

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, September 28, 2021, on the following matters:

Hearing No. 21-15: Anna K. Lynn and Steven J. Burzymowski of 732 S. Towamencin Avenue, Lansdale, PA 19446 for property located at the same address, for a variance from Section 195-9.(M)(2) to permit an accessory building height of 17.5 feet where a maximum of 14 feet is permitted in order to construct a detached garage. The Property is zoned R-2 Residential.

Hearing No. 21-16: Chris Perez and Megan Krache of 222 Hunter Lane, North Wales, PA 19454 for property located at the same address, for a variance from Section 195-12.B.(3) to permit a front yard setback of 39 feet where 50 feet is required in order to construct an enclosed, 1-story front entrance addition to the existing dwelling. The Property is zoned R-2 Residential.

Copies of the applications, 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 September 28, 2021.

Patrick Hitchens, Esquire
Solicitor for the Zoning Hearing Board of
Upper Gwynedd Township

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

PROPERTY ADDRESS/
 LOCATION 732 S. Towamencin Avenue LOT SIZE _____ ZONING DISTRICT _____

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

Applicant's Name: Anna K. Lynn and Steven J. Burzymowski
 Address: 732 Towamencin Avenue
 Telephone: _____

Check One
 Date Ownership Secured 2/05/15
 Date of Agreement of Sale _____
 Date of Lease _____

Contractor's or
 Agent's Name N/A
 Address _____

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. See Attached

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

Attorney for Applicants
 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 _____

LYNN/BURZYMOWSKI
APPLICATION SUPPLEMENT

Applicants and the Property

Applicants, Anna Lynn and Steven Burzymowski, own the property located at 732 South Towamencin Avenue, Lansdale, PA 19446 ("Property").¹ The Property, which consists of approximately 24,800 square feet (0.57 acres), is improved with a 1,008 square-foot ranch-style single-family dwelling located in the Township's R-2 Residential District.²

The Proposal

Applicants are proposing to construct a 17.5 foot-high, 1,080 square-foot stand-alone garage in association with the residential use on the Property ("Proposal").³ The proposed garage will be located in the rear of the Property and will be compliant with all other applicable dimensional requirements in the R-2 District.⁴

Requested Variance Relief

To facilitate the Proposal, Applicants request variance relief from Article V, Section 195-9(M)(2), of the Township's Zoning Ordinance, as amended, relating to accessory building height restrictions in the Township.

Applicants' variance relief, if granted, will permit the proposed garage's height of 17.5 feet,⁵ where under the Zoning Ordinance such an accessory building's height is limited to a maximum of 14 feet.

In furtherance of the Proposal, Applicants spoke with nearby neighbors, including adjoining property owners about the Proposal and they support it.⁶ Of particular note, Lois E. Verzyl, Applicants' adjacent neighbor closest to the proposed garage is among the neighbors in support of the Proposal.

¹ See Property's Deed, attached as Exhibit A.

² See Property's County Property Record, also attached as Exhibit A.

³ See Applicants' Zoning Exhibit and Garage Elevations and Detail, attached Exhibit B.

⁴ *Id.*

⁵ The height of the proposed garage was calculated in accord with the Zoning Ordinance's definition of "building height".

⁶ See Neighbor Petition, attached as Exhibit C.

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

Suffice it to say, however, Applicants assert:

- (1) The Property's limiting configuration and the single-family dwelling's location upon it are unique physical circumstances and conditions peculiar to it, and Applicants' claimed hardship is due to such physical circumstances and conditions;
- (2) Given such circumstances and conditions, the Property cannot be developed in strict conformity with the Zoning Ordinance and as such, Applicants' requested variance relief is necessary to enable the Property's reasonable use as proposed;
- (3) The Property's unique physical circumstances and conditions, and Applicants' resulting claimed hardship is not self-created;
- (4) The requested variance relief needed to facilitate the Property will: (a) not alter the essential character of the area in which the Property is located; (b) not substantially or permanently impair the use and development of the adjacent property; and (c) not be detrimental to the public welfare; and
- (5) The requested variance relief is (a) the minimum variance needed to afford relief and facilitate the Proposal; and (b) the least modification of the height regulation at issue.

EXHIBIT A
Deed and County Property Records

Prepared by:

Trident Land Transfer Company LP
431 West Lancaster Avenue
Devon, PA 19333
Phone: (610)889-7660

Return To:

ATTN: Post-Closing Department
Trident Land Transfer Company LP
Parcel No.: 56-00-08878-00-3

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
56-00-08878-00-3 UPPER GWYNEDD TOWNSHIP
732 TOWAMENCIN AVE
PANDEY SANJEEV & JOELLE
B 001 L U 050 1101 02/18/2015

\$15.00
CS

File No.: 15PA00168

DEED

Sanjeev Pandey and Joelle Pandey, husband and wife

to

Anna K. Lynn and Steven J. Burzymowski

PREMISES:

732 South Towamencin Avenue
Township of Upper Gwynedd
County of Montgomery
Pennsylvania
Parcel No.: 56-00-08878-00-3

The address of the above named Grantee(s) is:
732 South Towamencin Avenue
Lansdale, PA 19446

Certified by: _____



DEED

THIS INDENTURE made this 5 day of February, 2015.

Between **SANJEEV PANDEY AND JOELLE PANDEY, HUSBAND AND WIFE, (hereinafter called the Grantors) and**

ANNA K. LYNN AND STEVEN J. BURZYMOWSKI, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Two Hundred Forty Thousand And No/100 Dollars (\$240,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns joint tenants with rights of survivorship.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

AND the said Grantors do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.

EXHIBIT A

ALL THAT CERTAIN lot or piece of land, situate in the Township of Upper Gwynedd, County of Montgomery and State of Pennsylvania, described according to a plan thereof made by Herbert H. Metz, Registered Engineer and Land Surveyor on August 10, 1948, revised September 11, 1948, as follows to wit:

BEGINNING at a point on the Northwestern side of Towamencin Avenue (forty-eight feet wide) at the distance of one hundred ten and nineteen one-hundredths feet measured in an Easterly direction along a line curving to the left having a radius of four hundred three and thirty-six one-hundredths feet from a point in the said side of Towamencin Avenue which point of curve is at the distance of five hundred seventy-four and eighty-two one-hundredths feet North sixty-four degrees eighteen minutes East from the intersection of the said side of Towamencin Avenue (produced) with the center line of Allentown Road (thirty-three feet wide) thence extending North forty-one degrees twenty one minutes West two hundred forty one and fifty-four one-hundredths feet to a point; thence extending along land of Joseph Helbe, North forty-five degrees forty-nine minutes East Ninety-two and seventy-one one-hundredths feet to a point; thence extending South forty-three degrees five minutes East two hundred forty-three and thirty-nine one-hundredths feet to a point on the aforesaid Northwestern side of Towamencin Avenue, thence extending along the same South forty-six degrees fifty-five minutes West eighty-seven and eighty-one one-hundredths feet to a point of curve and thence extending still along the side of Towamencin Avenue on the arc of a circle curving to the right having a radius of four hundred three and thirty-six one-hundredths feet the arc distance of twelve and nineteen one-hundredths feet to the first mentioned point and place of BEGINNING.

BEING Parcel Number: 56-00-08878-00-3

BEING the same which Eric Saxman by Deed dated 4/23/2012 and recorded 4/24/2012 in the County of Montgomery in Deed Book 5833 page 1402 conveyed unto Sanjeev Pandey and Joelle Pandey, husband and wife, as tenants by the entirety, in fee.

Parcel No.: 560008878003

IN THE WITNESS WHEREOF, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED
In the presence of us:

[Signature]
Sanjeev Pandey
[Signature]
Joelle Pandey

ARIZONA
Commonwealth of Pennsylvania

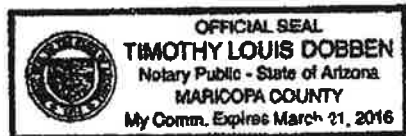
County of MARICOPA

On this, the 5th day of February 2015, before me, the undersigned Notary Public, personally appeared Sanjeev Pandey and Joelle Pandey, husband and wife known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 07 MAR 21 2016



PARID: 560008878003
LYNN ANNA K & BURZYMOWSKI STEVEN J

732 TOWAMENCIN AVE

Parcel

TaxMapID 56001 050
Parid 56-00-08878-00-3
Land Use Code 1101
Land Use Description R - SINGLE FAMILY
Property Location 732 TOWAMENCIN AVE
Lot #
Lot Size 24800 SF
Front Feet 100
Municipality UPPER GWYNEDD
School District NORTH PENN
Utilities ALL PUBLIC//

Owner

Name(s) LYNN ANNA K & BURZYMOWSKI STEVEN J
Name(s)
Mailing Address 732 S TOWAMENCIN AVE
Care Of
Mailing Address
Mailing Address LANSDALE PA 19446

Current Assessment

Appraised Value 128,230
Assessed Value 128,230
Restrict Code

Estimated Taxes

County 466
Montco Community College 50
Municipality 262
School District 3,531
Total 4,309
Tax Lien Tax Claim Bureau Parcel Search

Last Sale

Sale Date 05-FEB-15
Sale Price \$240,000
Tax Stamps 2400
Deed Book and Page 5944-01314
Grantor PANDEY SANJEEV & JOELLE
Grantee LYNN ANNA K & BURZYMOWSKI STEVEN J
Date Recorded 18-FEB-15

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
02-05-2015	\$240,000	2400	5944-01314	PANDEY SANJEEV & JOELLE	LYNN ANNA K & BURZYMOWSKI STEVEN J	02-18-2015
04-23-2012	\$235,000	2350	5833-01402	SAXMAN ERIC	PANDEY SANJEEV & JOELLE	04-24-2012
11-09-2011	\$1	0	5819-02743	REA RICHARD H & ANN	SAXMAN ERIC	11-18-2011
01-01-1969	\$0	0			REA RICHARD H & ANN	

Lot Information

Lot Size 24800 SF
Lot #
Remarks
Remarks
Remarks

Residential Card Summary

Card 1
Land Use Code 1101
Building Style RANCH
Number of Living Units 1
Year Built 1948
Year Remodeled
Exterior Wall Material STUCCO
Number of Stories 1
Square Feet of Living Area 1,008
Total Rms/Bedrms/Baths/Half Baths 5/2/1/1
Basement FULL
Finished Basement Living Area
Rec Room Area
Unfinished Area
Wood Burning Fireplace 1
Pre Fab Fireplace
Heating CENTRAL WITH A/C
System HOT WATER
Fuel Type OIL
Condo Level
Condo/Townhouse Type
Attached Garage Area 378
Basement Garage No. of Cars

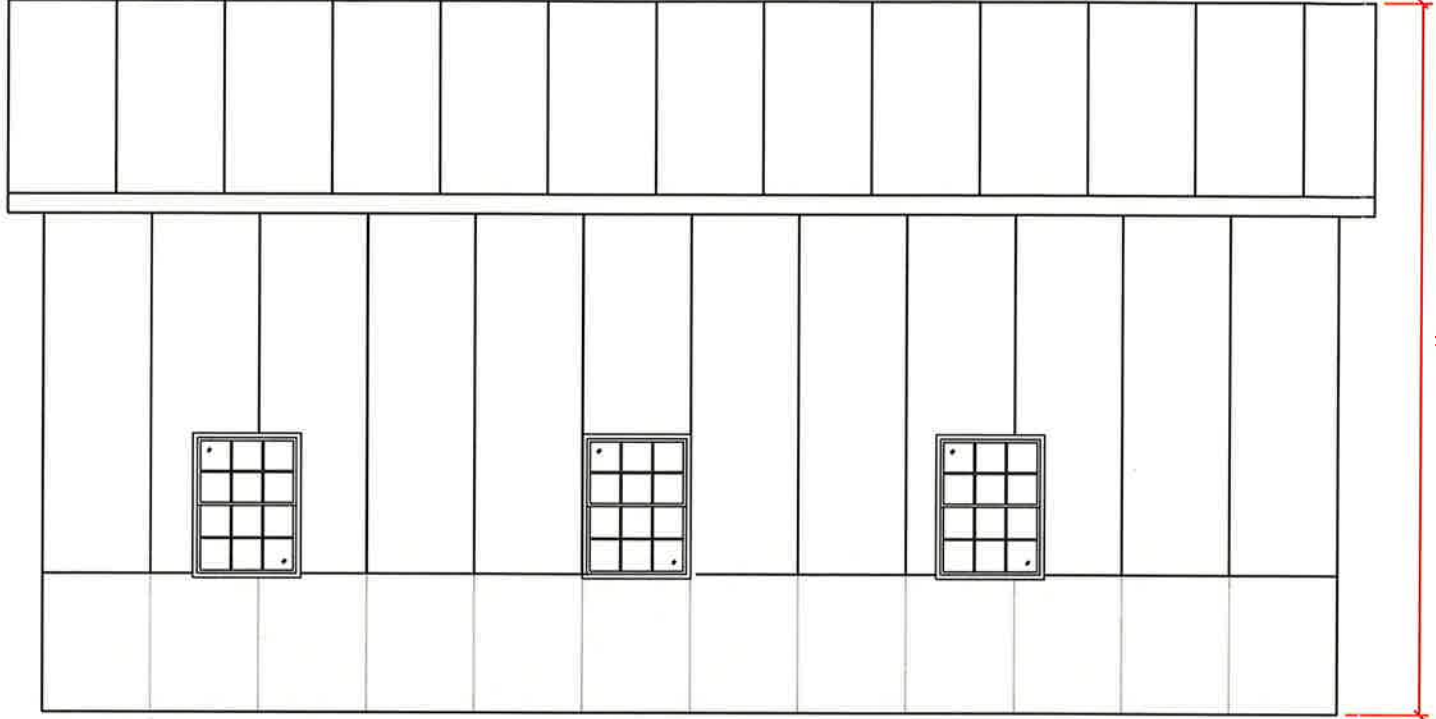
Permits

Permit Date 06-MAY-2020
Permit Number 200178
Amount 13963
Purpose ROOF/SHINGLES
Notes
Notes
Notes
Status CLOSED

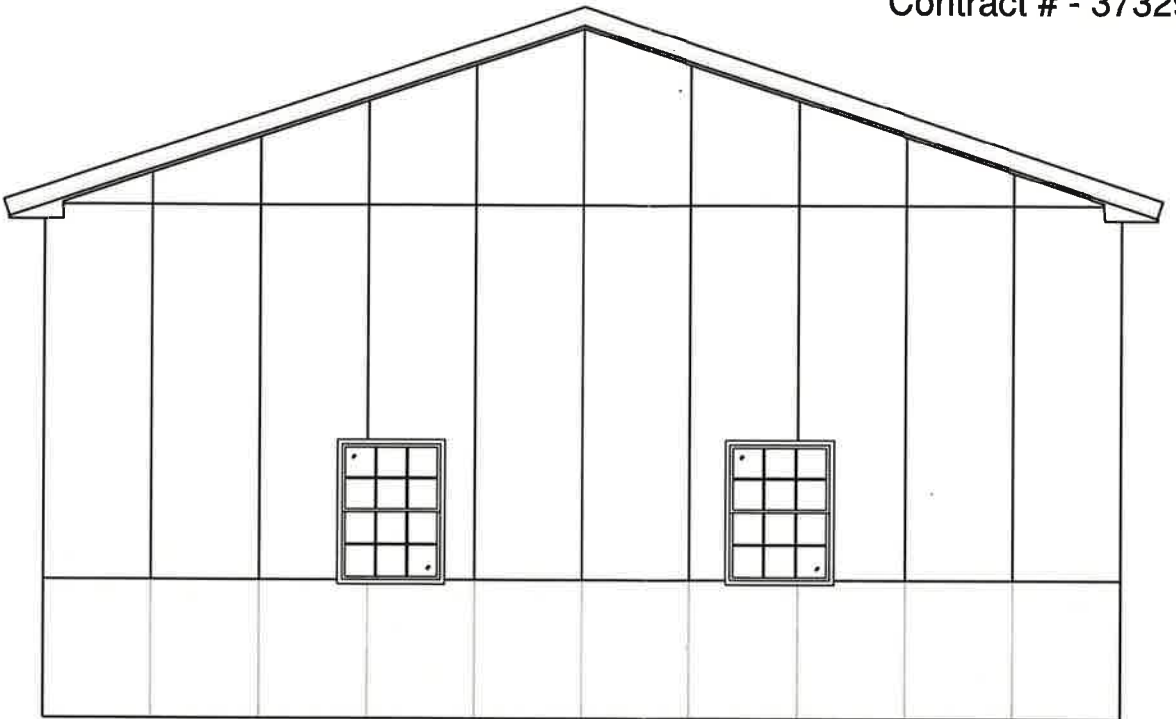
Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
128,230	128,230			O	27-JUN-97
	128,230		01-JAN-98	REASSESSMENT	
	6,800		01-JAN-87		

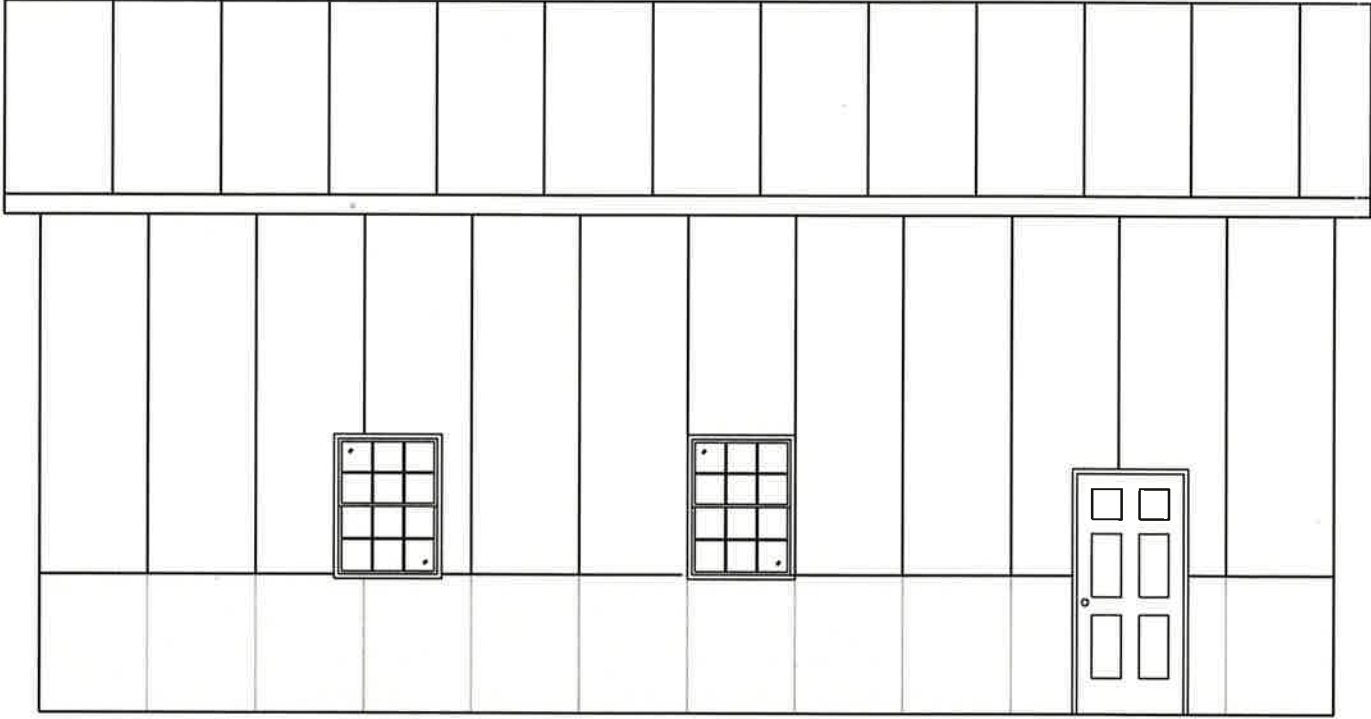
EXHIBIT B
Zoning Exhibit and Garage Elevations and Detail



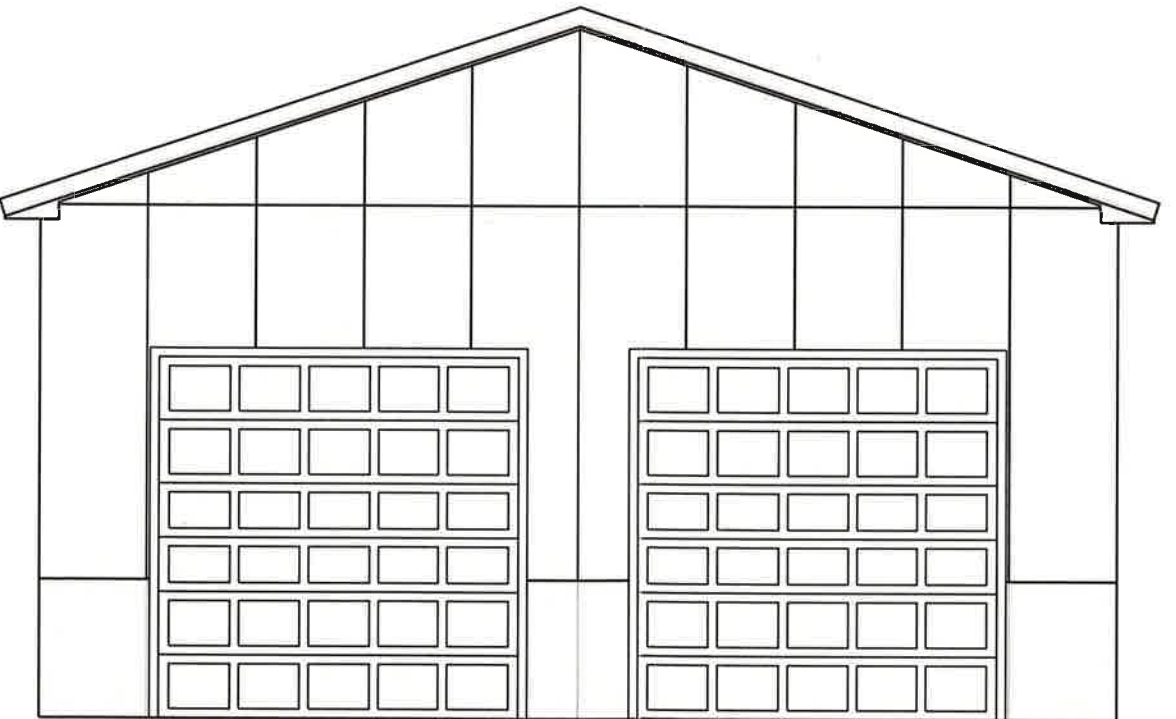
EAVE #1



GABLE #2



EAVE #2



GABLE #1

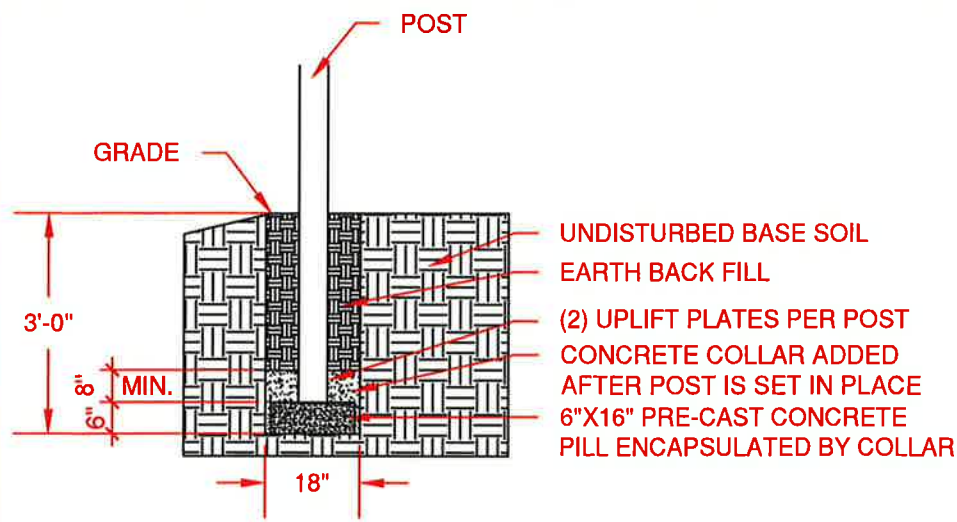
Revisions:	

PPB. Inc.
 Pioneer Pole Buildings, Inc.
 716 South Rt. 183
 Schuylkill Haven, PA 17972
 1-888-448-2505 Toll Free

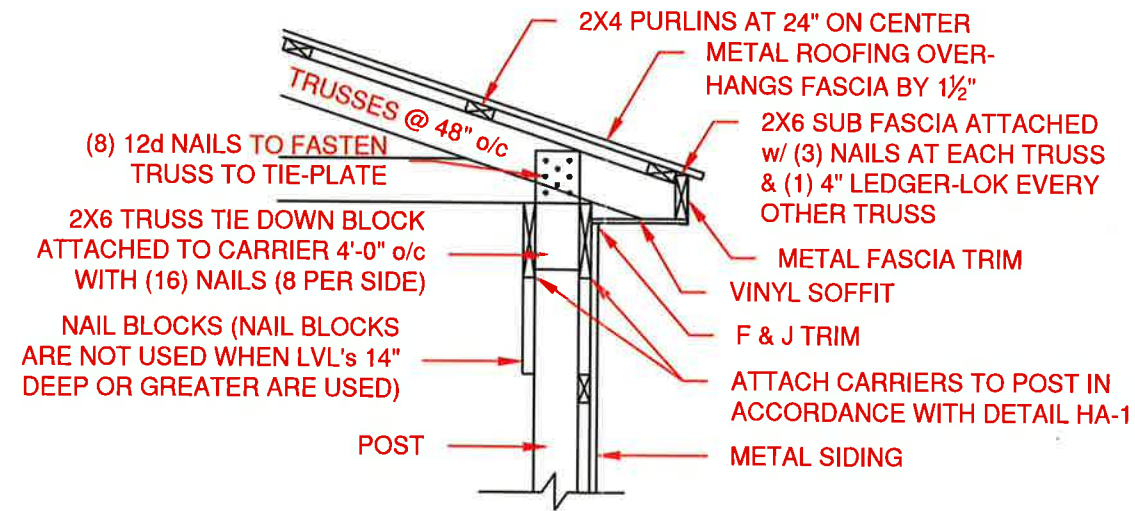
JOB SITE ADDRESS:
 SAME

CUSTOMER ADDRESS:
 STEVEN J. BURZYMOWSKI
 732 TOWAMENCIN AVE
 LANSDALE, PA 19446
 215-605-6797 (H)
 267-467-3532 (M)

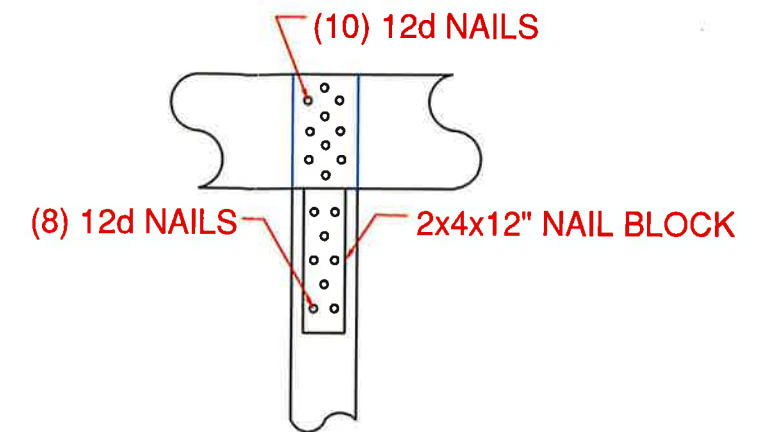
DATE: 6/10/2021
SHEET: Elevations
BUILDING SIZE: 30x36x14'-4"
DRAWN BY: Chris Walker
CHECKED BY:
Job Number: BURZYMOWSKI 01



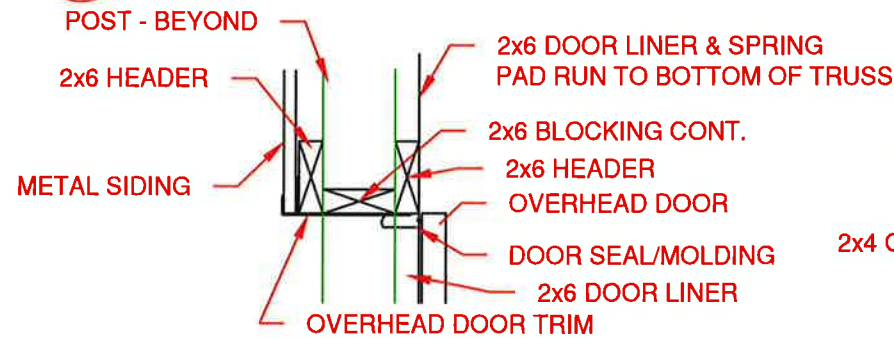
FD 1
FOOTER DETAIL



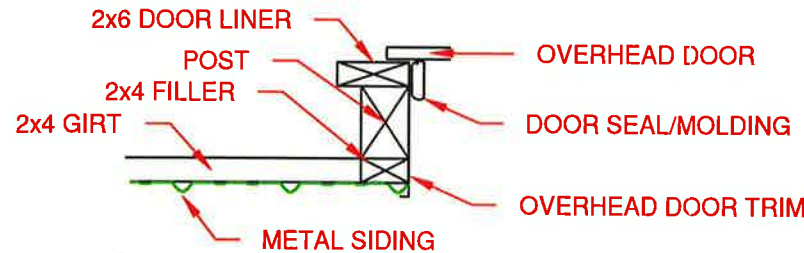
RE 3
ROOF EDGE DET.



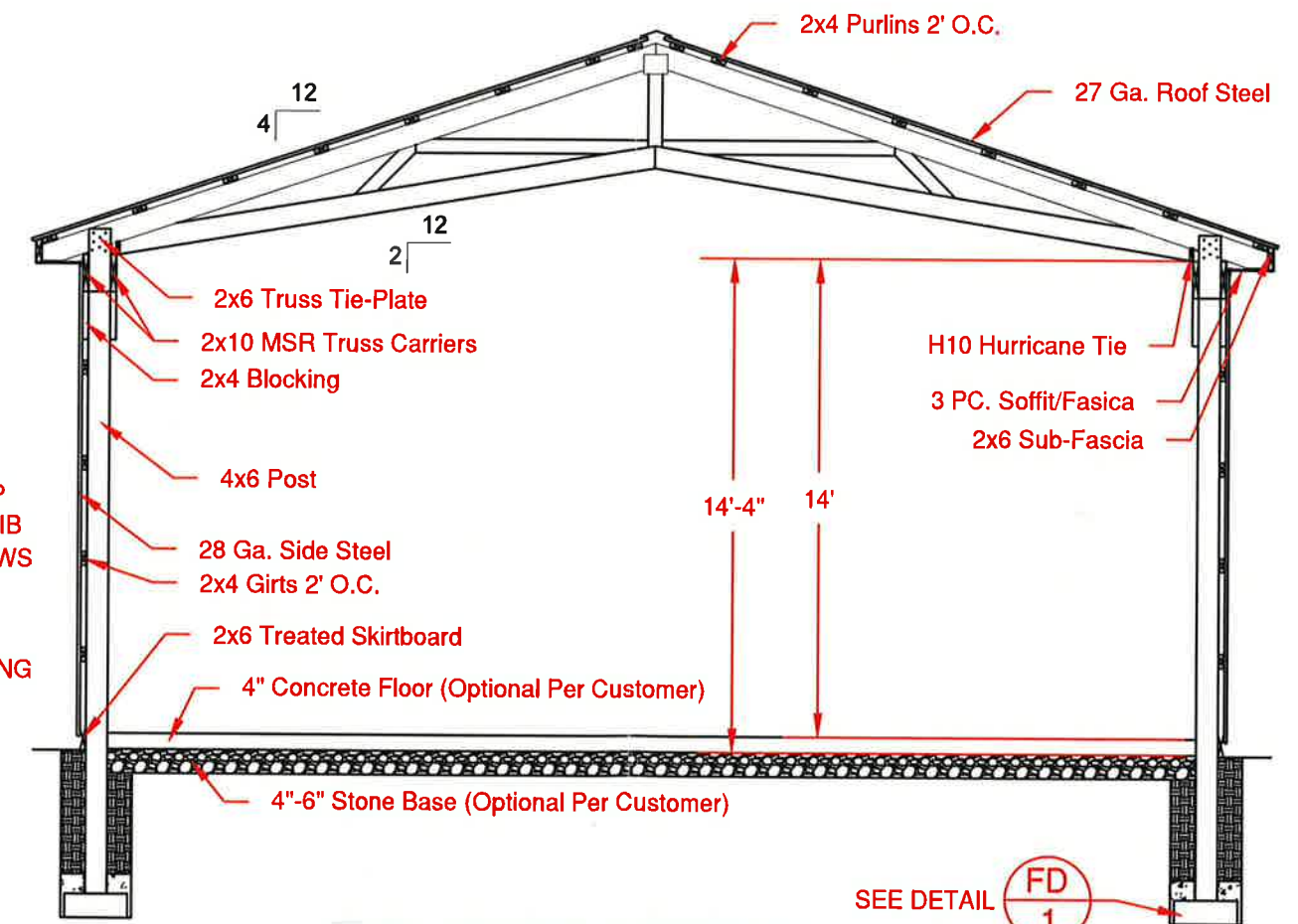
HA 1
2x10 MSR HEADER ATTACHMENT



OD 1
O.H. DOOR HEADER DETAIL

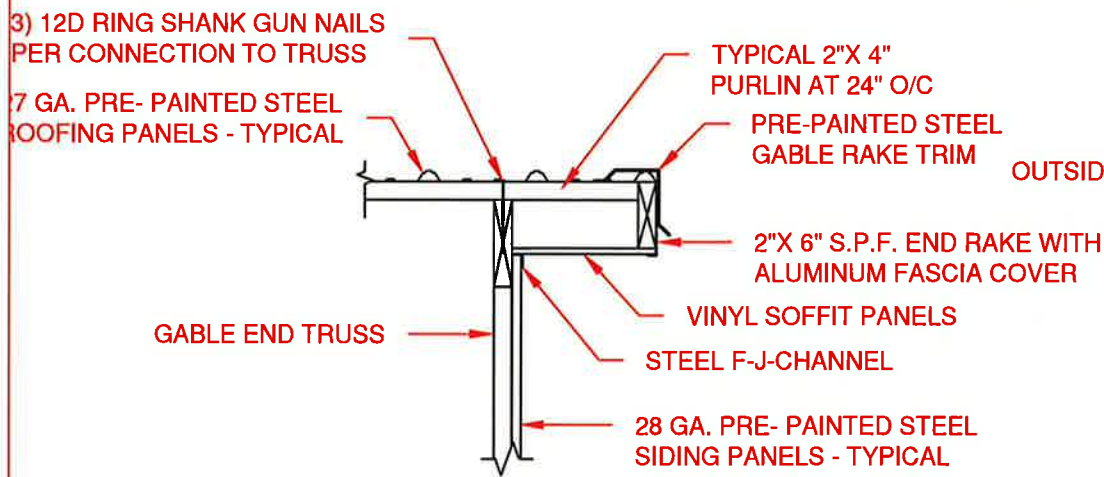


OD 2
O.H. DOOR JAMB DETAIL

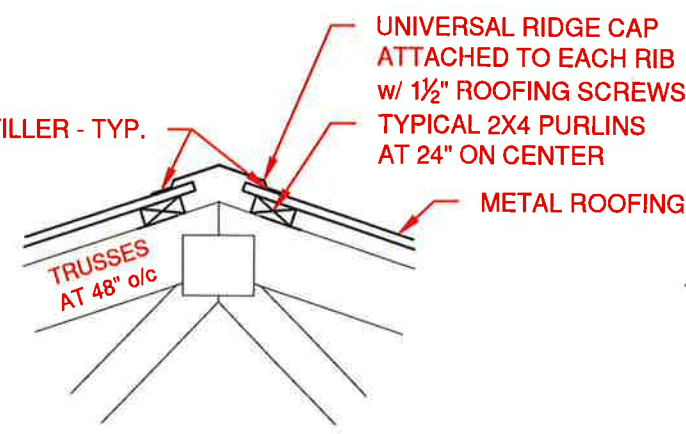


TYP. CROSS SECTION

SEE DETAIL **FD 1**

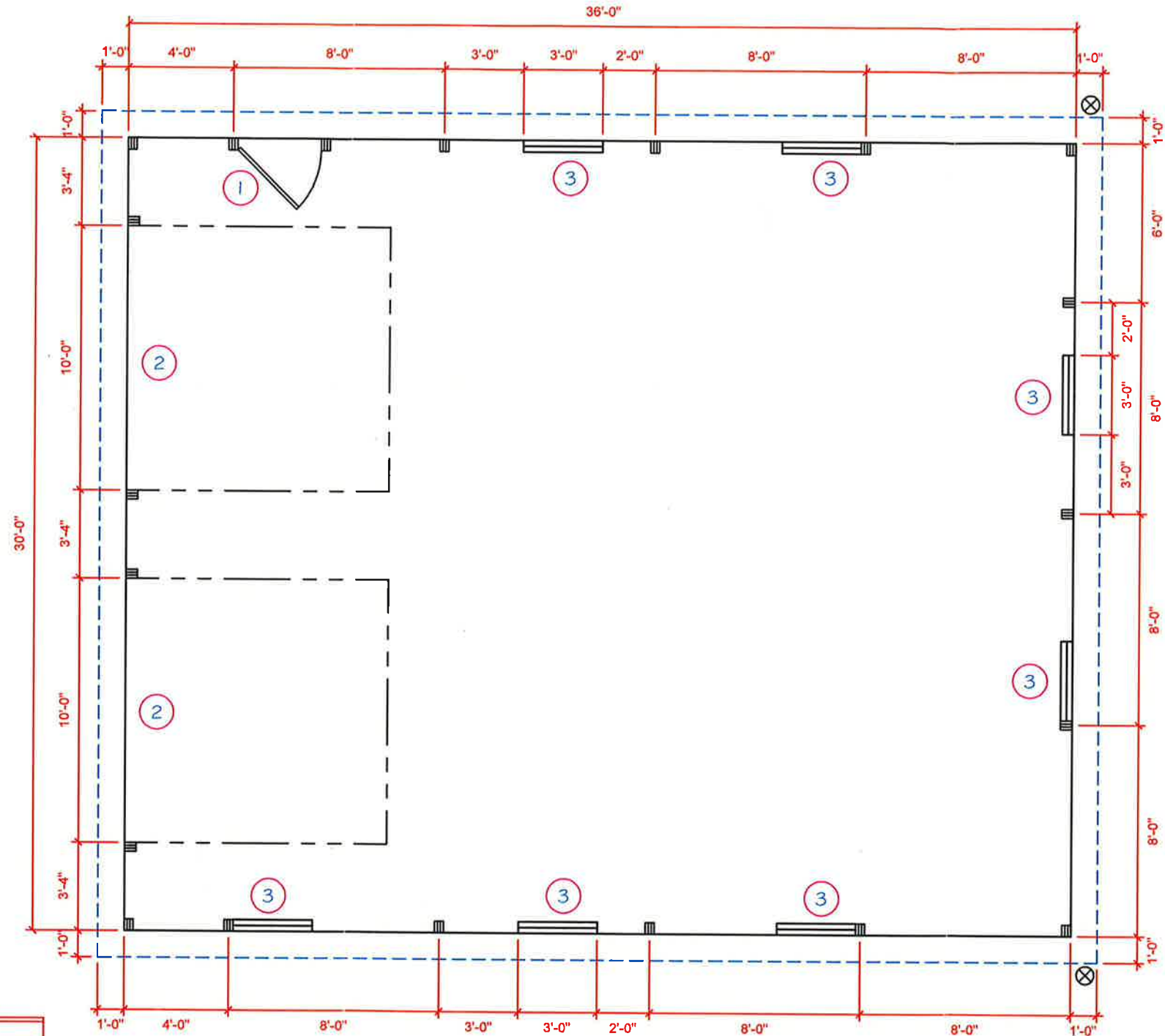


GO 1
TYPICAL GABLE OVERHANG DETAIL



R 1
ROOF RIDGE DETAIL

Revisions: 	PPB. Inc. Pioneer Pole Buildings, Inc. 716 South Rt. 183 Schuylkill Haven, PA 17972 1-888-448-2505 Toll Free	JOB SITE ADDRESS: SAME	CUSTOMER ADDRESS: STEVEN J. BURZYMOWSKI 732 TOWAMENCIN AVE LANSDALE, PA 19446 215-605-6797 (H) 267-467-3532 (M)	DATE: 6/10/2021 SHEET: Detail A
				BUILDING SIZE: 30x36x14'-4"
ALL RIGHTS RESERVED BY PIONEER POLE BUILDINGS, INC. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION				DRAWN BY: Chris Walker CHECKED BY: BURZYMOWSKI 01



WINDOW & DOOR SCHEDULE

SYM	TYPE OF WINDOW / DOOR	NOMIN.	R.O.
①	ENTRY DOOR (6 PANEL)	3068	38" x 82½"
②	OVERHEAD DOOR	10X10	10'-0" x 10'-4"
③	Single Hung Window w/ Grids & Screen	3040	36"x48"

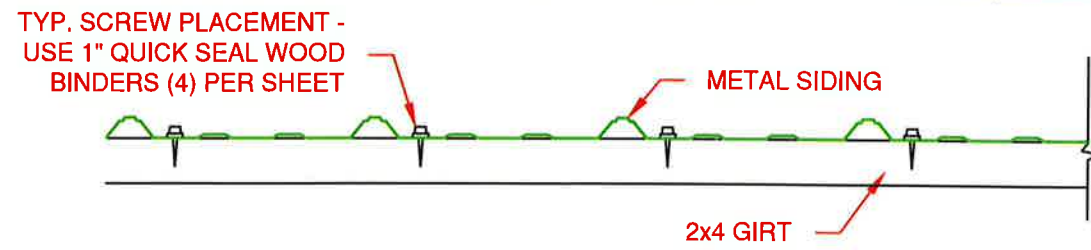
Revisions:

PPB. Inc.
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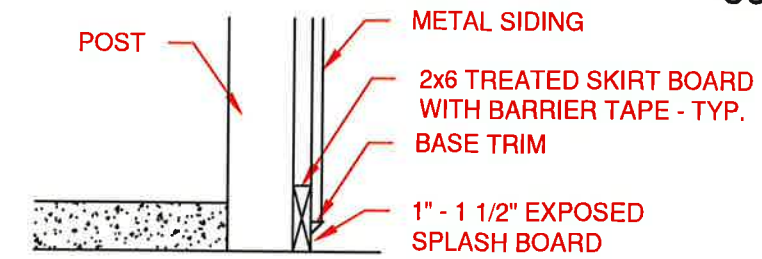
JOB SITE ADDRESS:
 SAME

CUSTOMER ADDRESS:
 STEVEN J. BURZYMOWSKI
 732 TOWAMENCIN AVE
 LANSDALE, PA 19446
 215-605-6797 (H)
 267-467-3532 (M)

DATE: **6/10/2021**
 SHEET: **POLE PLAN**
 BUILDING SIZE: **30x36x14'-4"**
 DRAWN BY: **Chris Walker**
 CHECKED BY: **BURZYMOWSKI 01**
 Job Number: **BURZYMOWSKI 01**

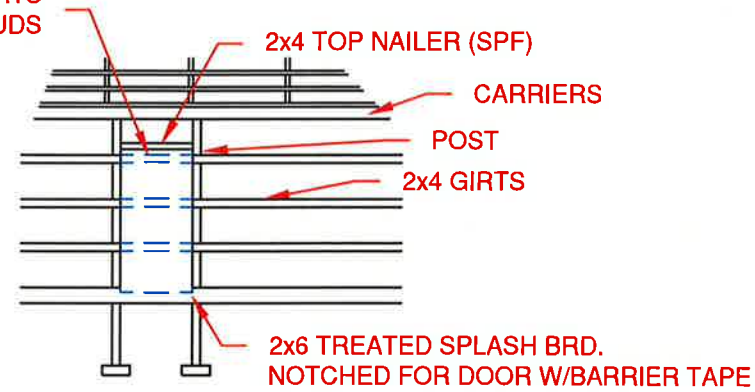


SS
1
SIDING SCREW PATTERN DETAIL

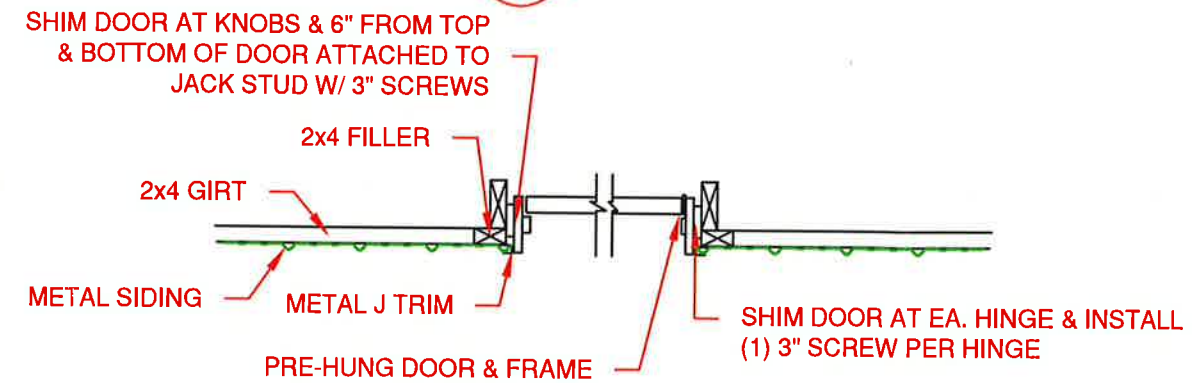


BT
1
BASE TRIM DETAIL

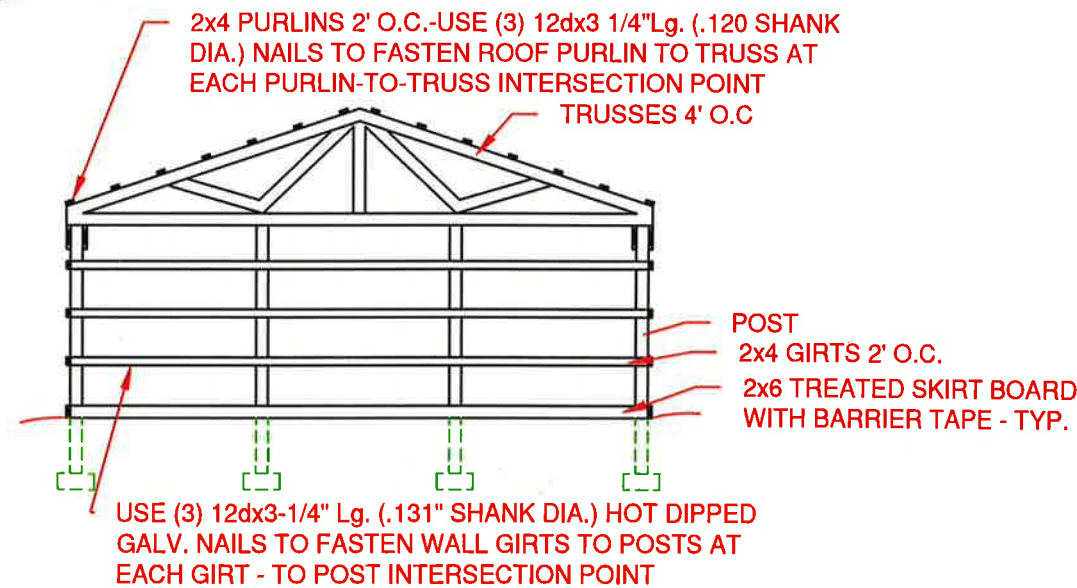
REMOVE THIS SECTION OF GIRTS AFTER ATTACHING TO JACK STUDS



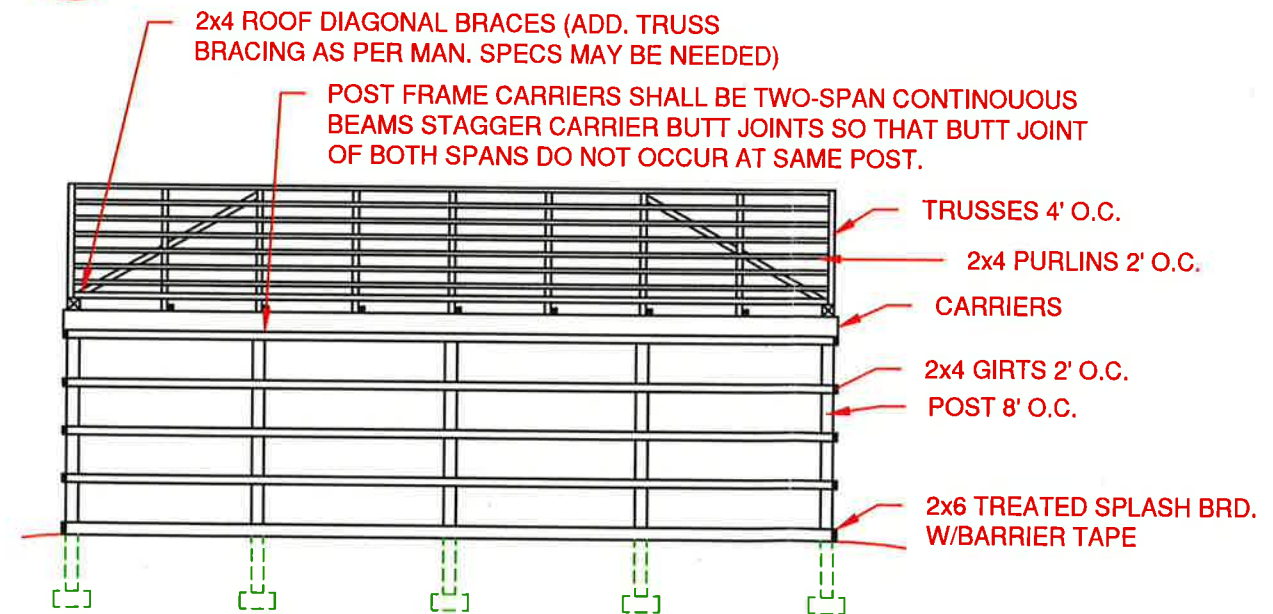
SD
1
SERVICE DOOR FRAMING DETAIL



SD
2
SERVICE DOOR JAMB DETAIL



GF
1
GENERAL GABLE VIEW DETAIL



EF
1
GENERAL EAVE VIEW DETAIL

Revisions:

PPB. Inc.
Pioneer Pole Buildings, Inc.
716 South Rt. 183
Schuylkill Haven, PA 17972
1-888-448-2505 Toll Free

JOB SITE ADDRESS:
SAME

CUSTOMER ADDRESS:
STEVEN J. BURZYMOWSKI
732 TOWAMENCIN AVE
LANSDALE, PA 19446
215-605-6797 (H)
267-467-3532 (M)

DATE:
6/10/2021
SHEET:
Detail B

BUILDING SIZE: 30x36x14'-4"

DRAWN BY: Chris Walker
CHECKED BY: BURZYMOWSKI 01
Job Number:

General Notes:

Foundations:

- A. Bottom of all exterior footings shall be minimum of 3'-0" below finished grade. Minimum size 6" high x 18" round or as noted.
- B. Assumed design soil bearing pressure = 2,000 PSF U.N.O.
- C. Minimum concrete footing strength to be 3,500 PSI at 28 days.

Metal Cladding:

A. Steel siding and roofing panels shall be fabricated from 27 # 28 gauge, grade e 180 KSI structural quality steel conforming to ASTM A-446 with a hot dipped galvanized coating conforming to ASTM A-525 or with an aluminum-zinc alloy coating conforming to ASTM A-792 (plain products only).

B. Paint Finish: All panels when required shall receive a factory applied polyester coating conforming to the manufacturer's specifications.

C. Flashings: All flashings shall be shop fabricated from material that is the same gauge and finish as the wall/roof panels to which they are attached.

D. Closures: Shall be pre-molded neoprene to match the configuration of the wall/roof panel and shall be in lengths as supplied by the panel manufacturer.

E. Fasteners: All screw fasteners shall have a combination steel and neoprene washer. Nails shall have a Fabriseal washer or equivalent. Fastener selection and installation shall be as recommended by the cladding manufacturer.

Wood Trusses:

A. Trusses are to be designed and fabricated in accordance with the published standards of the National Forest Products Association and the Truss Plate Institute's "Design Specifications for Light, Metal Plate Connected Wood Trusses" (TPI-XX) Latest Edition.

B. The web configuration plate sizes, chord sizes and lateral bracing shall be designed by a licensed professional engineer. The truss manufacturer shall provide the contractor with shop drawings of each truss design bearing the engineers seal. Shop drawings shall be approved by the contractor before fabrication.

C. All trusses shall be designed for the loading, spacing and geometry shown on the plan.

D. The contractor shall install the bracing of the wood trusses in accordance with the manufacturer's design. Minimum lateral bracing of web and bottom chord members shall be as required by truss design.

Lumber:

A. All lumber shall comply to the requirements of the American Institute of Timber Construction and the National Forest Products Association's "National Design Specification for Wood Construction".

B. All lumber for posts and beams shall be #2 or better southern yellow pine grade stamped by a SPIB approved mill, surfaced at a maximum moisture content of 19% treated .6 pcf ACQ, .23 pcf MCA or equal.

C. All lumber for headers shall be MSR grade stamped by a SPIB approved mill, surfaced at a maximum moisture content of 19%.

D. All lumber exposed to ground contact or insect infestation shall be treated according to the American Wood preservers' Association Standards, .6 pcf ACQ, .15 pcf MCA or equal.

Connections:

A. All wood connection to be made according to the "National Design Specification for Wood Construction". The minimum connection to be two 12 penny nails. Other connection as per plan or as controlled by standard construction practices.

B. It is acceptable for 2x4 wind girt spacing to vary from 18" to 30", when the span of the girt is 10' or less. Horizontal spacing of fasteners for the metal wall panels shall be in accordance with the panel manufacturer's instructions. The wind girt spacing up to 30" conforms to the rigid diaphragm design for post frame walls.

Cautionary Notes:

1. Structural components such as posts, beams, trusses or fasteners and attachment brackets should NOT be modified, notched or cut in any manner without proper review and approval of the building design professional.
2. Rainwater and melt water should be directed away from post foundation locations.
3. On enclosed buildings with large doors (that is buildings designed as completely enclosed) the doors should be closed during periods high wind and/or stormy weather to reduce uplift forces on the building.
4. Do NOT lean heavy materials against posts or girts unless the building has been designed for those types of loads. Do NOT store loose material against walls unless building has been designed for side thrust loads and any moisture contained in the loose materials.
5. Do NOT use the roof trusses for storing material unless the building and roof trusses have been designed for those loads.
6. Concentrated loads such as ceiling-mounted furnaces, wet sprinkler systems, ventilation hoods, etc. SHALL NOT be attached to the roof trusses without the prior review and written approval of Pioneer Pole Buildings, Inc. and the building design professional.
7. Do NOT install hardware that would maintain snow cover on the roof of buildings.
8. Do NOT attach additional buildings or lean-to enclosed areas to pole barn buildings unless the building has been designed for the additional loads created by these building additions.
9. Door openings should NOT be added to the building walls after the building has been constructed without review and approval of the building design professional.

Misc. Notes:

These plans are designed in accordance with the 2015 IBC Construction Class VB

TRUSS CARRIERS USED TO BE EQUAL TO OR BETTER THAN 2x10 MSR

HURRICANE TIES USED = RT16A (USP CONNECTORS)
 UNIVERSAL RIDGE VENT
 IBC USE GROUP UTILITY

TWO-TONE SIDING
 GUTTER: 5K w/ DOWNSPOUT

DESIGN CRITERIA:
Ground Snow Loads:
 Ground Snow Load (psf) = 40
Wind Speed:
 Wind Speed = 115 mph
Truss Loads:
 Top Chord Live (psf) = 30
 Top Chord Dead (psf) = 5
 Bottom Chord Live (psf) = 0
 Bottom Chord Dead (psf) = 5

Revisions:

PPB. Inc.
 Pioneer Pole Buildings, Inc.
 716 South Rt. 183
 Schuylkill Haven, PA 17972
 1-888-448-2505 Toll Free

JOB SITE ADDRESS:
 SAME

CUSTOMER ADDRESS:
 STEVEN J. BURZYMOWSKI
 732 TOWAMENCIN AVE
 LANSDALE, PA 19446
 215-605-6797 (H)
 267-467-3532 (M)

DATE: 6/10/2021
SHEET: Notes
BUILDING SIZE: 30x36x14'-4"
DRAWN BY: Chris Walker
Job Number: BURZYMOWSKI 01
CHECKED BY:


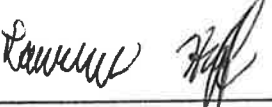
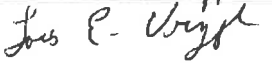
EXHIBIT C
Neighbor Petition

NEIGHBOR SUPPORT PETITION

We, the undersigned, are neighbors to Anna Lynn and Steve Burzymowski ("Applicants"), who are the owners of the property located at 732 S. Towamencin Avenue ("Property").

We, the undersigned, are aware of Applicant's proposal to replace an existing shed on the property and with an approximately 1,080 square-foot garage with a height of approximately 17 feet, approximately 13-feet from the Property's right side yard ("Proposal"), as well as the associated height variance being requested to facilitate the Proposal.

We, the undersigned, are in support of the Proposal and request that such support be noted and this Petition be entered into the evidentiary record in support of the Proposal at the associated zoning hearing.

ADDRESS	PRINTED NAME	SIGNATURE
731 S. Towamencin Ave, Lansdale, PA 19446	Gerald Galinski	
736 S. Towamencin Ave, Lansdale, PA 19446	Lawrence Huff	
728 S. Towamencin Ave, Lansdale, PA 19446	Lois Verzyl	

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, September 28, 2021, on the following matters:

Hearing No. 21-16: Chris Perez and Megan Krache of 222 Hunter Lane, North Wales, PA 19454 for property located at the same address, for a variance from Section 195-12.B.(3) to permit a front yard setback of 39 feet where 50 feet is required in order to construct an enclosed, 1-story front entrance addition to the existing dwelling. The Property is zoned R-2 Residential.

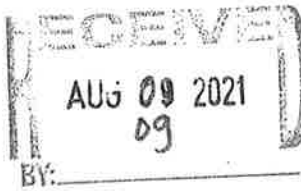
Copies of the applications, exhibits, site plans or other materials received by the Township in connection with the above matters are on file with the Zoning Officer at the Township Building. Paper copies may be requested in writing from the Township at a cost as permitted by law. The public is invited 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 September 28, 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



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

Date: 7-27-21

PROPERTY ADDRESS/
 LOCATION 222 Hunter lane LOT SIZE .45 ZONING DISTRICT upper gwynedd

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

Applicant's Name: Chris Perez/Megan Krache
 Address: 222 Hunter lane
 Telephone: _____

Check One
 Date Ownership Secured 10-24-19
 Date of Agreement of Sale _____
 Date of Lease _____

Contractor's or
 Agent's Name SRA Home Products

Public Water Yes No _____
 Public Sewer Yes No _____

Address 1041 Glassboro Rd ste D-2
Williamstown, NJ 08094

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. My husband and I would like to build a larger front entrance to our home so we can easily get in and out. with 4 kids and a currently very small entrance it is very hard to get in and out of our home.

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

Applicant's Signature Megan Krache
 Please Print Name: Megan Krache
 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 _____

PARTS LEGEND

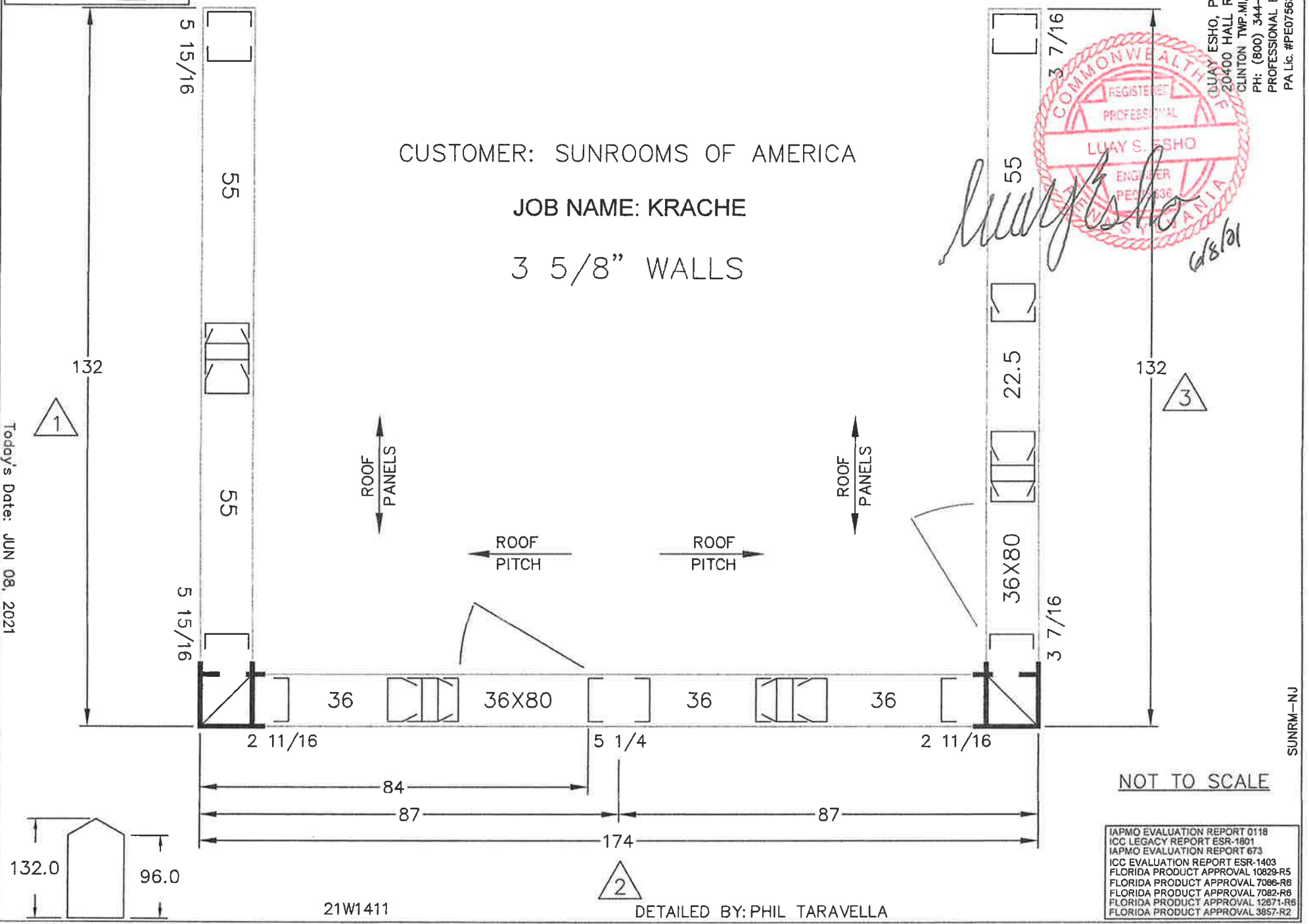
FEMALE VERTICAL CHANNEL
 MALE ANGLE
 CORNER
 EXISTING POST

INSTALLER'S LAYOUT
 VERIFY ALL FILL MEASUREMENTS BEFORE CUTTING

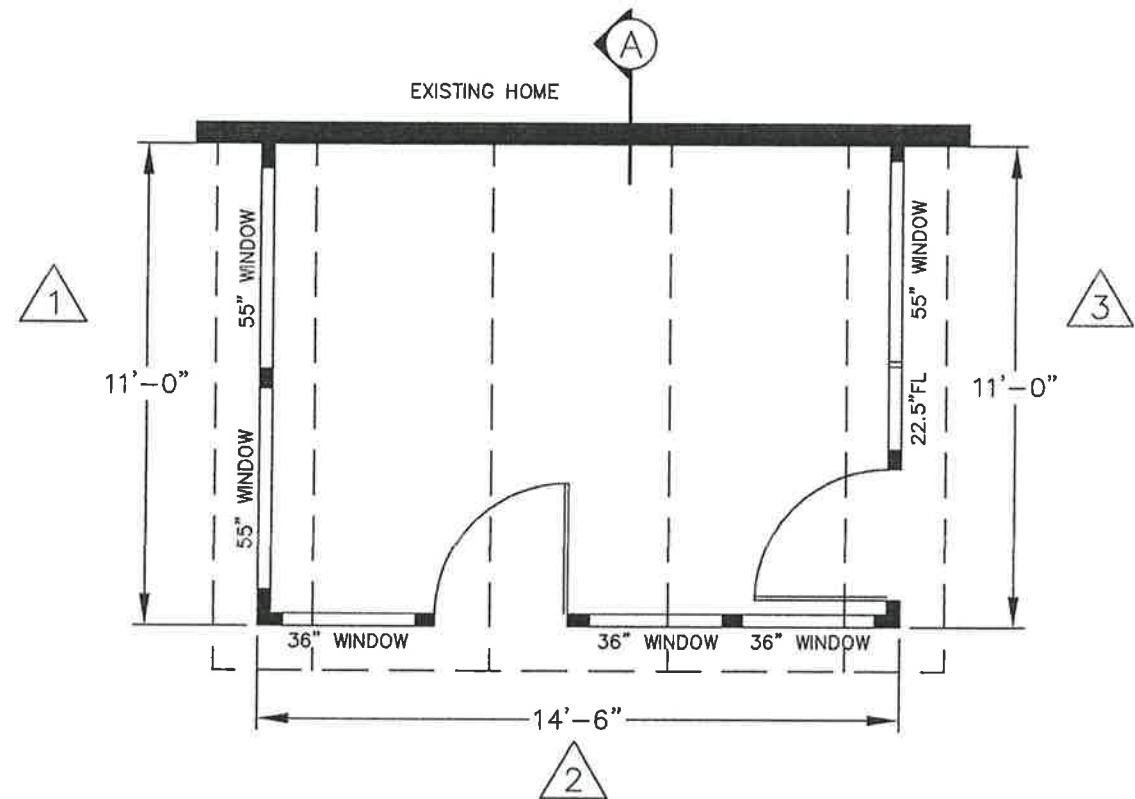
CUSTOMER: SUNROOMS OF AMERICA
 JOB NAME: KRACHE
 3 5/8" WALLS

COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL ENGINEER
 LUAY S. ESHO
 ENGINEER
 PE012336
 LUAY ESHO, P.E.
 20400 HALL RD
 CLINTON TWP. MI. 48038
 PH: (800) 344-8366
 PROFESSIONAL ENGINEER
 PA Lic. #PE075636

Luay S. Esho
 6/8/21



Today's Date: JUN 08, 2021



FLOOR PLAN

NOTE: ENCLOSURE NOT TO BE USED AS A PERMANENT LIVING AREA

FRAME COLOR: WHITE
FASCIA/TRIM: WHITE
INTERIOR KP: WHITE
EXTERIOR KP: WHITE
SKIN TYPE: TEMKOR



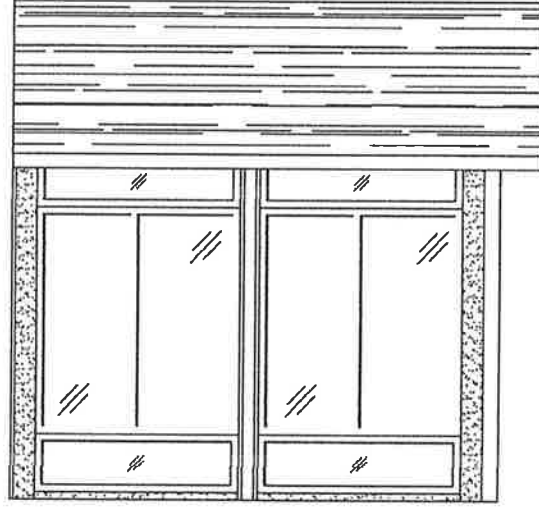
LUAY ESHO, P.E.
20400 HALL RD.
CLINTON TWP. MI, 48038
PH: (800) 344-8366
PROFESSIONAL ENGINEER
PA Lic. #PE075636

TEMO SUNROOMS, INC.
20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (800) 344-8366

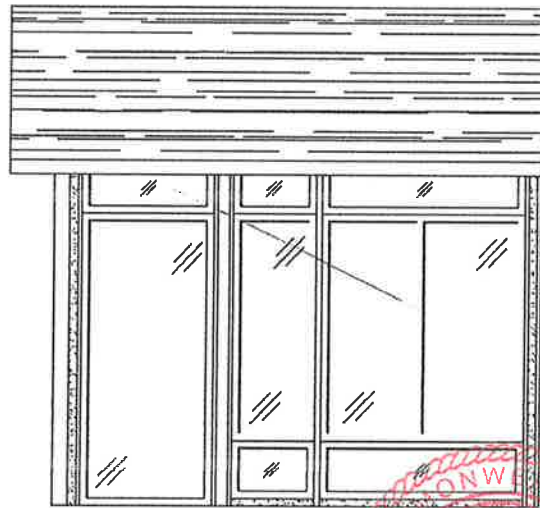
DEALER: SUNRM-NJ	21W1411 PH. ()
KRACHE	
222 HUNTER LANE NORTH WALES, PA 19454	
DRAWN BY: PHIL TARAVELLA	ON: 01/27/21 SCALE: NONE

NOTE:
THE SIDE WALL ATTACHMENT TO HOUSE IS A NON-LOAD BEARING CONNECTION. PROPERLY CAULK BOTH SIDES OF ALUMINUM EXTRUSION AT THIS CONNECTION.

Today's Date: JUN 08, 2021

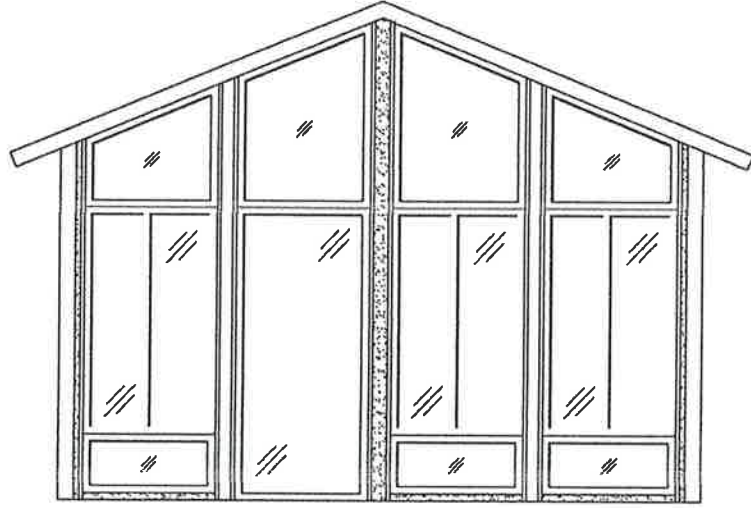


1



3

CUSTOM SIZE GLASS NOT INCLUDED ON THIS ORDER



2

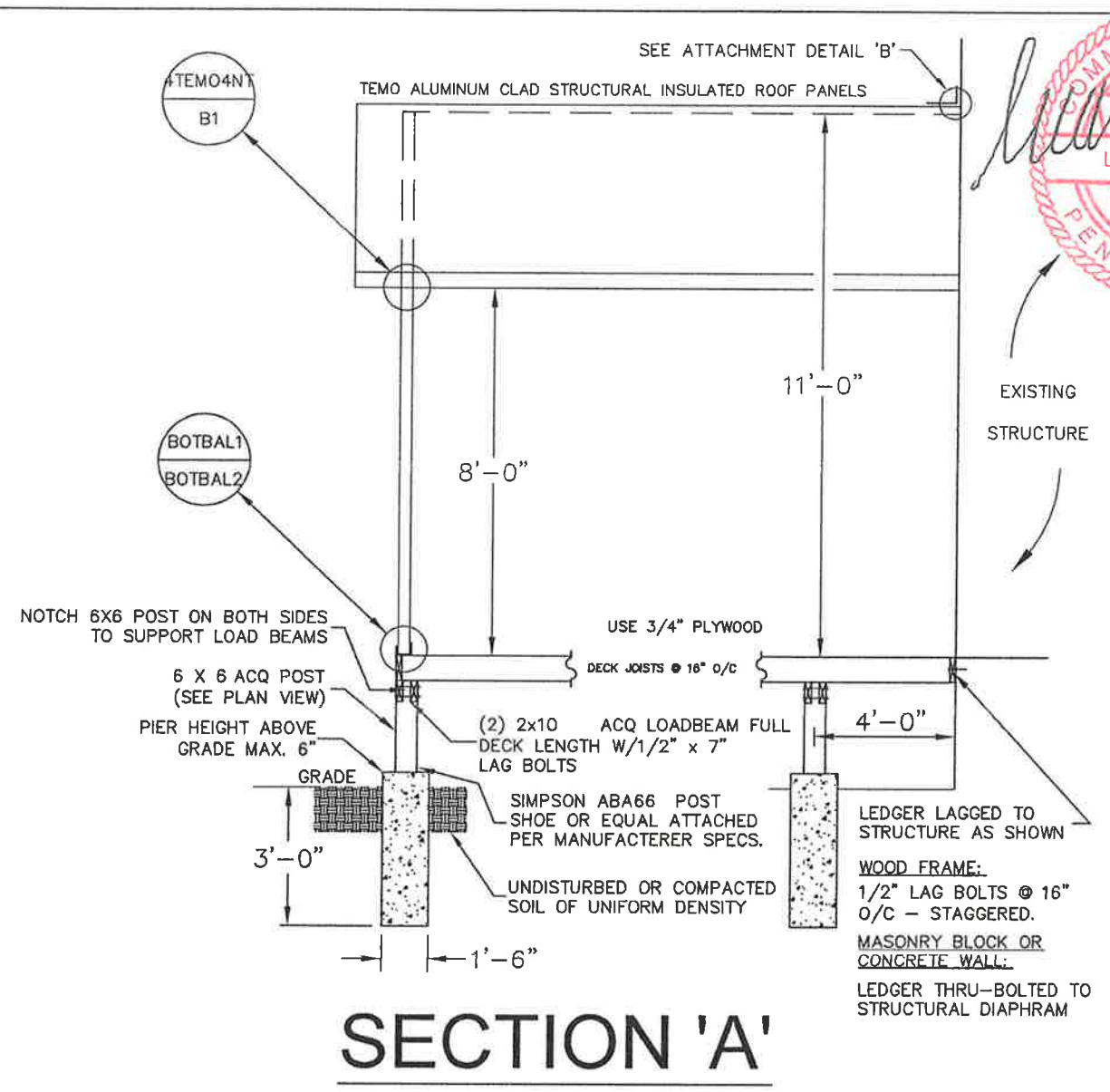
ELEVATIONS



ALL TEMO SUNROOMS ARE DESIGNED IN ACCORDANCE WITH 2018 IRC AND 2018 NEW JERSEY BUILDING CODE AMENDMENTS.
NOTE: ALL OPERATING GLAZING PRODUCTS SUPPLIED BY TEMO SUNROOMS INCLUDE TEMPERED HPG-2000 GLASS THAT CONFORMS WITH SECTION R308 OF THE IRC.

DEALER: SUNRM-NJ	21W1411 PH. ()	TEMO SUNROOMS, INC.	LUAY ESHO, P.E. 20400 HALL RD. CLINTON TWP. MI, 48038 PH: (800) 344-8366 PROFESSIONAL ENGINEER PA Lic. #PE075636
KRACHE	222 HUNTER LANE NORTH WALES, PA 19454	20400 HALL RD CLINTON TWP, MI 48038 PHONE: (800) 344-8366	
DRAWN BY: PHIL TARAVELLA	ON: 01/27/21 SCALE: NONE		

Today's Date: JUN 08, 2021

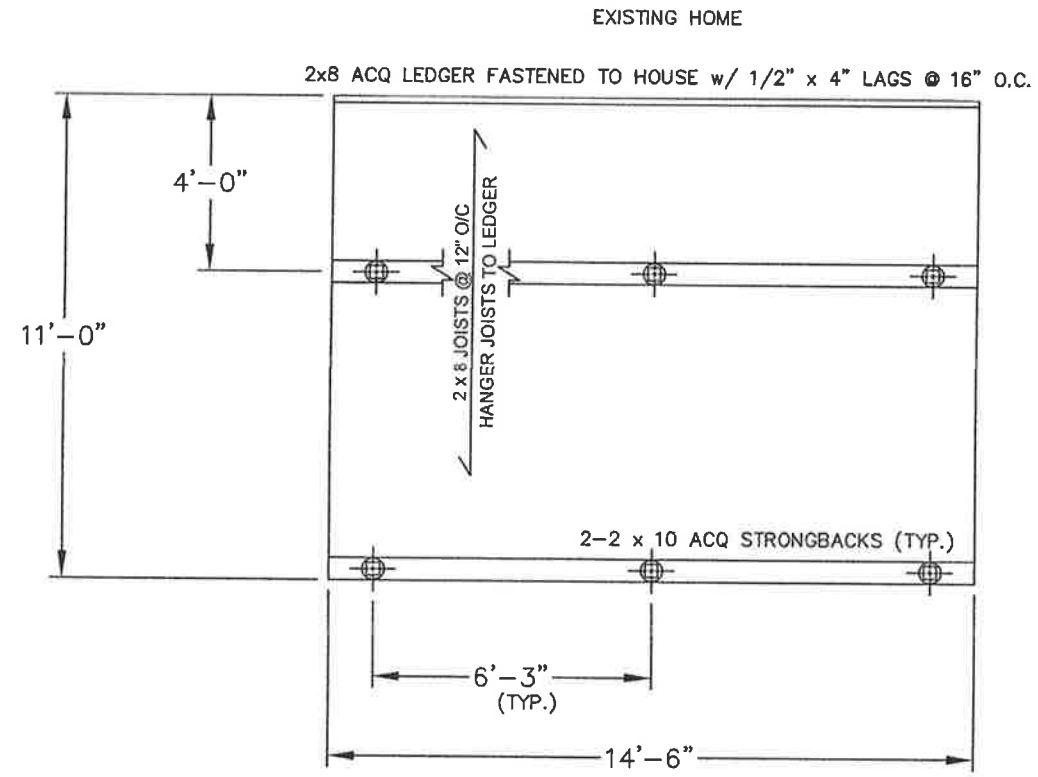


ROOF PANELS: 4 1/4", 0.032, 2#, ROOF LOAD: 30 P.S.F.



DEALER: SUNRM-NJ	21WT411 PH. ()	LUAY ESHO, P.E. 20400 HALL RD. CLINTON TWP. MI, 48038 PH: (800) 344-8366 PROFESSIONAL ENGINEER PA Lic. #PE075636
KRACHE	222 HUNTER LANE NORTH WALES, PA 19454	TEMO SUNROOMS, INC. 20400 HALL RD CLINTON TWP, MI 48038 PHONE: (800) 344-8366
DRAWN BY: PHIL TARAVELLA	ON: 01/27/21 SCALE: NONE	

Today's Date: JUN 08, 2021



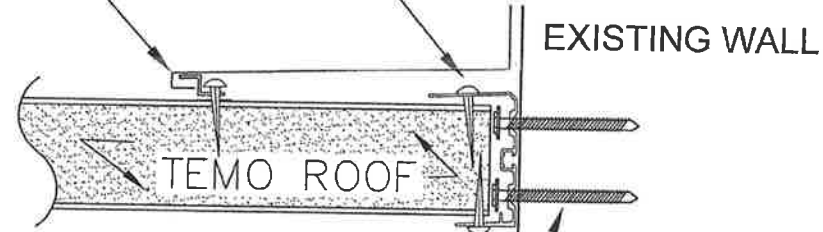
CONVENTIONAL WOOD DECK PLAN

LOADS:
 Dead Load: 5 lb/Sq Ft
 Live Load: 40 lb / Sq Ft

DEALER: SUNRM-NJ	21W1411 PH. ()	LUAY ESHO, P.E. 20400 HALL RD. CLINTON TWP. MI. 48038 PH: (800) 344-8366 PROFESSIONAL ENGINEER PA Lic. #PE075636
CRACHE	222 HUNTER LANE NORTH WALES, PA 19454	TEMO SUNROOMS, INC. 20400 HALL RD CLINTON TWP, MI 48038 PHONE: (800) 344-8366
DRAWN BY: PHIL TARAVELLA	ON: 01/27/21 SCALE: NONE	

FASTEN ROOF PANEL TO
ALUMINUM CHANNEL WITH #8
1/2" SCREWS AT 6" ON CENTER

METAL PREFLASH AND
MOUNT TO Z-CHANNEL
W/ #8 X 1/2" SCREWS
@ 6" O.C.



HANGING RAIL MOUNTED
WITH (2) 1/4" X 3-1/2" SCREWS
INTO EACH WALL STUD
STAGGERED TOP & BOTTOM

DETAIL 'B'

DEALER: SUNRM-NJ

KRACHE

21 W1 411 | PH. ()

222 HUNTER LANE
NORTH WALES, PA 19454

DRAWN BY: PHIL TARAVELLA

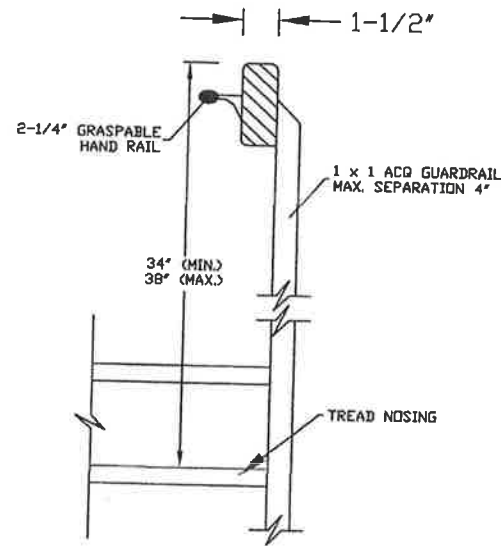
ON: 01/27/21 | SCALE: NONE

TEMO SUNROOMS, INC.

20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (800) 344-8366

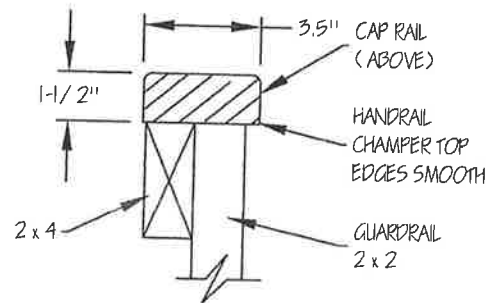
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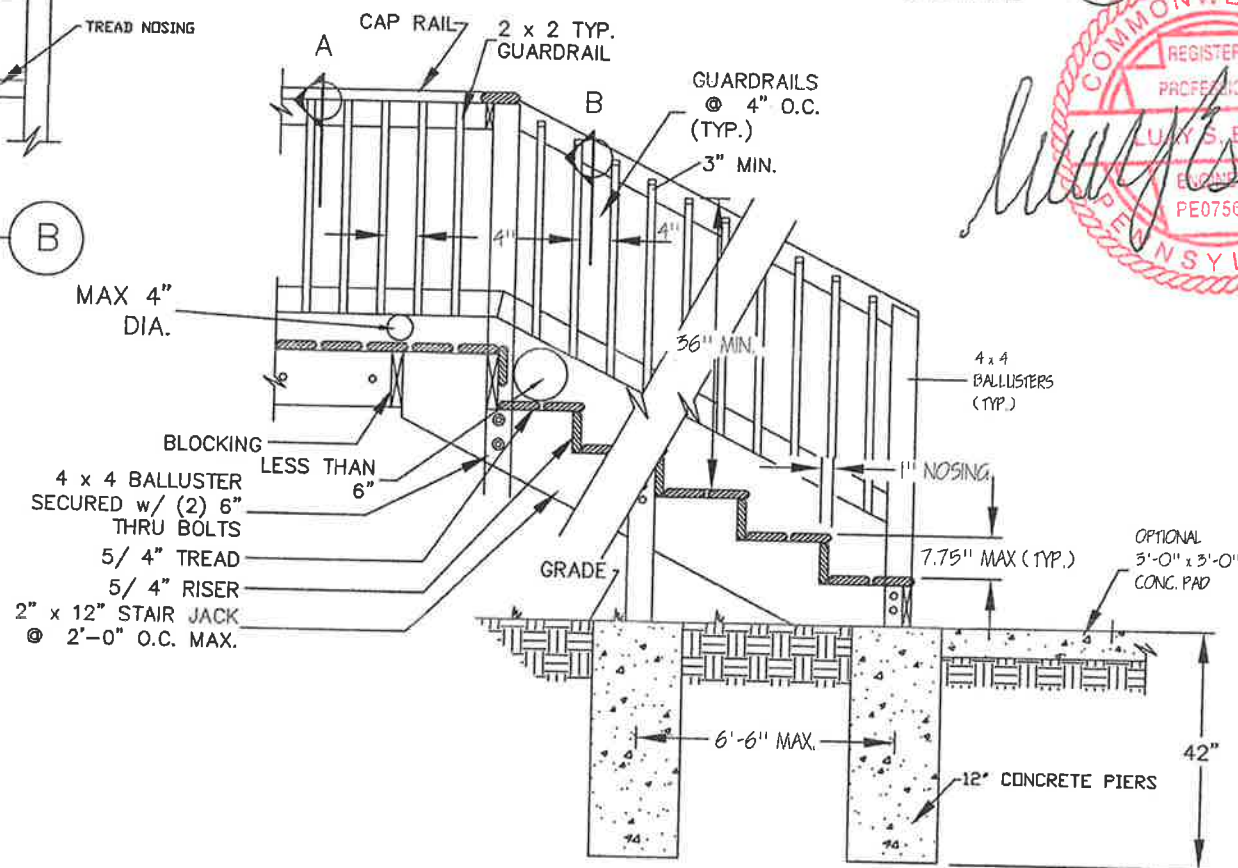


HANDRAIL
DETAIL (B)

NOTE:
ALL LUMBER SHALL BE
TREATED WOOD.



CAP RAIL
DETAIL (A)



STAIR DETAIL



LUAY ESHO, P.E.
20400 HALL RD.
CLINTON TWP, MI, 48038
PH: (800) 344-8366
PROFESSIONAL ENGINEER
PA Lic. #PE075636

TEMO SUNROOMS, INC.
20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (800) 344-8366

DEALER: SUNRM-NJ
21 W1411 PH. (. .)
KRACHE
222 HUNTER LANE
NORTH WALES, PA 19454
DRAWN BY: PHIL TARAVELLA ON: 01/27/21 SCALE: . . .



11' x 14'
Proposed Entry

223
Hancock Rd
has similar
structure