Lot 12 Area	2,500 SF	1,000 SF	CONCRETE
Lot 13 Area	2,500 SF	1,000 SF	CONCRETE
Lot 14 Area	2,500 SF	1,000 SF	CONCRETE
Lot 15 Area	2,500 SF	1,000 SF	CONCRETE
Lot 16 Area	2,500 SF	1,000 SF	CONCRETE
Lot 17 Area	2,500 SF	1,000 SF	CONCRETE
Lot 18 Area	2,500 SF	1,000 SF	CONCRETE
Lot 19 Area	2,500 SF	1,000 SF	CONCRETE
Lot 20 Area	2,500 SF	1,000 SF	CONCRETE

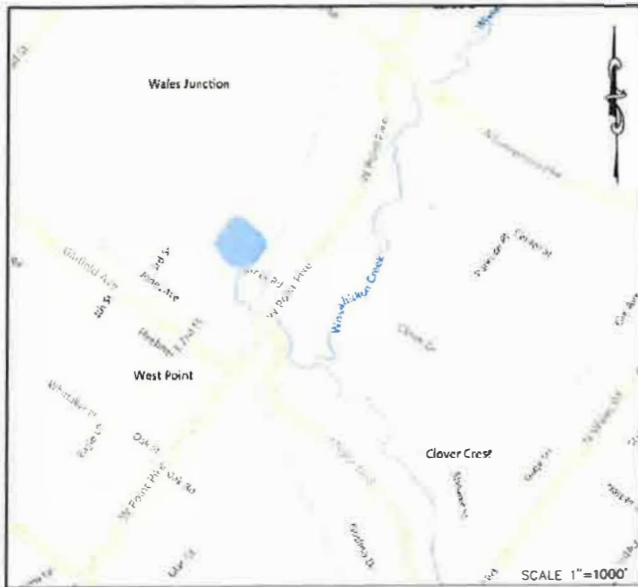
- Notes:**
- 1) BOUNDARY OF SECTION TAKEN FROM A.T.V. SURVEY PREPARED BY CIVIL ENGINEERING CORPORATION DATED JAN. 1982.
 - 2) ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 - 3) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 4) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 5) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 6) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 - 15) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 16) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 17) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 18) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 19) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - 20) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



MOYER BOULEVARD PROPERTY WEST POINT PIKE AND MOYER BLVD UPPER GWINNED TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA		Date: 7/26/2023 Scale: 1"=40' Drawing: 101
ZONING PLAN		Sheet: 1 of 1
Holman Cunningham LLC 409 E. Bird Ave Unit 5 Doylestown, PA 19501 (215) 586-3330 www.hccpa.com		

Exhibit C
Duplex Building Rendering





SITE LOCATION MAP

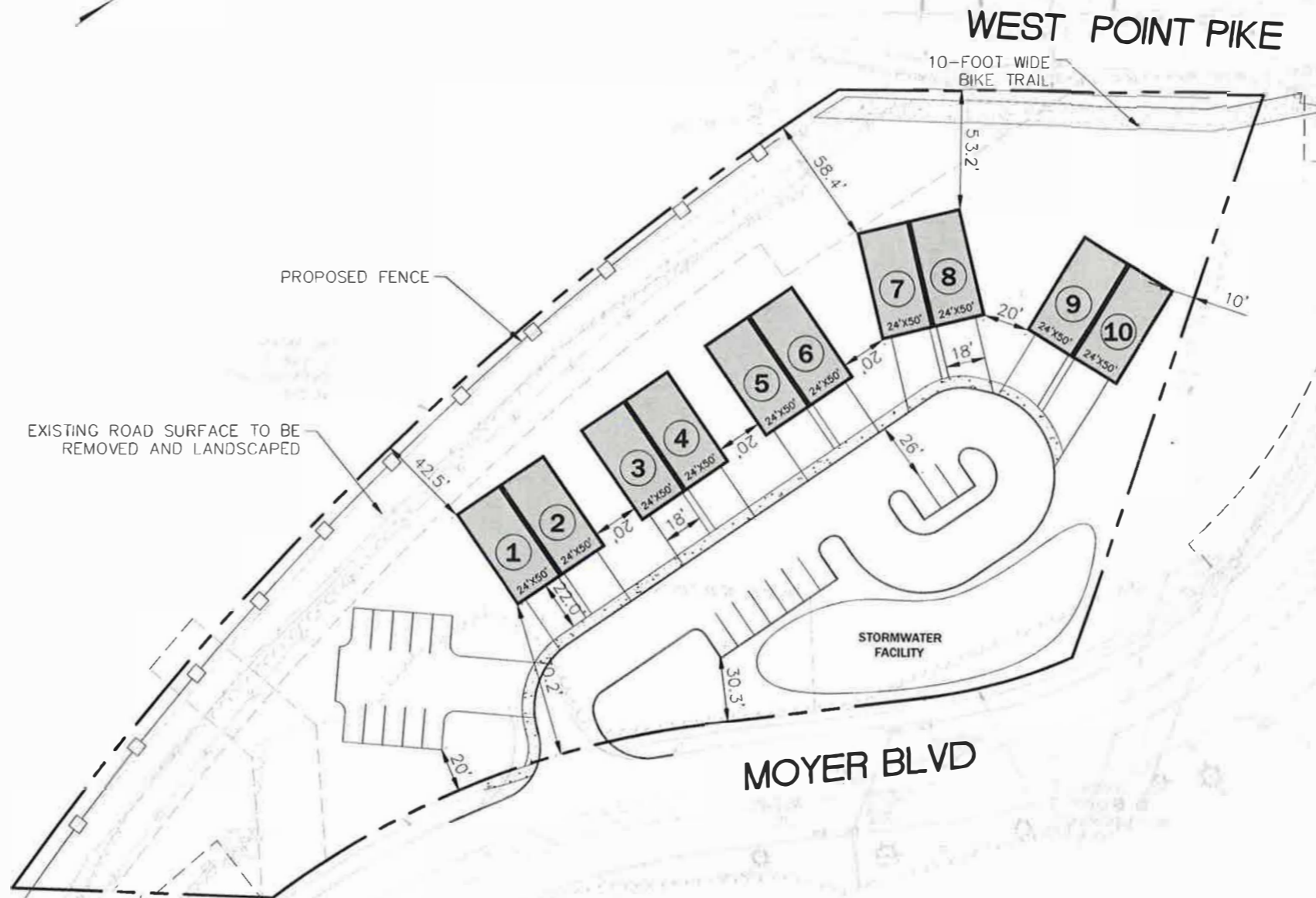
ZONING TABLE			
CURRENT ZONING DISTRICT: LIMITED INDUSTRIAL			
ITEM	REQUIRED / PERMITTED	PROPOSED	ORDINANCE SECTION
Land Use:		Two-Family Dwellings (V)	195-25 B
Min. Lot Area	43,500 SF	103,196 SF	195-25 K(1)
Min. Lot Width at Building Line	200 FT	> 200 FT	195-25 K(1)
Min. Front Yard Setback	75 FT	53.2 FT (V)	195-25 K(3)(a)[2]
Min. Side Yard Setback (One Side)	25 FT	10.0 FT (V)	195-25 K(3)(b)
Min. Rear Yard Setback	40 FT	42.5 FT	195-25 K(3)(c)
Max. Building Coverage	25.91%	11.6%	195-25 K(2)
Max. Building Height	35 FT	35 FT	195-9 M(1)
Min. Driveway Setback from Property Line	10 FT	10 FT	195-25 K(3)(d)
Min. Number of Parking Spaces	2 Spaces Per Unit	40 Spaces (4 Spaces Per Unit)	195-28 A
Min. Parking Setback within Front Yard	50 FT	20 FT (V)	195-25 K(3)(g)[1]
Min. Parking Setback from Property Line	10 FT	20 FT	195-25 K(3)(g)[4]

PLAN NOTES:

- BOUNDARY INFORMATION TAKEN FROM ALTA SURVEY PREPARED BY CARROLL ENGINEERING CORPORATION DATED JULY 2022.
- SUBDIVISION PLAN PREPARED BY FORESITE ENGINEERING AND RECORDED IN PLAN BOOK 27 PAGE 74 IN MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE.
- PROPERTY IS CURRENTLY ZONED LIMITED INDUSTRIAL (LI).
- THE PROPOSED USE OF THE PROPERTY IS TWO-FAMILY DWELLINGS AND THE PROPERTY IS TO BE DEVELOPED AS A PLANNED COMMUNITY.

ZONING RELIEF REQUESTED:

- A VARIANCE FROM SECTION 195-25.B IS REQUESTED TO PERMIT TWO-FAMILY DWELLINGS TO BE CONSTRUCTED WITHIN THE LIMITED INDUSTRIAL ZONING DISTRICT.
- A VARIANCE FROM SECTION 195-25 K(3)(a)[2] IS REQUESTED TO PERMIT A FRONT YARD OF LESS THAN 75 FEET.
- A VARIANCE FROM SECTION 195-25 K(3)(b) IS REQUESTED TO PERMIT A SIDE YARD OF LESS THAN 25 FEET.
- A VARIANCE FROM SECTION 195-25 K(3)(g)[1] IS REQUESTED TO PERMIT A PARKING SETBACK OF LESS THAN 50 FEET WITHIN THE FRONT YARD.



REVISIONS	
Date	Description

CALL BEFORE YOU DIG TO
PENNSYLVANIA LAW REGULATES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND
30 WORKING DAYS IN DESIGN STAGE
- STOP & CALL

PHOTOGRAPHIC COPY
CALL SYSTEM, INC.
1-800-210-1776

UTILITY LOCATIONS AND DEPTHS ON
THIS PLAN ARE APPROXIMATE AND IT
IS THE RESPONSIBILITY OF THE
CONTRACTOR, PER PA, ACT 187 TO
CONTACT UTILITY COMPANIES PRIOR
TO ANY EXCAVATION.



Holmes Cunningham LLC
409 E. Butler Ave
Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

MOYER BOULEVARD PROPERTY
WEST POINT PIKE AND MOYER BLVD
UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

ZONING PLAN

HCE Job:	1756
Date:	7/28/2022
Scale:	1"=30'
Designer:	RC
Sheet:	1 of 1

Drawing No. Z-1

RECEIVED
AUG 10 2022

BY: ZHU # 22-16

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

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

Check One

Date: 8/10/22

PROPERTY ADDRESS/
LOCATION 1610 Clearview rd Lansdale PA 19446 LOT SIZE 1/2 Acre ZONING DISTRICT R-2

Check One (Applicant)

Owner
 Equitable Owner (under Agreement of Sale)
 Lessor
 Lessee

Applicant's Name: Matthew Hunter

Check One
Date Ownership Secured 3/6/2011
Date of Agreement of Sale _____
Date of Lease _____

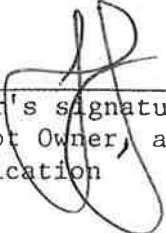
Address: 1610 Clearview rd Lansdale PA 19446
Telephone: _____

Contractor's or
Agent's Name Matthew Hunter

Public Water Yes _____ No
Public Sewer Yes No _____

Address 1610 Clearview rd Lansdale PA 19446

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. I would like to be granted a variance to build a addition on the driveway side of my house. There would still be 16' from the house to the property line.

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


Applicant's Signature
Please Print Name Matthew Hunter
Attorney's Name: _____
Address: _____
Telephone: _____

Record of Secretary - Zoning Hearing Board

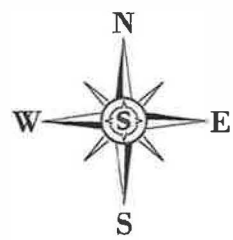
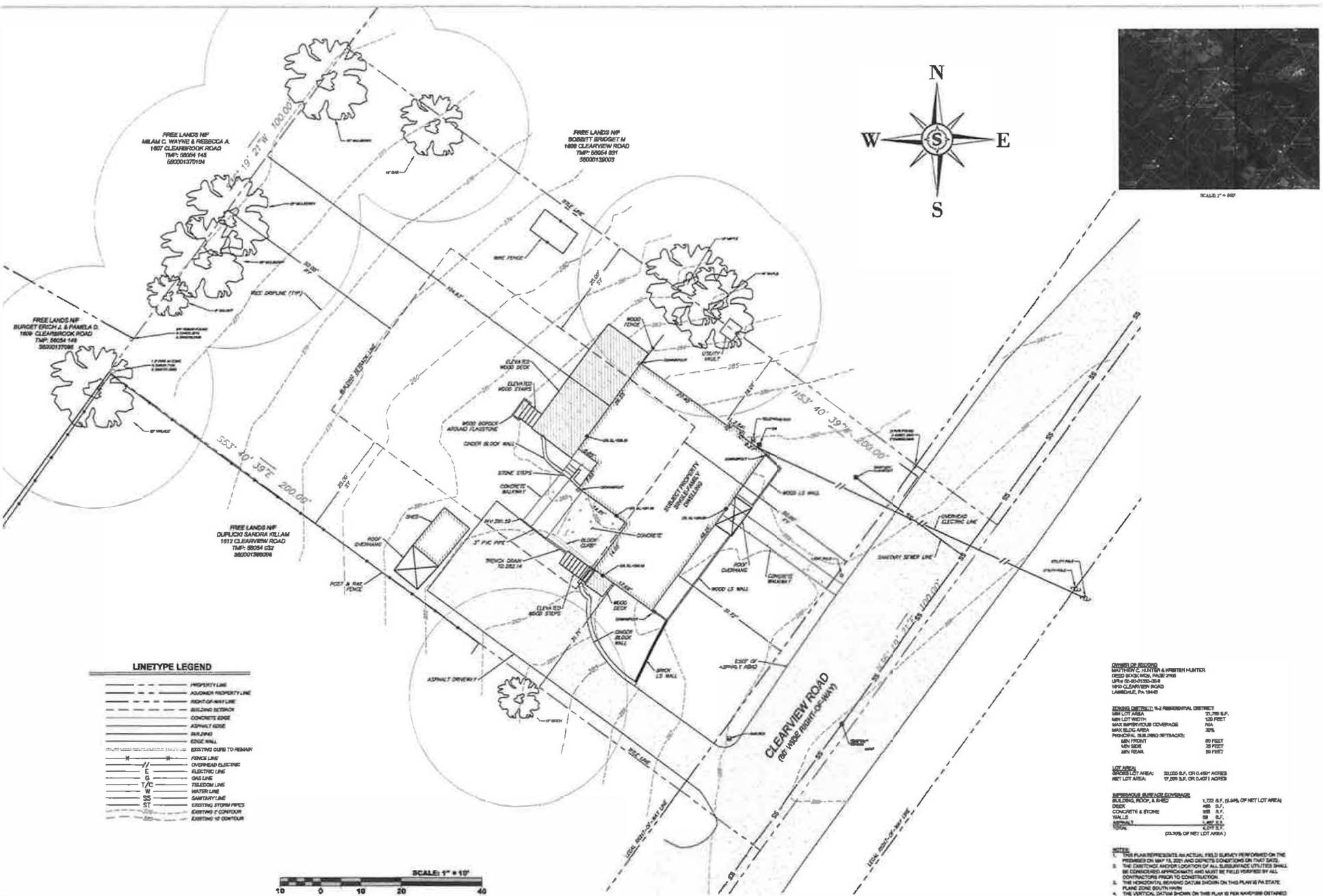
Application No. _____ Hearing Date(s) _____ Decision Date _____

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 _____



LINETYPE LEGEND

---	PROPERTY LINE	
---	ADJACENT PROPERTY LINE	
---	RIGHT-OF-WAY LINE	
---	BUILDING DETENTION	
---	CONCRETE EDGE	
---	ASPHALT EDGE	
---	BUILDING	
---	EDGE WALL	
---	EXISTING DRIVE TO REBAR	
---	FENCE LINE	
---	OVERHEAD ELECTRIC	
---	ELECTRIC LINE	
---	GAS LINE	
---	WATER LINE	
---	TELECOM LINE	
---	W	SANITARY LINE
---	SS	EXISTING STORM PIPES
---	ST	EXISTING FOUNDATION
---	---	EXISTING 10' OVERLOOK



OWNER OF RECORD:
MATTHEW C. HENTER & WHELAN PARTNERS
2022 BUCKINGHAM, PHILADELPHIA, PA 19103
LPH 50-00-1030-00-04
1610 CLEARVIEW ROAD
LANCASTER, PA 17602

TOWNSHIP DISTRICT: R-4 RESIDENTIAL DISTRICT

MIN LOT AREA	25,785 S.F.
MIN LOT WIDTH	150 FEET
MAX BROWSPACE COVERAGE	10%
MAX BLDG AREA	20%
PROHIBITED BUILDING SETBACKS:	
MIN FRONT	30 FEET
MIN SIDE	30 FEET
MIN REAR	30 FEET

LOT AREA:
SUBJECT LOT AREA: 32,220 S.F. (0.73647 ACRES)
NET LOT AREA: 17,289 S.F. (0.39427 ACRES)

APPROXIMATE BUILDING COVERAGE:

BUILDING, ROOF, & SIDING	1,722 S.F. (5.04% OF NET LOT AREA)
DECK	488 S.F.
WALLS	88 S.F.
CONCRETE	88 S.F.
ROOF	1,017 S.F.
TOTAL	(2,395% OF NET LOT AREA)

- NOTES:**
- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON MAY 13, 2021 AND DEPICTS CONDITIONS ON THAT DATE.
 - THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
 - THE HORIZONTAL BEARING DATUM SHOWN ON THIS PLAN IS PA STATE PLANE ZONE 1801N HARN.
 - THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER APPROXIMATE OBTAINED VERTICAL NETWORK.
 - THIS PROPERTY IS LOCATED IN ZONE 8 AREA OF ANIMAL FLOOD HAZARD AS ACCORDANCE TO FEMA MAP PANEL C-500002D, 01 FIVE DATE 2009-6.

CALL BEFORE YOU DIG
TOLL FREE 1-800-4-A- Dig
1-800-242-1776

EXISTING CONDITIONS PLAN
BOUNDARY AND TOPOGRAPHIC SURVEY
1610 CLEARVIEW ROAD

REV.	DATE	DESCRIPTION
1		

MATTHEW HENTER
1610 CLEARVIEW AVE
LANCASTER, PA 17602

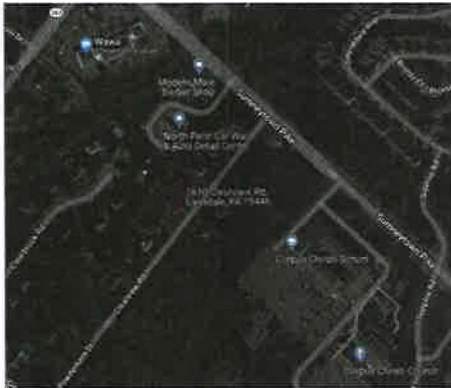
1223
1

PROPOSED RENOVATION FOR HUNTER RESIDENCE

1610 CLEARVIEW ROAD, LANSDALE, PA 19446



SITE MAP



SYMBOLS

GENERAL NOTES

- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL USE DIMENSIONS GIVEN. (N.T.S.) INDICATES DIMENSIONS GIVEN FOR PORTIONS DRAWN "NOT TO SCALE".
- ALL DIMENSIONS OF NEW CONSTRUCTION ARE FROM CENTERLINE COLUMNS AND SEAMS OR FROM FACE OF CONCRETE, MASONRY, AND FINISHED GYPSUM WALLBOARD. ALL DIMENSIONS OF EXISTING CONSTRUCTION ARE FROM EXISTING FINISH SURFACE, UNLESS NOTED OTHERWISE.
- G.C. SHALL INVESTIGATE, VERIFY, COORDINATE & BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT & SHALL NOTIFY THE DESIGNER PROMPTLY OF ANY DISCREPANCIES OR OMISSIONS BEFORE PROCEEDING WITH THE WORK OR ORDERING ANY MATERIALS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE GOVERNING EDITIONS OF ALL APPLICABLE LAWS, CODES, ORDINANCES AND REGULATIONS, INCLUDING, BUT NOT NECESSARILY LIMITED TO: INTERNATIONAL CODE COUNCIL CODES (ICC), U.L. UNDERWRITER'S LABORATORIES, NFPA, DEPT OF JUSTICE - 28 CFR PART 36 (ORDER NO. 1513-01) - ADA. THE DESIGNER SHALL BE PROMPTLY NOTIFIED OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND THE CODES.
- IN GENERAL, SHOULD A CONFLICT OR DISCREPANCY BETWEEN LOCAL CODES, ORDINANCES, REQUIREMENTS, SPECIFICATIONS & THESE DRAWINGS AND/OR SPECIFICATIONS, THE MOST RESTRICTIVE PROVISION SHALL BE APPLIED TO GOVERN THE WORK OF THIS CONTRACT.
- ANY DEVIATIONS FROM THE DWGS AND/OR SPECIFICATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL INSTALL AND MAINTAIN ALL FIRE RATED ASSEMBLIES AS REQUIRED BY CODE.
- CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTY DURING CONSTRUCTION AND SHALL, AT THE CONTRACTOR'S EXPENSE, REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO THE ORIGINAL CONDITION.
- CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEES, WORKERS AND OTHERS DURING CONSTRUCTION, AND BE FULLY AND SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
- CONTRACTOR SHALL KEEP ALL AREAS UNDER CONSTRUCTION FREE FROM RUBBISH AND DEBRIS DURING CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF ON-SITE TRASH AND RECYCLE CONTAINERS OR OTHER STORAGE WITH THE OWNER.
- CONTRACTOR SHALL PROVIDE ALL OPENINGS FOR MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND COMMUNICATION DEVICES.
- ALL MATERIALS STORED ON-SITE SHALL BE SO STORED THAT THERE IS NO INTERFERENCE WITH DAILY OPERATIONS OF THE OWNER. THE OWNER SHALL APPROVE LOCATION OF ALL STORED MATERIALS.
- CARE SHALL BE EXERCISED TO MAINTAIN WATER TIGHTNESS DURING CONSTRUCTION.
- ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF AT LEAST ONE YEAR.
- CONTRACTOR SHALL SECURE, AND PAY FOR, THE BUILDING PERMITS AND ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS.
- CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS AND COMPONENTS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, WATER, HAT, UTILITIES, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION OF THE WORK AND FOR COMPLETE INSTALLATION, WHETHER TEMPORARY OR PERMANENT, AND WHETHER OR NOT SPECIFICALLY ITEMIZED OR DETAILED.
- DRAWINGS AND DETAILS OF ANY ARCHITECTURAL DRAWING DEPICTING AND NOTING ANY ASPECT OF THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION OR CIVIL SYSTEMS ARE TO BE CONSIDERED DIAGRAMMATIC IN NATURE. CONTRACTOR IS RESPONSIBLE TO REFER TO THE INDIVIDUAL SYSTEM DRAWINGS OR SUBCONTRACTOR FOR DETAILS, NOTES AND DIMENSIONS.
- THE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS ARE SUPPLEMENTARY TO THE INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING WITH THE INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS PRIOR TO THE INSTALLATION OF THE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK. ANY DISCREPANCIES OR CONFLICTS BETWEEN THE ENGINEERING DRAWINGS/SPECIFICATIONS AND THE INTERIOR DESIGN DRAWINGS SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO INSTALLATION. ANY WORK INSTALLED IN CONFLICT WITH THE INTERIOR DESIGN DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WITHOUT ANY ADDITIONAL CHARGES TO THE OWNER OR THE DESIGNER.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THESE DRAWINGS ARE TO BE CONSIDERED CONSTRUCTION STANDARDS. ANY QUESTIONS REGARDING ABBREVIATIONS AND/OR THEIR MEANING SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION FOR CLARIFICATION.
- INTERIOR WALL AND CEILING FINISH MATERIALS SHALL COMPLY WITH THE MINIMUM FLAME SPREAD CLASSIFICATION RATED AFTER STATE AND LOCAL CODES, AND/OR NATIONAL FIRE PROTECTION ASSOCIATION (N.F.P.A. 101) CLASS A OR B, OR UNIFORM FIRE CODE (U.F.C.) CLASS II.
- REVIEW AND COORDINATE ALL ARCHITECTURAL AND ENGINEERING DOCUMENTATION AND SPECIFICATIONS AND COORDINATE ALL WORK WITH ALL OTHER TRADES AS REQUIRED FOR PROPER AND TIMELY COMPLETION OF THE WORK OF ALL TRADES.
- OFFSET AND ADJUST INTERIOR STUD WALLS AND INSTALL STUDS AND BLOCKING AS REQUIRED TO ACCEPT VARYING THICKNESS OF SUB AND FINISH WALL SURFACE ASSEMBLIES AND INTERFACE, ALIGN, AND MATCH NEW AND EXISTING WALL SURFACE CONSTRUCTION AND FINISHES.

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AA.2	Code Review
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Existing Site Plan	
N-SITE	
Proposed Site Plan	
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AA.1.2	Basement Floor Plan As-Built
AA.1.3	Attic Plan As-Built
AA.1.4	Elevation As-Built
AA.1.5	Elevation As-Built
AA.1.6	Elevation As-Built
AA.1.7	Sections As-Built
AA.2.1	Proposed First Floor Plan
AA.2.2	Proposed Basement Floor Plan
AA.3.1	Proposed Elevations
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AA.3.3	Proposed Elevations
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**PROPOSED RENOVATION FOR
HUNTER RESIDENCE**
 1610 CLEARVIEW ROAD
 LANSDALE, PA 19446

NO.	DATE	BY	AS NOTED

SHEET NUMBER
A O I

CODE REVIEW: INTERNATIONAL RESIDENTIAL CODE 2015

IRC 2015 CODE REVIEW
 Gilbert Residences
 3625 Richmens Terrace
 Quakertown, PA 19951

SECTION R302 FIRE-RESISTANT CONSTRUCTION

R302.1.1 Fireblocking materials.
 Except as provided in Section R302.11, Item 4, fireblocking shall consist of the following materials:
 1. Two-inch (51 mm) nominal lumber.
 2. Two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints.
 3. One thickness of 2x3/2-inch (18.3 mm) wood structural panels with joints backed by 2x3/2-inch (18.3 mm) wood structural panels.
 4. One thickness of 3/4-inch (19.1 mm) particleboard with joints backed by 3/4-inch (19.1 mm) particleboard.
 5. One-half-inch (12.7 mm) gypsum board.
 6. One-quarter-inch (6.4 mm) cement-based millboard.
 7. Batt or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place.

R302.5 Dwelling-garage opening and penetration protection. Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with Sections R302.5.1 through R302.5.3.

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing device.

R302.5.2 Duct penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.46 mm) sheet steel or other approved material and shall not have openings into the garage.

R302.5.3 Other penetrations. Penetrations through the separation required in Section R302.5 shall be protected as required by Section R302.11, Item 4, R302.6 Dwelling-garage fire separation. The garage shall be separated as required by Table R302.6.

R302.6. Openings in dwelling walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R302.6 DWELLING-GARAGE SEPARATION
 From habitable rooms above the garage: Not less than 5/8-inch Type X gypsum board or equivalent

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue opening required. Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exception: Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet (18.58 m²).

R310.1.1 Operational constraints and opening control devices. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices complying with ASTM F 2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening.

R310.2 Emergency escape and rescue openings. Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

R310.2.1 Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

SECTION R311 MEANS OF EGRESS

R311.1 Means of egress. Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

R311.2 Egress door. Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) when measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily operable from inside the dwelling without the use of a key or special knowledge or effort.

R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent).

Exception: Exterior balconies less than 60 square feet (5.6 m²) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel.

R311.3.1 Floor elevations at the required egress doors. Landings or finished floors at the required egress door shall be not more than 11/2 inches (38 mm) lower than the top of the threshold.

Exception: The landing or floor on the exterior side shall be not more than 73/4 inches (196 mm) below the top of the threshold provided the door does not swing over the landing or floor. Where exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

R311.3.2 Floor elevations for other exterior doors. Doors other than the required egress door shall be provided with landings or floors not more than 73/4 inches (196 mm) below the top of the threshold.

Exception: A top landing is not required where a stairway of not more than two risers is located on the exterior side of the door, provided that the door does not swing over the stairway.

R311.3.3 Storm and screen doors. Storm and screen doors shall be permitted to swing over exterior stairs and landings.

R311.4 Vertical egress. Egress from habitable levels including habitable attics and basements not provided with an egress door in accordance with Section R311.2 shall be by a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7, R311.5 Construction.

R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of nails or nails subject to withdrawal.

R311.6 Hallways. The width of a hallway shall be not less than 3 feet (914 mm).

SECTION R314 SMOKE ALARMS

R314.1 General. Smoke alarms shall comply with NFPA 72 and Section R314.

R314.1.1 Listings. Smoke alarms shall be listed in accordance with UL 217, Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.

R314.2 Where required. Smoke alarms shall be provided in accordance with this section.

R314.2.1 New construction. Smoke alarms shall be provided in dwelling units.

R314.2.2 Alterations, repairs and additions. Where alterations, repairs or additions requiring a permit occur, or where one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.
2. Installation, alteration or repair of plumbing or mechanical systems are exempt from the requirements of this section.

R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.

R314.3.1 Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3.

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.

R314.4 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Exception: Interconnection of smoke alarms in existing areas shall not be required where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for interconnection without the removal of interior finishes.

SECTION R315 CARBON MONOXIDE ALARMS

R315.1 General. Carbon monoxide alarms shall comply with Section R315.

R315.1.1 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034, Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217.

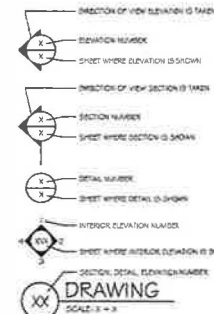
R315.2 Where required. Carbon monoxide alarms shall be provided in accordance with Sections R315.2.1 and R315.2.2.

R315.2.1 New construction. For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist:

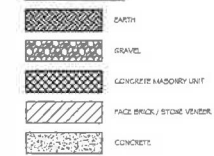
1. The dwelling unit contains a fuel-fired appliance.
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

R315.2.2 Alterations, repairs and additions. Where alterations, repairs or additions requiring a permit occur, or where one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings.

R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. **R315.4 Combination**



MATERIAL MATCHES



PROJECT NORTH ARROW

ROOM NAME

XXXX

KEYWAY TAG

FINISH/TYPED

WINDOW TAG

DOOR TAG

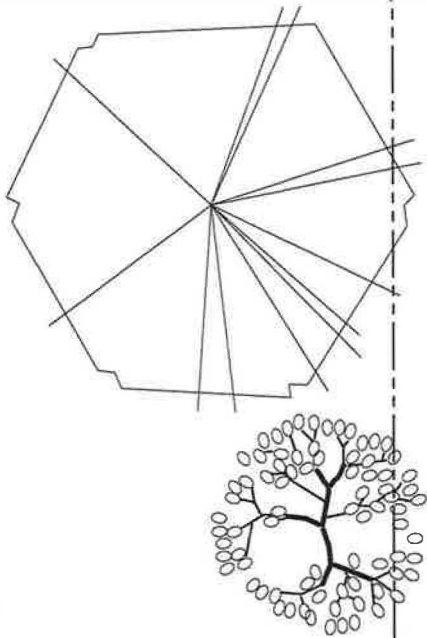
CEILING ELEVATION

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 C: 287.646.3751
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 LANSDALE, PA 19446
 www.nearlynycarchitects.com

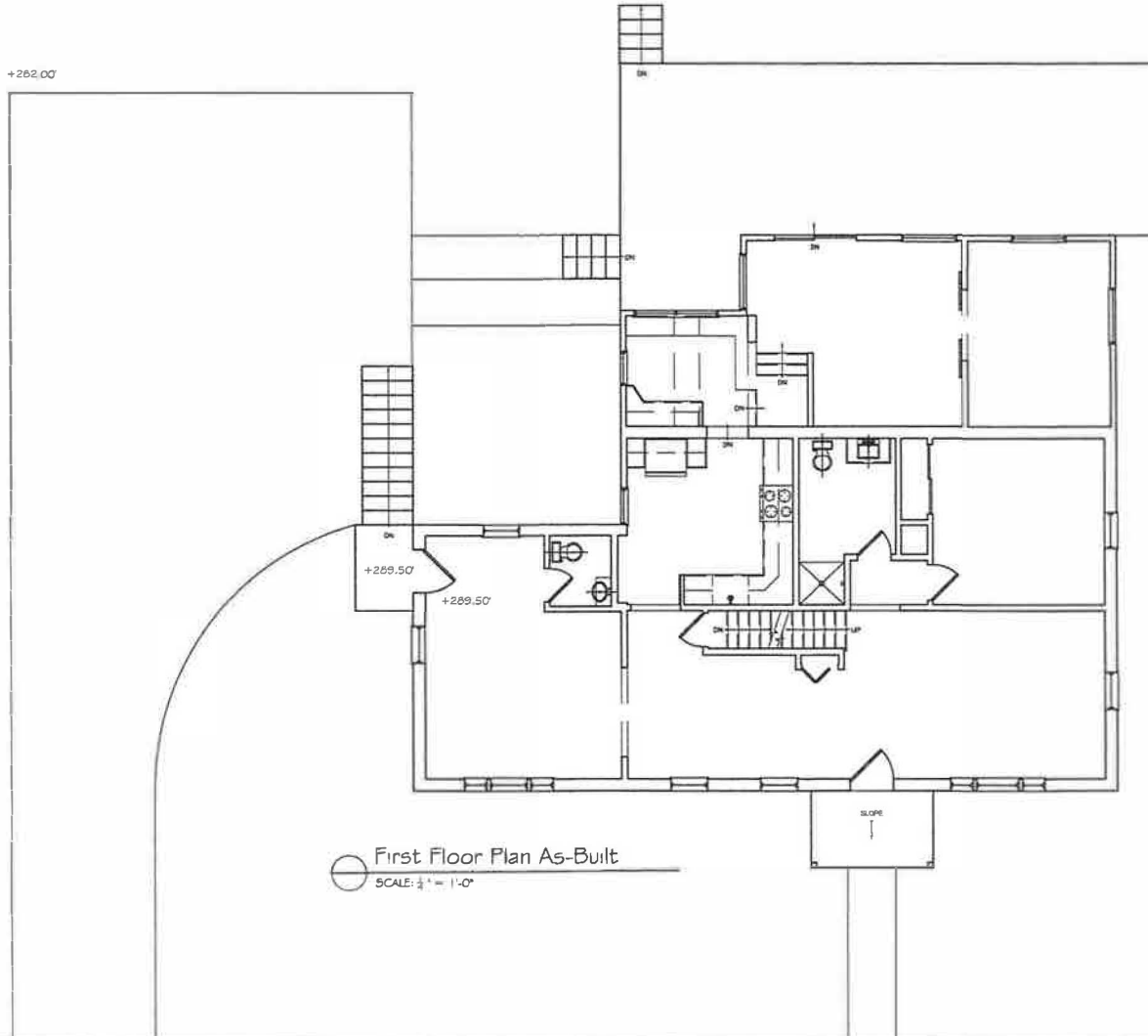
**PROPOSED RENOVATION FOR
 HUNTER RESIDENCE
 1610 CLEARVIEW ROAD
 LANSDALE, PA 19446**

SHEET TITLE: CODE REVIEW
 DATE: 03.13.2017
 SCALE: AS SHOWN
 DRAWN BY: GILBERT
 CHECKED BY: GILBERT
 PROJECT NO.: 1610 CLEARVIEW ROAD
 PROJECT TYPE: RESIDENTIAL RENOVATION

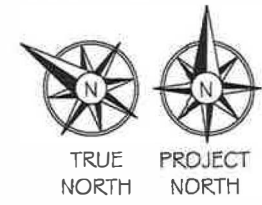
**SHEET NUMBER
 A.O.2**



+262.00



○ First Floor Plan As-Built
SCALE: 1/4" = 1'-0"



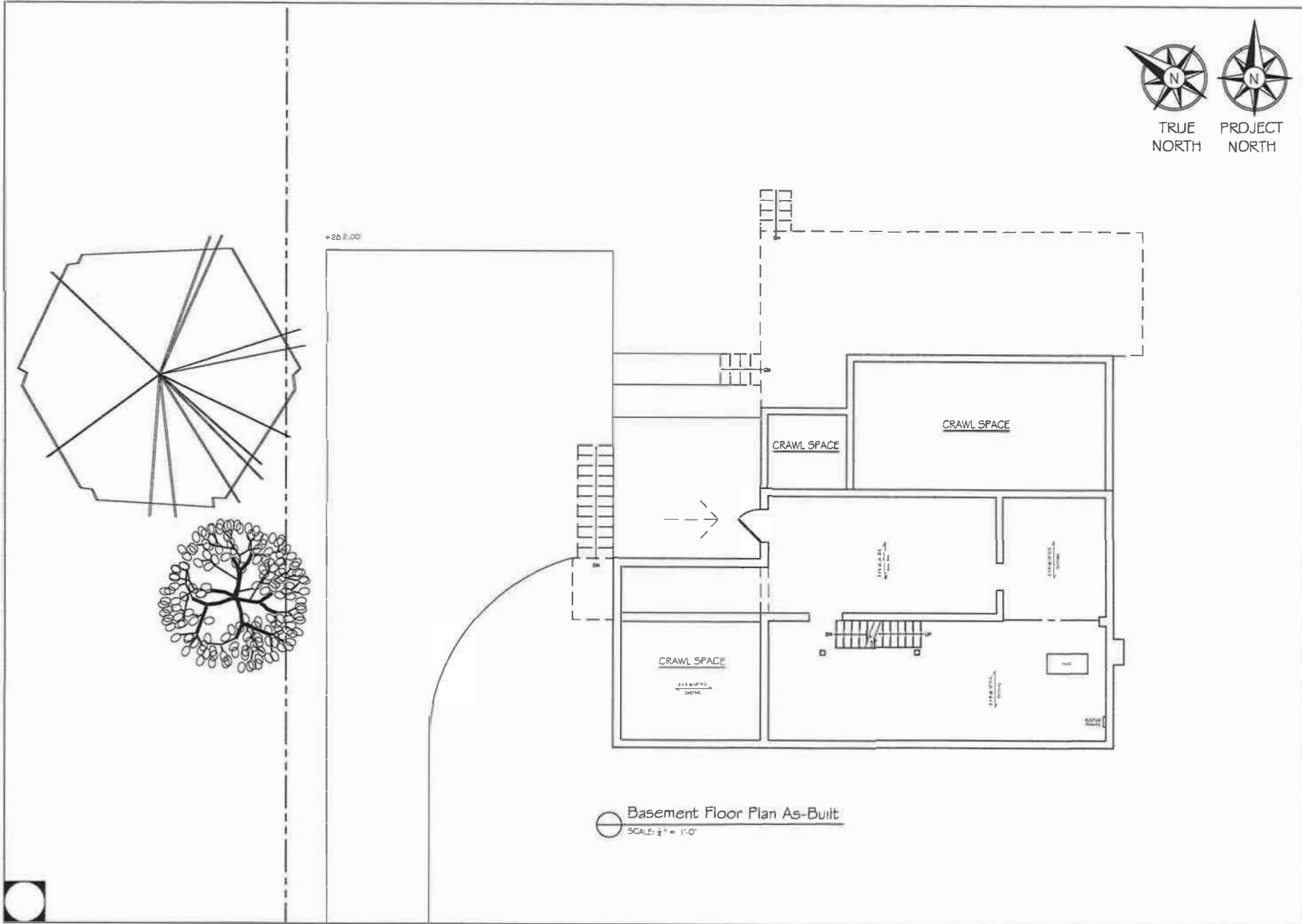
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www.clearviewarch.com

**PROPOSED RENOVATION FOR
HUNTER RESIDENCE
1610 CLEARVIEW ROAD
LANSDALE, PA 19446**

SHEET NUMBER	DATE	BY	SCALE	AS NOTED

SHEET NUMBER
A I . 1



Basement Floor Plan As-Built
 SCALE: 1/4" = 1'-0"

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 F: 315.282.8117
 C: 317.664.1771
 E: LEZNEY@AOL.COM

714 DESTINEE AVENUE
 LANSDALE, PA 19386

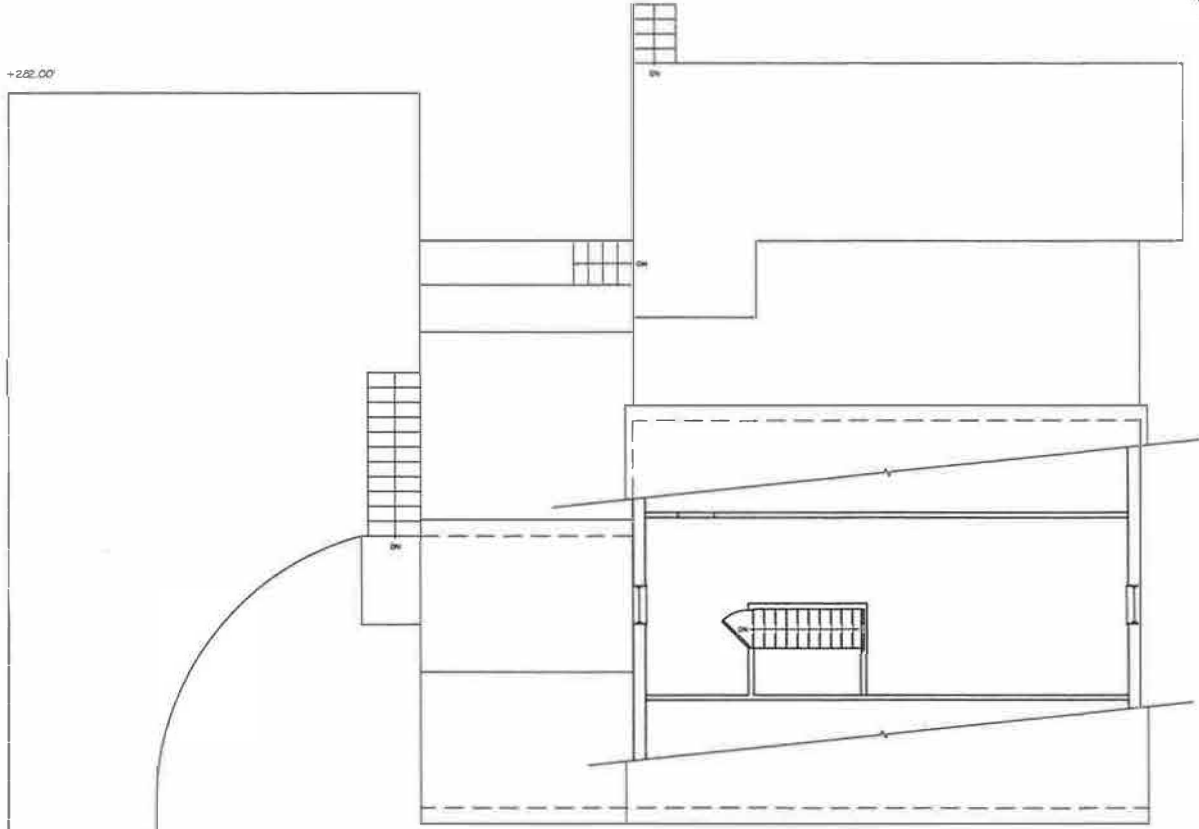
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**PROPOSED RENOVATION FOR
 HUNTER RESIDENCE**
 1610 CLEARVIEW ROAD
 LANSDALE, PA 19386

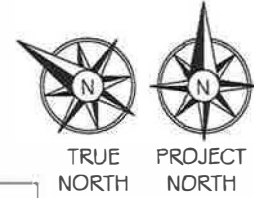
SHEET TITLE: 20' PLUS	SCALE: 1/4" = 1'-0"
DATE: 08/18/2012	DATE: 03/25/12
PROJECT: 1610 CLEARVIEW ROAD	PROJECT: 1610 CLEARVIEW ROAD
OWNER: HUNTER RESIDENCE	OWNER: HUNTER RESIDENCE
DATE: 08/18/2012	DATE: 03/25/12

SHEET NUMBER
A 1.2

+282.00'



Attic Plan As-Built
 SCALE: 1/4" = 1'-0"



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 ARCHITECTS, INC.
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 F: 214.913.2437
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 754 CHRISTINE AVENUE
 LANDSDALE, TX 75046
 www.lezennearchitects.com

PROPOSED RENOVATION FOR
 HUNTER RESIDENCE
 1810 CLEARVIEW ROAD
 LANDSDALE, PA 19446

SHEET TITLE: AS-BUILT	SCALE: AS SHOWN
DATE: 07/28/17	
PROJECT: HUNTER RESIDENCE	
12/17/2017	PROPOSED RENOVATION
08/10/2016	PROPOSED RENOVATION

SHEET NUMBER
 A 1.3



○
 Front Elevation As-Built
 SCALE: $\frac{1}{4}'' = 1'-0''$



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E: LLEZZARINI@AOL.COM

774 CHESTNUT AVENUE
LANSDALE, PA 19448

www.constancelezzarini.com

**PROPOSED RENOVATION FOR
HUNTER RESIDENCE**
 1610 CLEARVIEW ROAD
 LANSDALE, PA 19448

SHEET TITLE: AS-BUILT DATE: 03/20/2024 DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] PROJECT: 1610 CLEARVIEW ROAD	SCALE: AS SHOWN DATE: 03/20/2024
---	-------------------------------------

SHEET NUMBER
A 1.4



Left Side Elevation As-Built

SCALE: 1/4" = 1'-0"



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www.constancelebert.com

**PROPOSED RENOVATION FOR
 HUNTER RESIDENCE**
 1810 CLEARVIEW ROAD
 LANSDALE, PA 17446

SHEET TITLE: AS-BUILT	SCALE: 1/4" = 1'-0"
DATE: 01/18/2024	
PROJECT: HUNTER RESIDENCE	
DATE: 01/18/2024	
DESIGNED BY: CONSTANCE LEBERT	
DRAWN BY: CONSTANCE LEBERT	
CHECKED BY: CONSTANCE LEBERT	
DATE: 01/18/2024	

SHEET NUMBER
 A 1.5



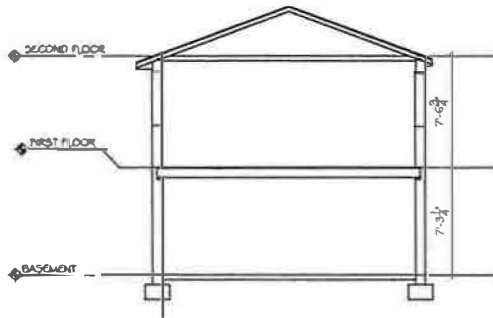
○ Rear Elevation As-Built
SCALE: 1/4" = 1'-0"


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 GREEN DESIGN • GARAGES
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 724 ORKSHIRE AVENUE
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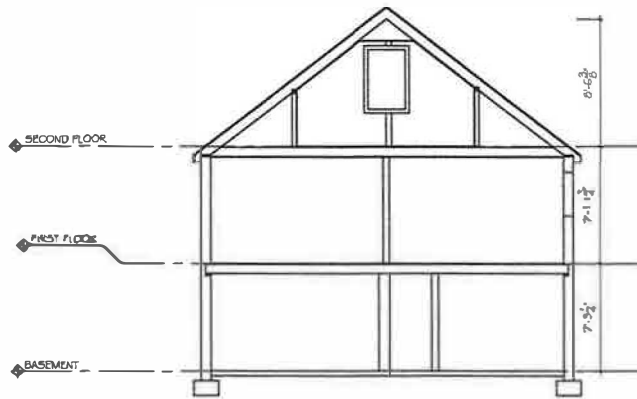
**PROPOSED RENOVATION FOR
 HUNTER RESIDENCE
 1810 CLEARVIEW ROAD
 LANSDALE, PA 18448**

SHEET TITLE: 1810 CLEARVIEW ROAD	DATE: 08/11/2010	SCALE: AS NOTED
PROJECT: HUNTER RESIDENCE	DATE: 08/11/2010	SCALE: AS NOTED
DATE: 08/11/2010	DATE: 08/11/2010	SCALE: AS NOTED
DATE: 08/11/2010	DATE: 08/11/2010	SCALE: AS NOTED
DATE: 08/11/2010	DATE: 08/11/2010	SCALE: AS NOTED
DATE: 08/11/2010	DATE: 08/11/2010	SCALE: AS NOTED
DATE: 08/11/2010	DATE: 08/11/2010	SCALE: AS NOTED
DATE: 08/11/2010	DATE: 08/11/2010	SCALE: AS NOTED
DATE: 08/11/2010	DATE: 08/11/2010	SCALE: AS NOTED
DATE: 08/11/2010	DATE: 08/11/2010	SCALE: AS NOTED

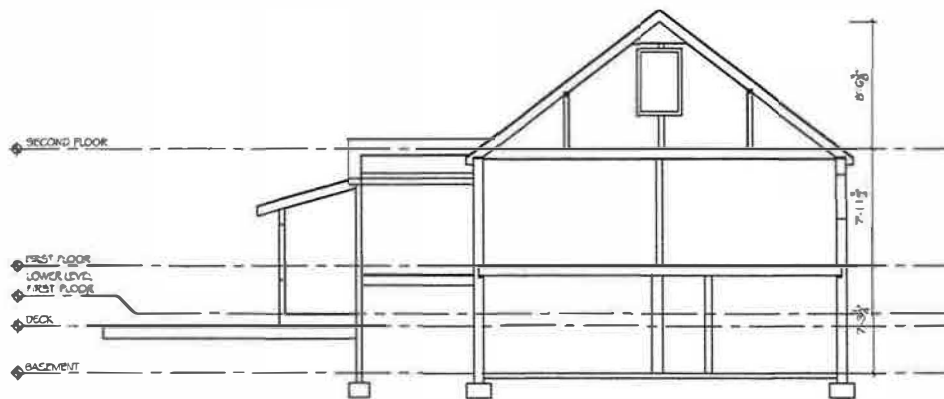
**SHEET NUMBER
 A 1.6**



○ Dining Room Section View
SCALE: 1/4" = 1'-0"



○ Original House Section View
SCALE: 1/4" = 1'-0"



○ Whole House Section View
SCALE: 1/4" = 1'-0"



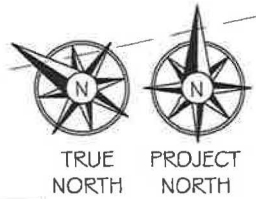
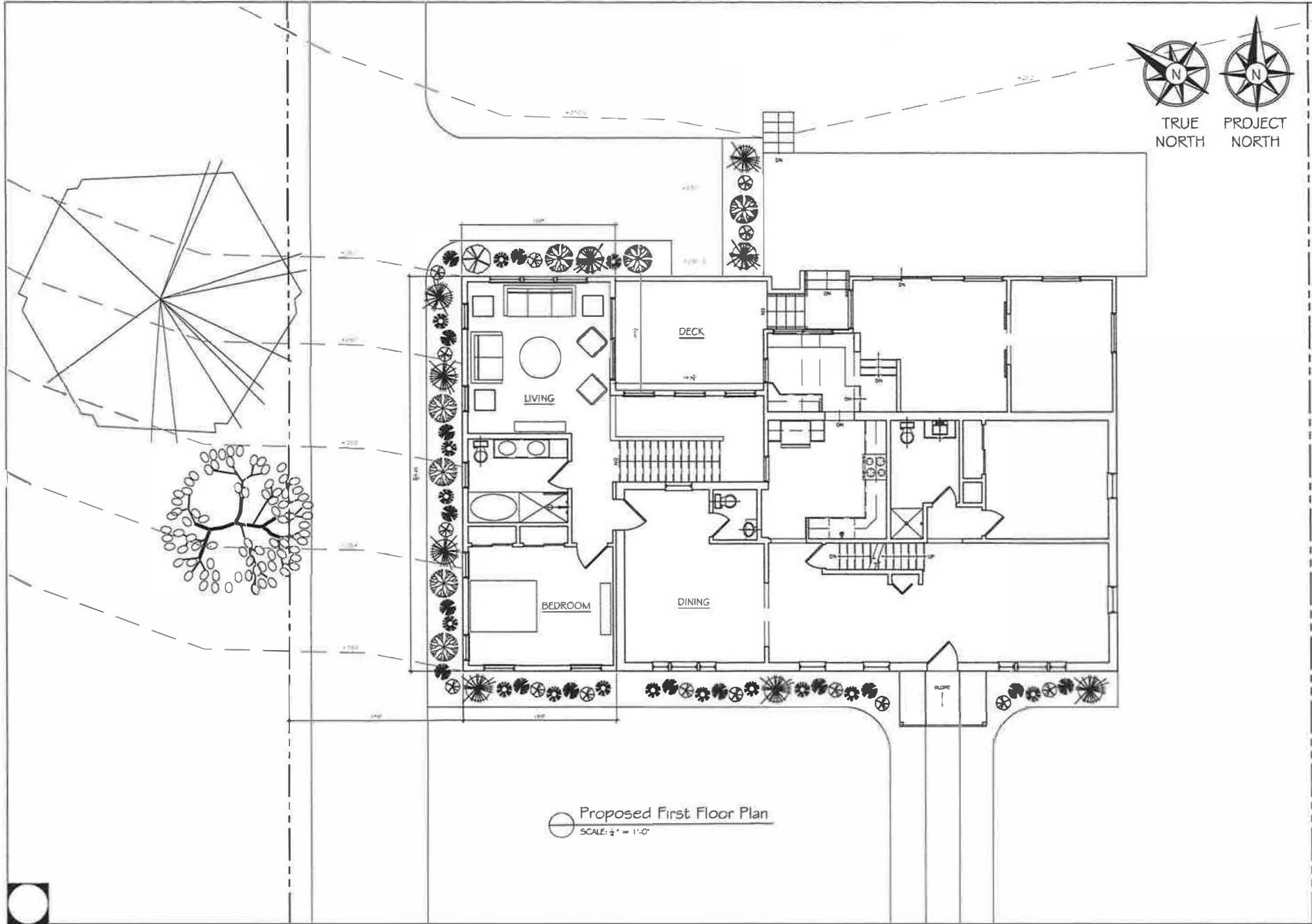
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PROPOSED RENOVATION FOR
HUNTER RESIDENCE
1810 CLEARVIEW ROAD
LANSDALE, PA 19446

REVISION	DATE	BY	SCALE

SHEET TITLE: AS-BUILT
DATE: 05-15-2024
REVISIONS
DRAWN BY: J. LIZENBY
CHECKED BY: J. LIZENBY
DATE: 05-15-2024
SCALE: AS SHOWN

SHEET NUMBER
A 1.7



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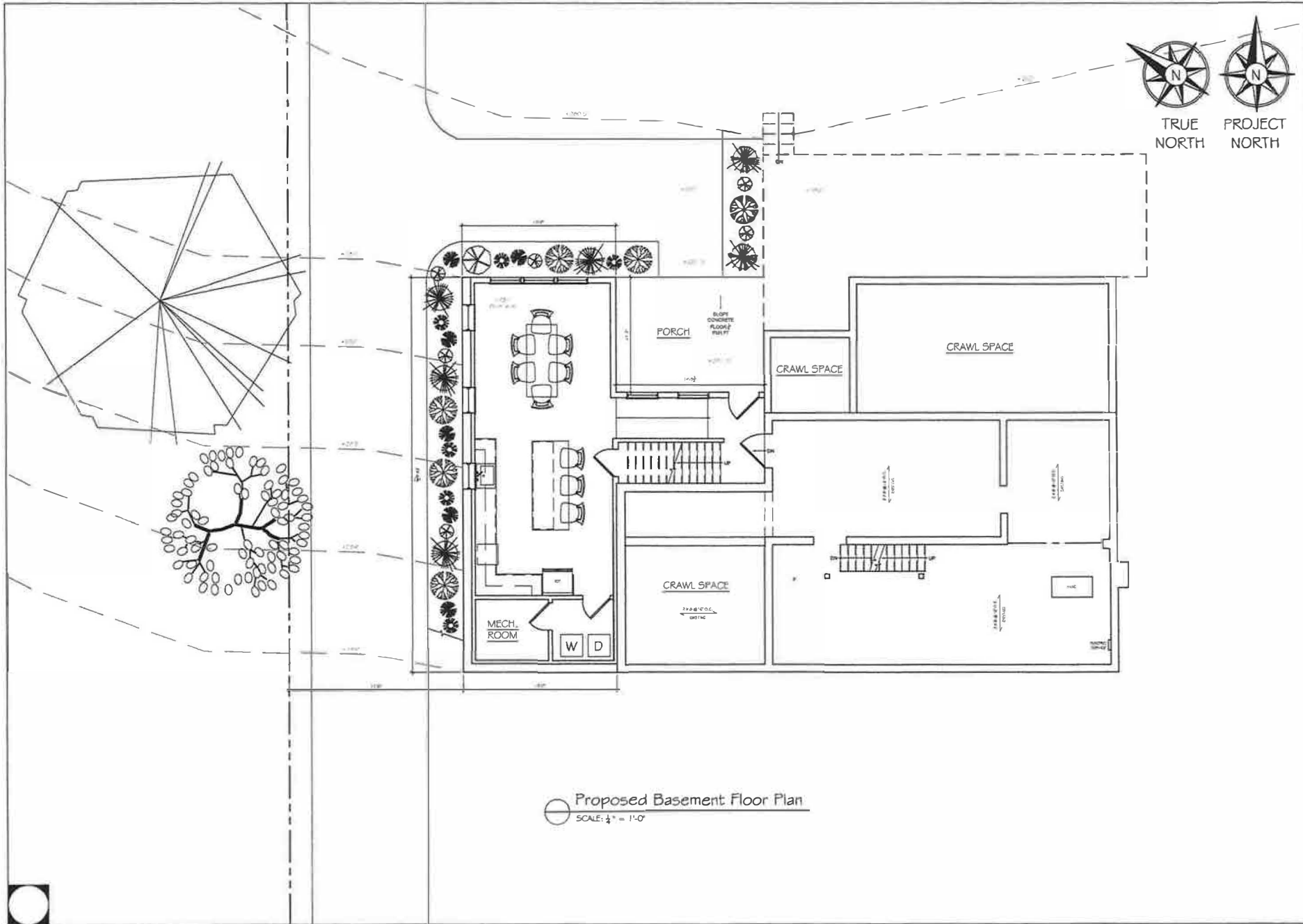
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**PROPOSED RENOVATION FOR
HUNTER RESIDENCE
1610 CLEARVIEW ROAD
LANSDALE, PA 19448**

SHEET TITLE: PROPOSED PLAN	SCALE: AS SHOWN
DATE: 05.20.2024	
BY: [Signature]	
CHECKED BY: [Signature]	
DATE: 05.20.2024	
PROJECT: HUNTER RESIDENCE	
NO. 2024-001	

**SHEET NUMBER
A 2.1**



Proposed Basement Floor Plan
 SCALE: 1/4" = 1'-0"

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PROPOSED RENOVATION FOR
 HUNTER RESIDENCE
 1610 CLEARVIEW ROAD
 LANSDALE, PA 19446

SHEET TITLE: PROPOSED PLAN
 SHEET NO.: 1 OF 2
 DATE: 08/20/2017
 PROJECT: 1610 CLEARVIEW ROAD
 ARCHITECT: CONSTANCE LOZENBY ARCHITECTS

SHEET NUMBER
 A 2.2




Front Side Proposed Elevation
 SCALE: $\frac{1}{4}'' = 1'-0''$



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**PROPOSED RENOVATION FOR
 HUNTER RESIDENCE
 1810 CLEARVIEW ROAD
 LANSDALE, PA 17448**

SHEET TITLE: PROPOSED RENOVATION	SCALE: AS SHOWN
DATE: 08/20/2024	
BY: [Signature]	
CHECKED BY: [Signature]	
DATE: 08/20/2024	
PROJECT NO: 24-001	
DATE: 08/20/2024	

**SHEET NUMBER
 A 3.1**



Left Side Proposed Elevation
 SCALE: 1/4" = 1'-0"



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PROPOSED RENOVATION FOR
 HUNTER RESIDENCE
 1810 CLEARVIEW ROAD
 LANSDALE, PA 19446

SHEET TITLE: PROPOSED ELEVATION	SCALE: AS SHOWN
DATE: 04.18.2018	
BY: [Signature]	
CHECKED BY: [Signature]	
DATE: 04.18.2018	
PROJECT: HUNTER RESIDENCE	

SHEET NUMBER
 A 3.2




 Rear Side Proposed Elevation
 SCALE: $\frac{1}{8}'' = 1'-0''$




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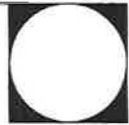
**PROPOSED RENOVATION FOR
 HUNTER RESIDENCE
 1610 CLEARVIEW ROAD
 LANSDALE, PA 19446**

SHEET TITLE: RENOVATION ELEVATION DATE: 04.11.2012 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN
--

**SHEET NUMBER
 A 3.3**




Addition Section View
 SCALE: 1/4" = 1'-0"



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**PROPOSED RENOVATION FOR
 HUNTER RESIDENCE**
 1610 CLEARVIEW ROAD
 LANSDALE, PA 17448

SHEET TITLE: PROPOSED SECTIONS
 DATE: 08.19.2023
 DRAWN BY: J. J. JENSEN
 CHECKED BY: J. J. JENSEN
 PROJECT NO.: 23-0011

SHEET NUMBER
A 3.4



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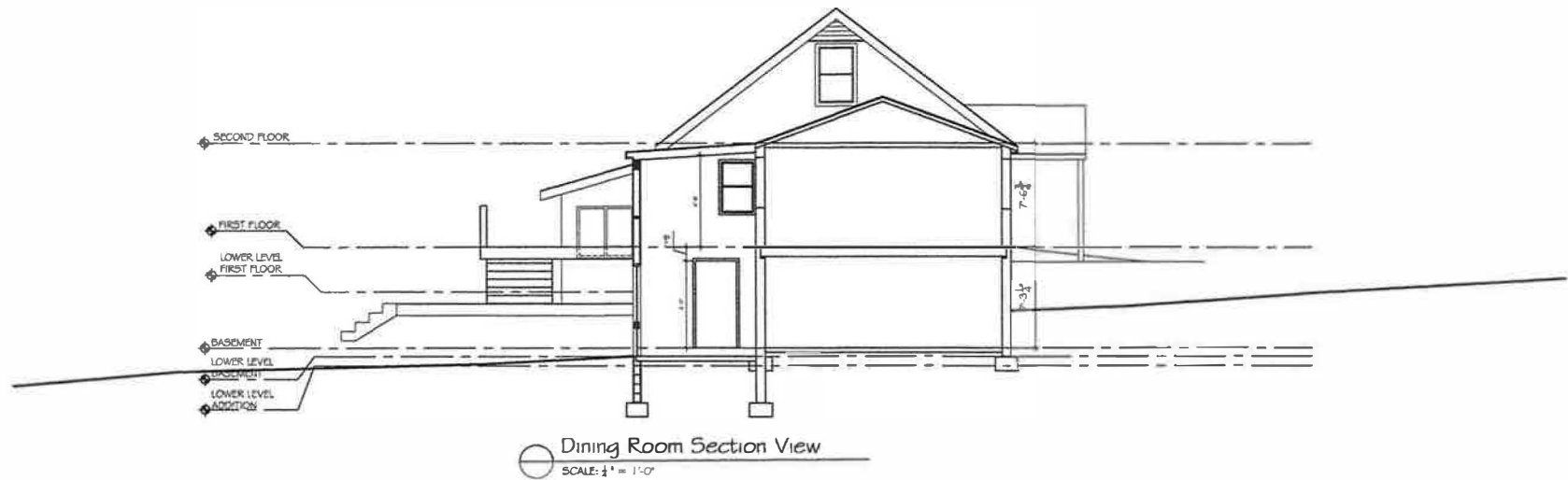
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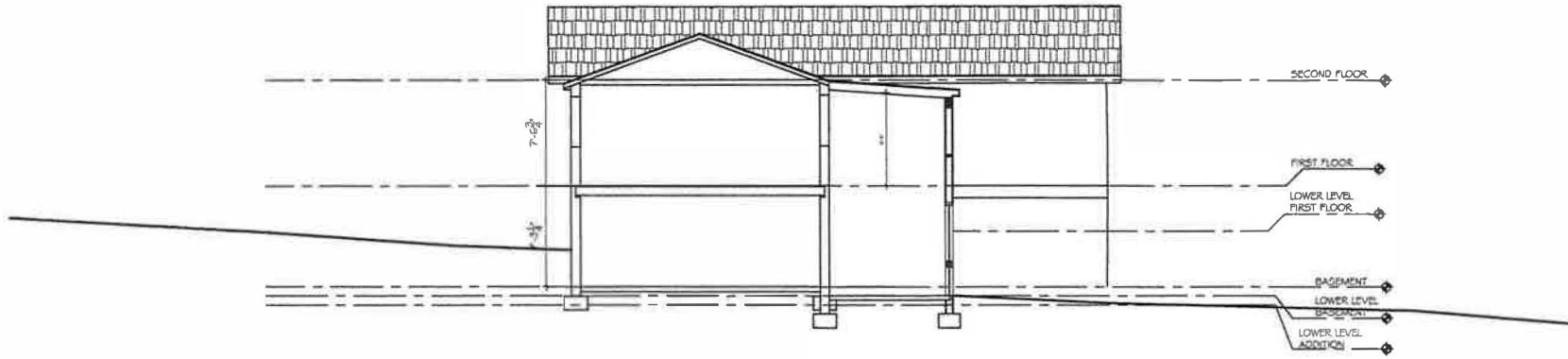
**PROPOSED RENOVATION FOR
 HUNTER RESIDENCE**
 1810 CLEARVIEW ROAD
 LANSDALE, PA 19046

SHEET TITLE: PROPOSED SECTIONS	DATE: AS SHOWN
DATE: 02.17.2022	
DRAWN BY: [Name]	
CHECKED BY: [Name]	
SCALE: AS SHOWN	

SHEET NUMBER
A 3.5



Dining Room Section View
 SCALE: 1/4" = 1'-0"



Dining Room Section View
 SCALE: 1/4" = 1'-0"



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**PROPOSED RENOVATION FOR
 HUNTER RESIDENCE
 1610 CLEARVIEW ROAD
 LANSDALE, PA 17448**

SHEET TITLE	PROPOSED SECTIONS
PROJECT	HUNTER RESIDENCE
DATE	10/20/2022
SCALE	AS SHOWN
DESIGNED BY	CONSTANCE LEZENBY
DRAWN BY	CONSTANCE LEZENBY
CHECKED BY	CONSTANCE LEZENBY
DATE	10/20/2022

SHEET NUMBER
A 3.6

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

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

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 _____