

PUBLIC NOTICE

PLEASE TAKE NOTICE that Zoning Hearing Board of Upper Gwynedd Township will hold an in-person public hearing(s) on Tuesday, July 26, 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. 22-14: David J. Pohwat of 322 Gosling Drive, North Wales PA 19454 for property located at the same address, for a variance from Section 195-11.B(2) of the Upper Gwynedd Zoning Code to permit a building area of 11.79% where a maximum of 10% is permitted for the installation of a 300 sq ft shed in the rear yard. The Property is zoned R-1 Residential.

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 July 26, 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.

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

RECEIVED
 JAN 04 2021
 BY: _____

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

Date: 1/3/2022

PROPERTY ADDRESS/
 LOCATION 322 Gosling Dr. Newales LOT SIZE 37804 S.F. ZONING DISTRICT _____

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

Applicant's Name: David J. Pohwat Check One
 Date Ownership Secured _____
 Address: 322 Gosling Dr. North Wales PA Date of Agreement of Sale 8/20/2015
 Telephone: _____ Date of Lease _____

Contractor's or Agent's Name: Country Time Sheds Public Water Yes No _____
 Address: 847 Bethlehem Pike Colmar PA 19915 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)

David J. Pohwat
 Owner's signature, if Applicant is not Owner, agreeing to this Application

Applicant's Signature *David J. Pohwat*
 Please Print Name: DAVID J. POHWAT
 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 _____



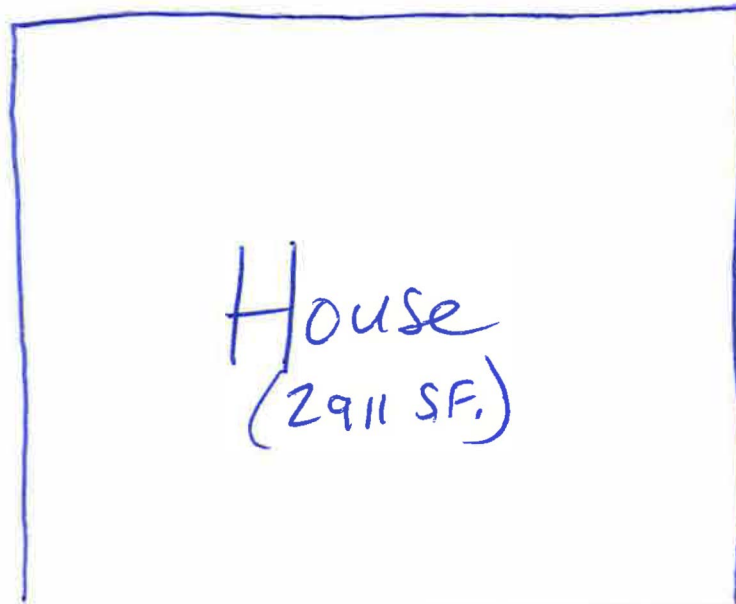
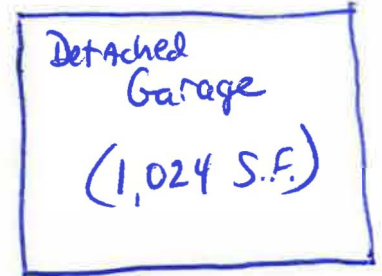
25'
Away
from
sewer easment



minimum 8'
Set back from
property line



LOT
Size
37,804 S.F.



GOSLING DRIVE
(54.00' R.O.W.)

S 25°05'00" E 59.45'
LEGAL RIGHT-OF WAY LINE

R152.00'
A56.93'

REBAR FOUND

231.98'

N 64°55'00" E



20'

254.06'

20' SANITARY SEWER EASEMENT

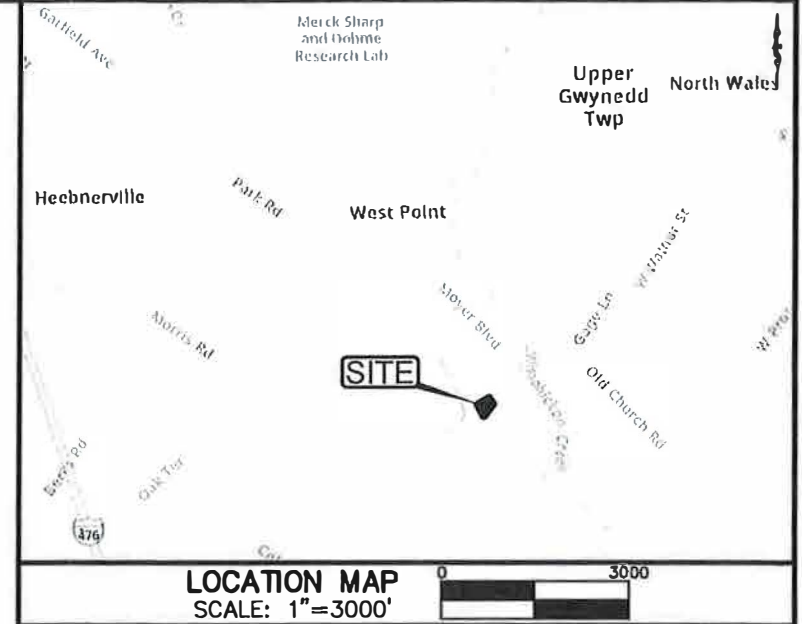
N 45°27'28" E

REBAR FOUND

N 26°45'22" W

208.09'

LANDS N\F
DAVID & NICOLE POHWAT
PARCEL: 56-00-03149-06-2
MAP/BLOCK/LOT: 56/046/055
LOT 13
322 GOSLING DRIVE, NORTH WALES
UPPER GWYNEDD TOWNSHIP
DEED BOOK 5971 PAGE 1092
37,804 SF OR 0.8679 AC



OWNER OF RECORD
DAVID & NICOLE POHWAT
322 GOSLING DRIVE
NORTH WALES, PA 19454

ROOF COVER TABULATION

DWELLING =	2,868 SF
GARAGE =	1,025 SF
SHED =	192 SF
TOTAL ROOF COVER =	4,085 SF

LOT AREA = 37,804 SF (0.8679 Ac)
TOTAL ROOF COVER = 4,085 SF
ROOF COVERAGE RATIO = 11%

GENERAL NOTES:
1. PLAN INFORMATION FROM BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY SCHLOSSER AND CLAUSS CONSULTING ENGINEERS, INC. IN FEBRUARY, 2022.



SURVEYOR'S CERTIFICATE, BOUNDARY & TOPOGRAPHY

THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.



JASON N. BERTZOS, PLS
PENNSYLVANIA REGISTRATION: SU-075425
DATE: 02/17/2022

REV	DATE	DESCRIPTION	BY

POHWAT PROPERTY
(TMP 56-00-03149-06-2)

SITUATE:
UPPER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

SCALE: 1"=30'	DATE: 02-11-2022
DRAWN BY: CRK	DRAWING NO: 22002
CHECKED BY: JNB	SHEET: 1 OF 1
JOB NO: 22002	

SCHLOSSER & CLAUSS
CONSULTING ENGINEERS, INC.
21 EAST LINCOLN AVE., SUITE 200
HATFIELD, PA 1940-2540
PHONE: 215-855-3000 FAX: 215-855-3300
EMAIL: SCCE_NCCOMCAST.NET