

PUBLIC NOTICE

PLEASE TAKE NOTICE that Zoning Hearing Board of Upper Gwynedd Township will hold an in-person public hearing(s) on Tuesday, June 28, 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 matters:

Continued Hearing No. 22-03: Sanctuary United Methodist Church of 1346 E. Prospect Avenue, North Wales, PA 19454 for property located at the same address, for variances from the Upper Gwynedd Zoning Code to construct a ground sign with an LED display as previously advertised. The Property is zoned R-2 Residential.

Hearing No. 22-10: Ed and Nicole Pratt of 1042 Dickerson Road, North Wales PA 19454 for property located at the same address, for a variance from Section 195-9.R of the Upper Gwynedd Zoning Code to permit the expansion of an existing driveway to two (2) feet from a property line where a minimum of six (6) feet is required. The Property is zoned R-2 Residential.

Hearing No. 22-11: DCS Learning Center, LLC for property located at 201 Church Road, North Wales, PA 19454, for a special exception under Section 195-25.B.(12)(b) of the Upper Gwynedd Zoning Code to permit a daycare facility in a portion of the existing building, or, in the alternative, a variance from Section 195-25.B to permit such use. The Property is split zoned R-2 Residential and LI Limited Industrial zoned R-2 Residential.

Hearing No. 22-12: Matt Ung of 1975 Blue Fox Drive, Lansdale, PA 19446 for property located at the same address, for the following variances from the Upper Gwynedd Zoning Code for the construction of a sunroom addition and an above ground pool: (1) a variance from Section 195-12.B.(3) to permit a front yard setback of 37 feet where a minimum of 50 ft is required, and (2) a variance from Section 195-9.G.(1) to permit an above ground pool to be located in the front yard and also between the principal building and the lot line abutting a street right-of-way. The Property has street frontage on multiple sides and is zoned R-2 Residential.

Hearing No. 22-13: James Fee, Lynn Fee and Kathleen Meiers for property located at 1192 Dickerson Road, North Wales, PA 19454, for the following variances from the Upper Gwynedd Zoning Code for the construction of a one-story garage: (1) a variance from Section 195-12.B.(3) to permit a front yard setback of 13 feet 5 inches where a minimum of 50 ft is required to permit the proposed garage to be located in the front yard along Woodstream Drive. The Property is a corner lot and is zoned R-2 Residential.

Copies of the application, exhibits, site plans or other materials received by the Township in connection with the above matters are on file with the Zoning Officer at the Township Building. Paper copies may be requested in writing from the Township at a cost as permitted by law. The public is invited to attend the public hearings and participate. If a member of the public would like to participate but requires assistance or accommodation, please contact the Township at mweaver@uppergwynedd.org or (215) 699-7777 prior to 10:00 a.m. on June 28, 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.

RECEIVED
JAN 28 2022
BY: _____

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

APPLICATION FOR VARIANCE(S) Date: 11/17/2021
APPLICATION FOR SPECIAL EXCEPTION(S) _____
APPEAL FROM ZONING OFFICER'S _____
DECISION/DETERMINATION(S) _____

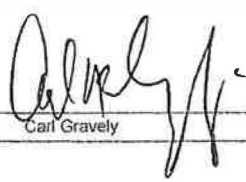
PROPERTY ADDRESS/
LOCATION 1346 E. Prospect Ave LOT SIZE 5.557 Acres ZONING DISTRICT _____

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

Applicant's Name: Carl Gravely-Trustee on behalf of Trustee(s) Check One
Date Ownership Secured _____
Address: 1229 Swamp Rd Furlong, PA 18925 Date of Agreement of Sale _____
Telephone: _____ Date of Lease _____
Carl.gravely@gmail.com

Contractor's or Agent's Name Trustees on Behalf of Sanctuary UMC Public Water Yes No _____
Public Sewer Yes No _____
Address 1346 E Prospect Ave, North Wales, PA 19454

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.
Please see Attachment (A) in response to Items 1-6 answered or reasons provided.

Owner's signature, if Applicant is not Owner, agreeing to this Application
Applicant's Signature 
Please Print Name: Carl Gravely Trustee
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 _____

Sanctuary UMC Responses to Sign Permit Application 1/17/2022

Attn:

UPPER GWYNEDD TOWNSHIP

BOARD OF COMMISSIONERS

Application Statement:

Background: Sanctuary purchased a LED sign in 2011 with a "verbal" understanding from the township that we would be able to install it to replace our existing sign. As the process un-folded we learned that we were, in fact, not able to obtain the township approval for the installation. Since that time the sign has been stored in our shed and we are currently in the process of discerning if we should move forward with our investment and take the necessary steps to gain township approval to install the sign and remove our existing sign.

In our initial zoning presentation, we noted that we would be using the sign to not only promote Sanctuary's events and happenings but that we could also use this sign to share local information such as Blood Drive events, etc. so that it will be seen as an asset to our community (even something as simple as displaying the time and temp will be helpful for the many walkers and those who frequently drive by our property).

Please review our variance application and see notations in response to the ordinances. Note: the sign is now 10 years old and some options may be limited by the technology at that time.

Highlights below are our responses and color coded per the following:

Yellow-Seeking Variance

Green-Confirmed/complies

NO VARIANCE
REQ'D

1. Section 195-35.J.(2)(L)[9]

[a] No sign may be closer than 250 feet to the nearest dwelling unit. For 501 Hancock Road the setback is calculated to be approximately 221 feet. For 1349 W Prospect Avenue, the setback is calculated to be approximately 214 feet.

Seeking approval for alternate location considered than that of sign application. (empty flower box north of Kitchen/Patio area. (Abandon old sign landscape area and removing the old sign) 5 Images below

2. LED Signs are only permitted as part of a ground sign that complies with all other applicable provisions and the schedule of sign regulations.

> The maximum area for a ground sign= 24 s.f. The proposed sign= 40 s.f. Variance, 12SF LED message area, 6x4=24SF top sign. Exact Total is 36 square feet. Application was rounded to the nearest 10s.

> The maximum height= 7.0 ft. The proposed sign height= 8.5 ft. 4feet plus 2 feet = 6 feet of height. Only allows 1 foot of clearance for snow and landscaping. 7 feet can be met however seeking

variance for 8 feet. The reason is to allow flower plantings as well as average snowfall to NOT interfere with the message board.

3. The copy area of any LED message screen shall be no greater than 50% of the allowable sign area per sign face. This calculation shall be confirmed by the applicant.

Confirmed! LED message area is 2ft x 6ft = 12SF

4. LED lines for messages shall not exceed three lines of LED text per each sign face. Please confirm or seek a variance.

Application supporting document included the model that shows 3 lines. Confirmed!

5. LED signs are restricted to one color of LED for the entire message. Based upon the exhibits filed, a variance will be required to permit multiple colors.

Seeking Variance graphics will only render with Tri Color use.

6. General Regulations. Please confirm that the following shall apply:

Message changes shall be immediate. (Confirmed-controlled by the signs processor old 2012 model)

Each message shall be displayed for a minimum period of four hours. (Variance for 2 minutes) Understanding safety is the number 1 issue, there are a lot of walkers with the new development as with the athletic fields in use to try and convey messages to.

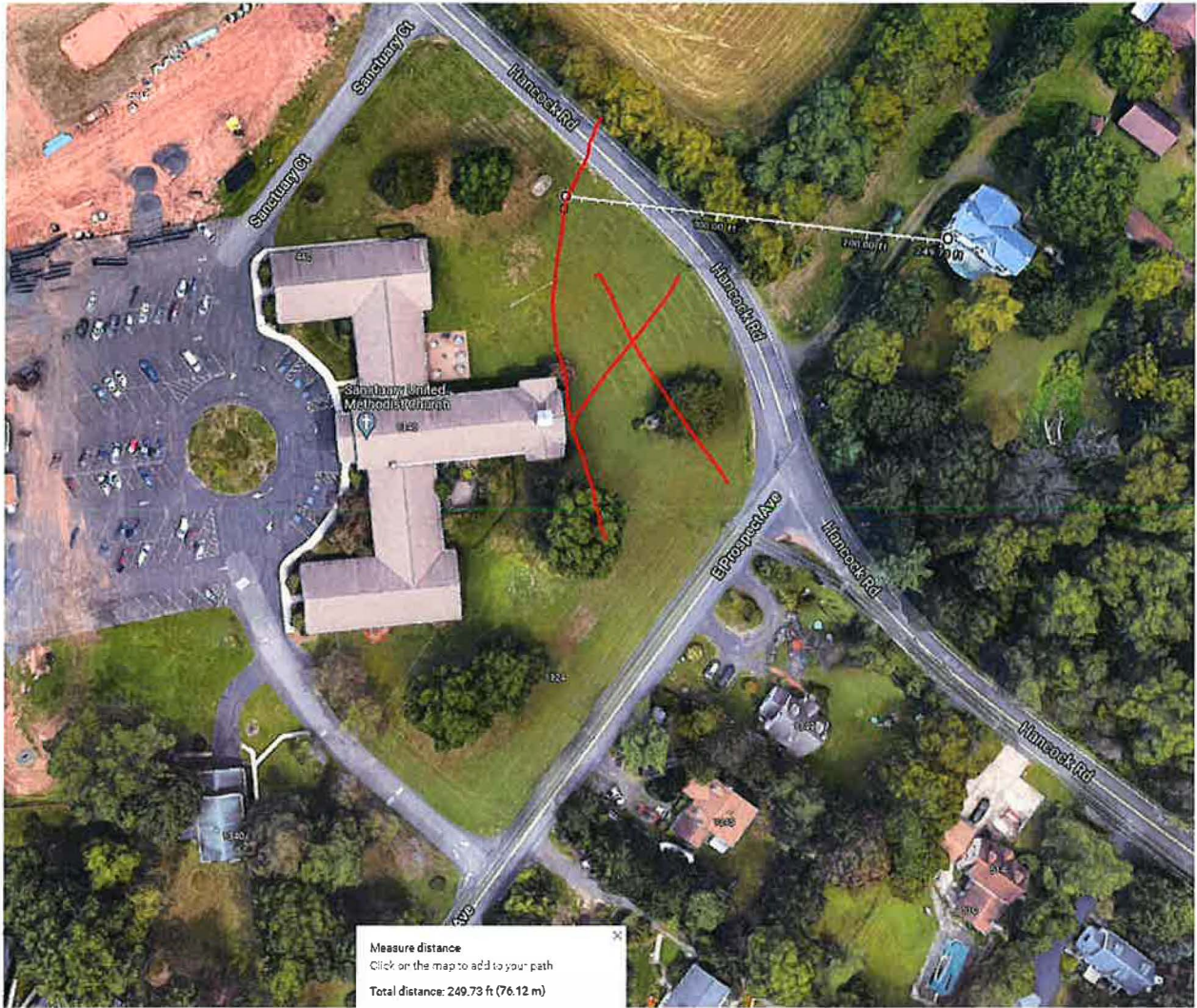
Signs shall not blink, flash, or move. Variance-(Clock and temperature will move.)

Illumination shall turn off no later than 10:30 p.m., every night. (Confirmed)

Images for Item 1 above:







Measure distance
Click on the map to add to your path
Total distance: 249.73 ft (76.12 m)

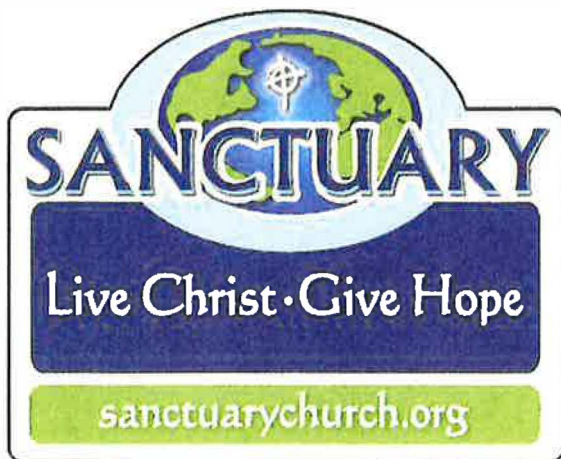


FROM ORIGINAL BUILDING/SIGN PERMIT



To be an upgrade to existing sign at current location shown on plot plan from developers.

Additional Images for reference:



This is our sign design that will be installed like image

above.

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

RECEIVED
 MAY 25 2022
 BY: 218 # 22-10

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

Date: 5/25/2022

PROPERTY ADDRESS/
 LOCATION 1042 Dickerson Road LOT SIZE 45,000 sq ft ZONING DISTRICT Upper Gwynedd

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

Applicant's Name: Ed and Nicole Pratt

Check One
 Date Ownership Secured 3/8/2022
 Date of Agreement of Sale _____
 Date of Lease _____

Address: 1042 Dickerson Rd North Wales PA
 Telephone: _____ 19454

Contractor's or
 Agent's Name A/S Paving

Public Water Yes No _____
 Public Sewer Yes No _____

Address _____

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.

The builder left us with a narrow driveway. We would like to widen the driveway to be able to turn around and make it more functional.

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

Applicant's Signature Ed Pratt Nicole Pratt
 Please Print Name: Ed Pratt Nicole Pratt

Attorney's Name: _____
 Address: _____
 Telephone: _____

Record of Secretary - Zoning Hearing Board

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

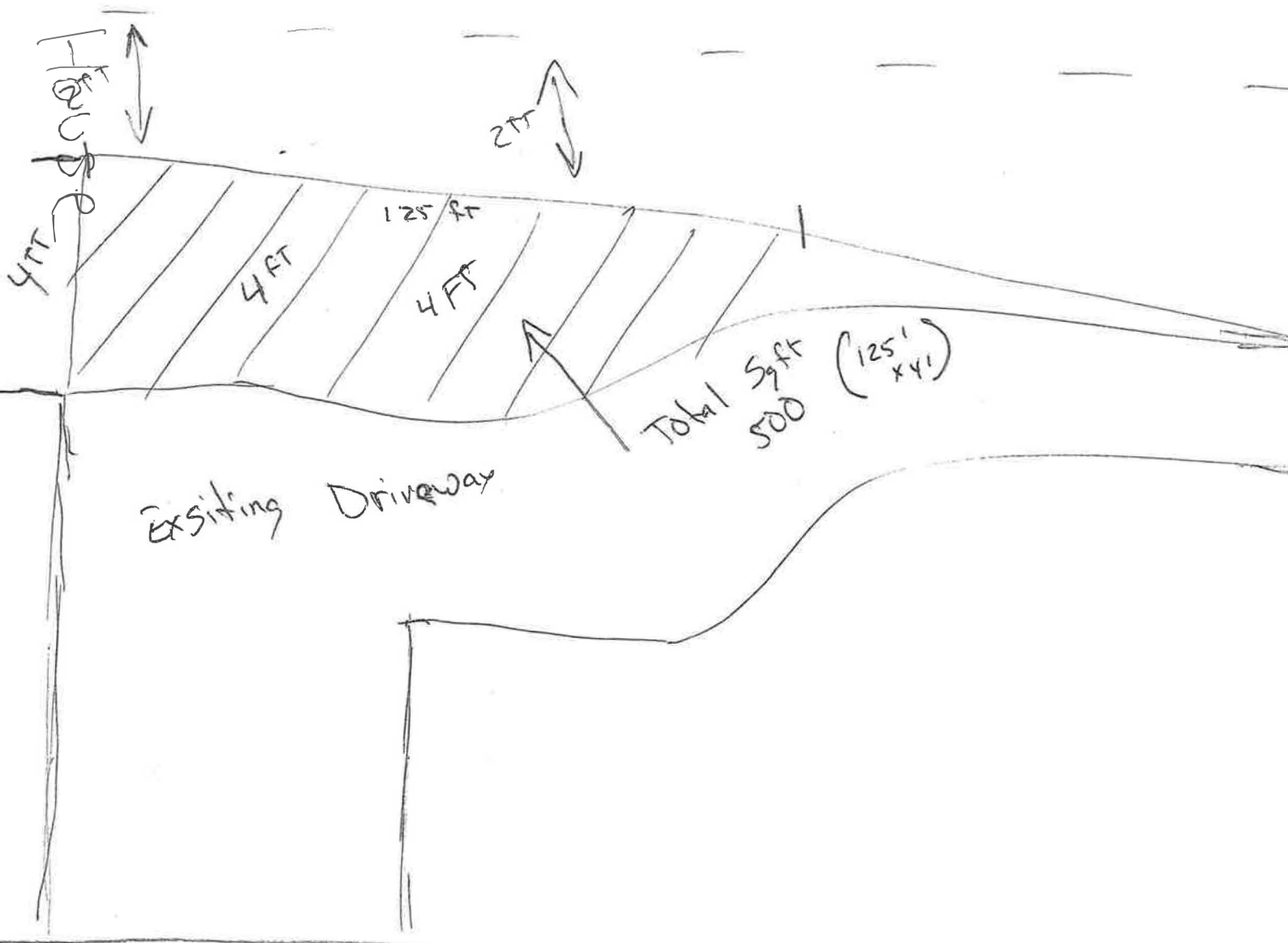
VARIANCE(S)	Granted _____	Denied _____
SPECIAL EXCEPTION(S)	Granted _____	Denied _____
APPEAL	Granted _____	Denied _____

RESTRICTIONS/CONDITIONS (if any)

- () Zoning Officer
- () Zoning Hearing Board
- () Board of Commissioners
- () Zoning Solicitor

Signature of Secretary _____

Peco Row



Ed and Nicole Pratt
1042 Dickerson Road
North Wales PA 19454
215 261 1227

1072 DICKINSON RD NORTH WALES PA 19454



2011

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

RECEIVED
 MAY 26 2022

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

Date: BY: _____
 ZMB #22-11

PROPERTY ADDRESS/
 LOCATION 201 Church Road LOT SIZE Approx 4.6 acres ZONING DISTRICT LI & R-2

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

Applicant's Name: DCS Learning Center, LLC
406 Sumneytown Pike
 Address: North Wales, PA 19454
 Telephone: _____

Check One
 Date Ownership Secured _____
 Date of Agreement of Sale _____
 Date of Lease 5-16-2022

Contractor's or
 Agent's Name _____

Public Water Yes X No _____
 Public Sewer Yes X No _____

Address _____

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

Cary Tope

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

Applicant's Signature: *Despina Papadimas* Manager
 Please Print Name: Despina Papadimas
 Attorney's Name: DCS Learning Center, LLC
Bernadette A. Kearney
 Address: 375 Morris Road, Lansdale, PA PO Box 1479
 Telephone: _____

Record of Secretary -- Zoning Hearing Board

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

VARIANCE(S)	Granted _____	Denied _____
SPECIAL EXCEPTION(S)	Granted _____	Denied _____
APPEAL	Granted _____	Denied _____

RESTRICTIONS/CONDITIONS (if any)

- () Zoning Officer
- () Zoning Hearing Board
- () Board of Commissioners
- () Zoning Solicitor

Signature of Secretary _____

Zoning Attachment

The Applicant is proposing a daycare at property located at 201 Church Street (“Property”) in the area shown on the attached exhibit as Area B (5,176 s.f.), which exhibit also shows the required play area. The Property is located in both the R-2 Residential and LI Limited Industrial zoning districts of Upper Gwynedd Township as shown on the attached zoning map. The building and the proposed play area are located in LI zoned portion of the Property.

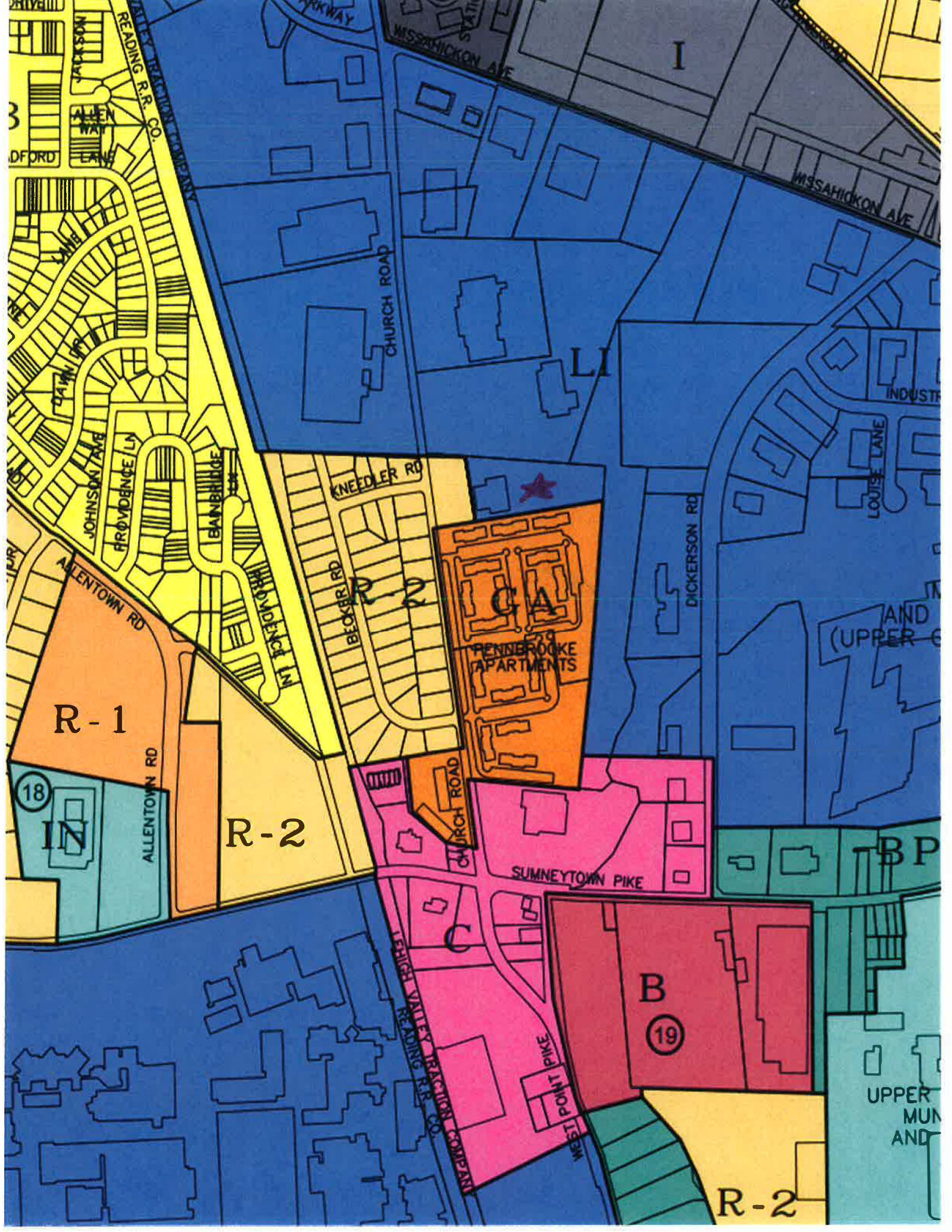
The Applicant is requesting a special exception from Section 195-25.B.(12)(b), or in the alternative a variance from Section 195-25.B. Use regulations, to permit a daycare at the Property, with hours of operation from 6:30 a.m. to 6:00 p.m. Monday through Friday. There will be a maximum of 72 students at the Property with staff of 15. Applicant has provided a letter and information as to its existing operating in the Township at Little Sprouts Learning Center located at 406 N. Sumneytown Pike.

Parking required for 72 students and 15 staff is 33 spaces (72 divided by 4 = 18 spaces + 15 spaces for staff). Applicant has exclusive use of 39 parking spaces at the Property. A copy of a plan showing 171 parking spaces for the Property is attached as an exhibit.

The Property has been occupied in the past for educational uses similar to the requested relief. Abundant Life Family Christian Center (“Abundant Life”) leased the Property from 2010 to approximately 2013 and operated a nursery school at the Property in conjunction with its religious use. Prior to that, the Property was used for the Lansdale School of Business from 1990 until it left the site in 2009. Other past educational uses on the property include the Lansdale School of Business’s sublet of a portion of the property to Rhyme and Reason between 1990 and 1994 for a nursery school and to the Shlicher Kratz Real Estate Institute between 1994 and 1999. In addition, in 2013, a charter school obtained special exception relief from Section 195-12A(3)(a) and 195-25B(11)(c) of the Township Zoning Ordinance to operate an educational use.

Attached are three (3) zoning decisions that were rendered pertaining to the educational uses at the Property. In 1989, the Lansdale School of Business was given a special exception to permit an educational use in the R2 and LI districts. In 2010, Abundant Life was given a use variance to permit “church services, and other related religious activities and educational uses, including a pre-school day care center.” In 2013, the owner of the Property obtained zoning relief for a charter school with a maximum number of 225 students in kindergarten through eighth grade.

The requested relief for a daycare is similar to the prior granted relief for educational uses and will not adversely affect the public health, safety or welfare but will be a benefit to the community. The Applicant currently operates Little Sprouts Learning Center in the Township at 406 N. Sumneytown Pike and needs additional space for children on its wait list.



R-1

R-2

B

19

PENNEROCKE APARTMENTS

SUMNEYTOWN PIKE

R-2

18

C

WEST POINT PIKE

UPPER MUM AND

AND (UPPER 6)

INDUSTRIAL

LI

I

WISSAHICKON AVE

CHURCH ROAD

KNEEDLER RD

BECKER RD

DICKERSON RD

LOUISE LANE

READING R.R. CO

ALLEN LANE

JOHNSON AVE

FROVENCE LN

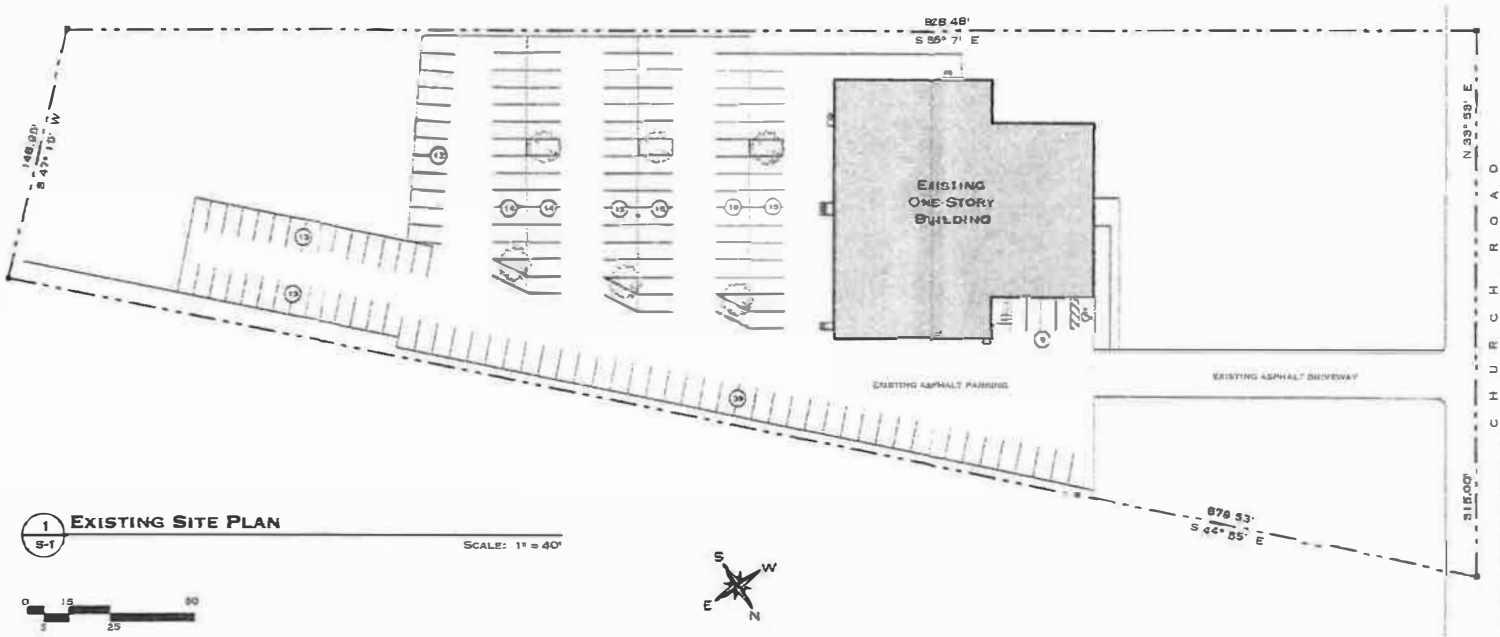
BAINBRIDGE

ALLENTOWN RD

ALLENTOWN RD

READING R.R. CO

WEST POINT PIKE



1 EXISTING SITE PLAN
SCALE: 1" = 40'



SITE PLAN IS BASED ON INFORMATION INDICATED ON SITE PLAN PREPARED BY FENSTER CONSTRUCTION, INC. ON DRAWING DATED 10-13-89 AND HAS NOT BEEN CONFIRMED BY A PROFESSIONAL LAND SURVEYOR.

- AREA OF LOT = APPROXIMATELY 4.49 ACRES
- EXISTING BUILDING FOOTPRINT = APPROXIMATELY 20,200 SQUARE FEET
- EXISTING PARKING SPACES = 171 SPACES

*A-1
10/1
2/20/07 Linc*



GARDNER/FOX
919 Glenbrook Avenue, Bryn Mawr, Pennsylvania 19010
610-525-8305 Fax: 610-525-8977

PROJECT TITLE:
ABUNDANT LIFE CHURCH
201 CHURCH ROAD
LANSDALE, PA 19446

SHEET TITLE:
EXISTING CONDITIONS-SITE

DATE: 12/21/09
REVISIONS:
DRAWN BY: JG
SCALE: AS NOTED
SHEET NO.

S-1

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement ("Lease") is made and effective 09/01/22, by and between 2 Serve Properties, LLC ("Lessor") and "DCS Learning Center, LLC" dba Little Sprouts Learning Center ("Lessee").

Landlord is the owner of land and improvements commonly known and numbered as 201 Church Road, North Wales, PA 19454 and legally described as follows (the "Leased Premises")
Office/Multipurpose Flex Space

Lessor makes available for lease a portion of the Building designated as 5,176 sq. ft. (Suite "B") of Multipurpose Space ("Leased Premises") and Shown in Exhibit A.

Lessor desires to lease the Leased Premises to Lessee, and Lessee desires to lease the Leased Premises from Lessor for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

1. Term

Lessor hereby leases the Leased Premises to Lessee, and Lessee hereby leases the same from Lessor, for an "Initial Term" beginning 09/01/22 and ending 08/31/29.

2. Rental (Rent will be paid in the form of a check per schedule below)

Lessee shall pay to Lessor during the Initial Term:

YEAR 1

YEAR 2

YEAR 3

YEAR 4

YEAR 5

YEAR 6

YEAR 7

33. Final Agreement

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above

written.

Gary Volpe 5-16-22

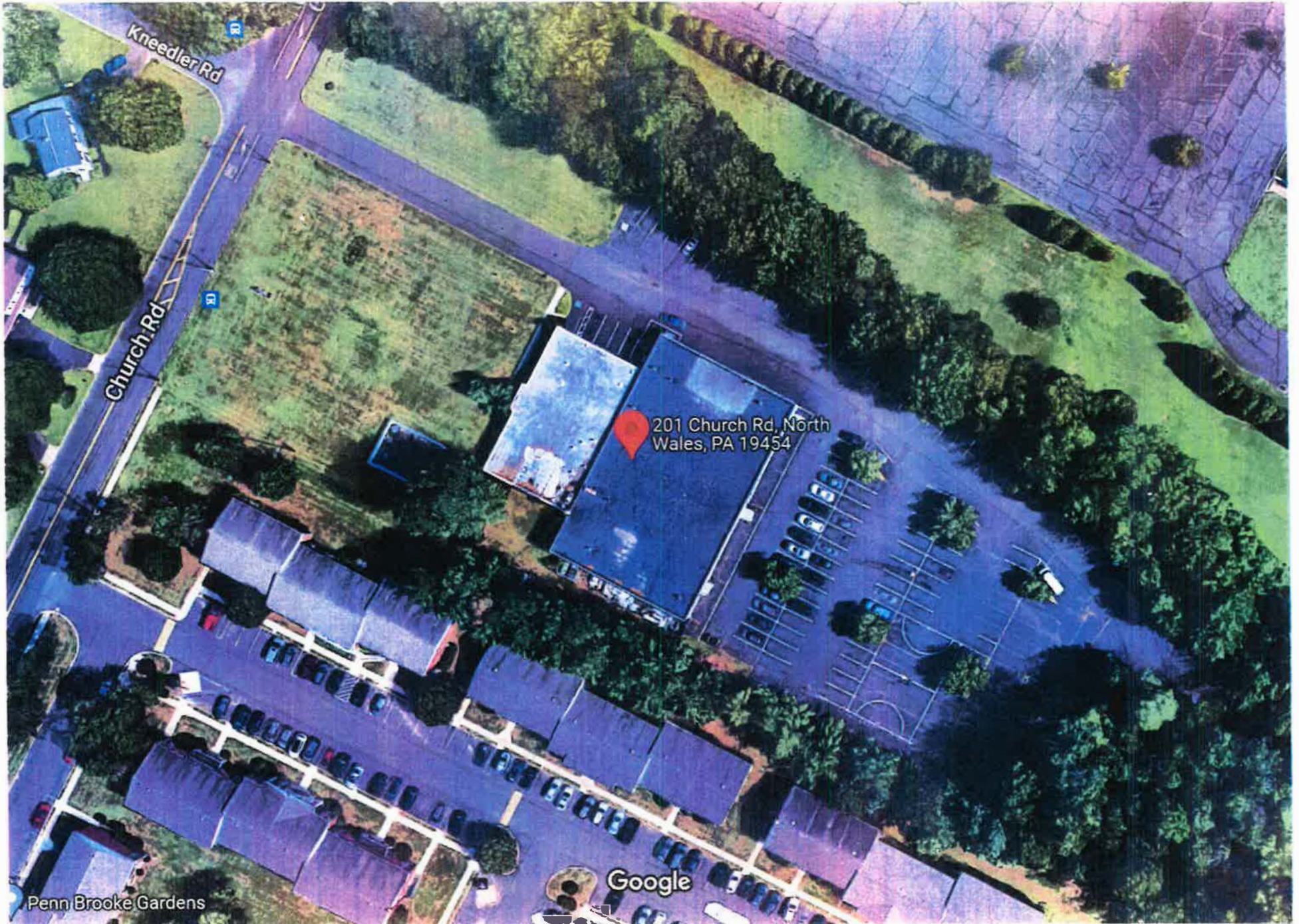
Gary Volpe, Managing Partner – 2 Serve Properties, LLC (Lessor)

Janet L. Volpe 5/16/22

Janet Volpe, Managing Partner – 2 Serve Properties, LLC (Lessor)

Despina Papadeas 3/16/22

Despina Papadeas, President--DCS Learning Center, LLC (Lessee)





June 16, 2022

My name is Despina (Debbie) Papadeas. I attended Temple University and graduated with a BA in Psychology with the focus of Developmental Psychology. After graduating I worked at The Goddard school of Newtown for several years. Then I became a paraprofessional working with an individual with special needs.

I knew I wanted to create a place for children to grow that was safe caring and loving where the staff had the freedom to use their creativity to teach. I wanted all our enrolling families to feel that they were a part of our family. I wanted to build a place called Little Sprouts Learning Center and that is exactly what I have done. We opened the doors to our childcare center in November of 2015 and it has been an incredible journey. With year over year growth starting with 3 staff members and caring for only their children at the time, to now having 22 employees and 93 children enrolled.

We provide a safe and nurturing environment for children that is not cookie cutter nor big business like a franchise or corporate center. We pride ourselves in being privately owned and operated and we are here for every individual child and family member. With our "hands on" method of learning, children are able to bring out their inner imagination and are able to express themselves socially and emotionally. Every child is different and because of that, we are not your typical learning center.

Please see the next page for an outline of proposed use.

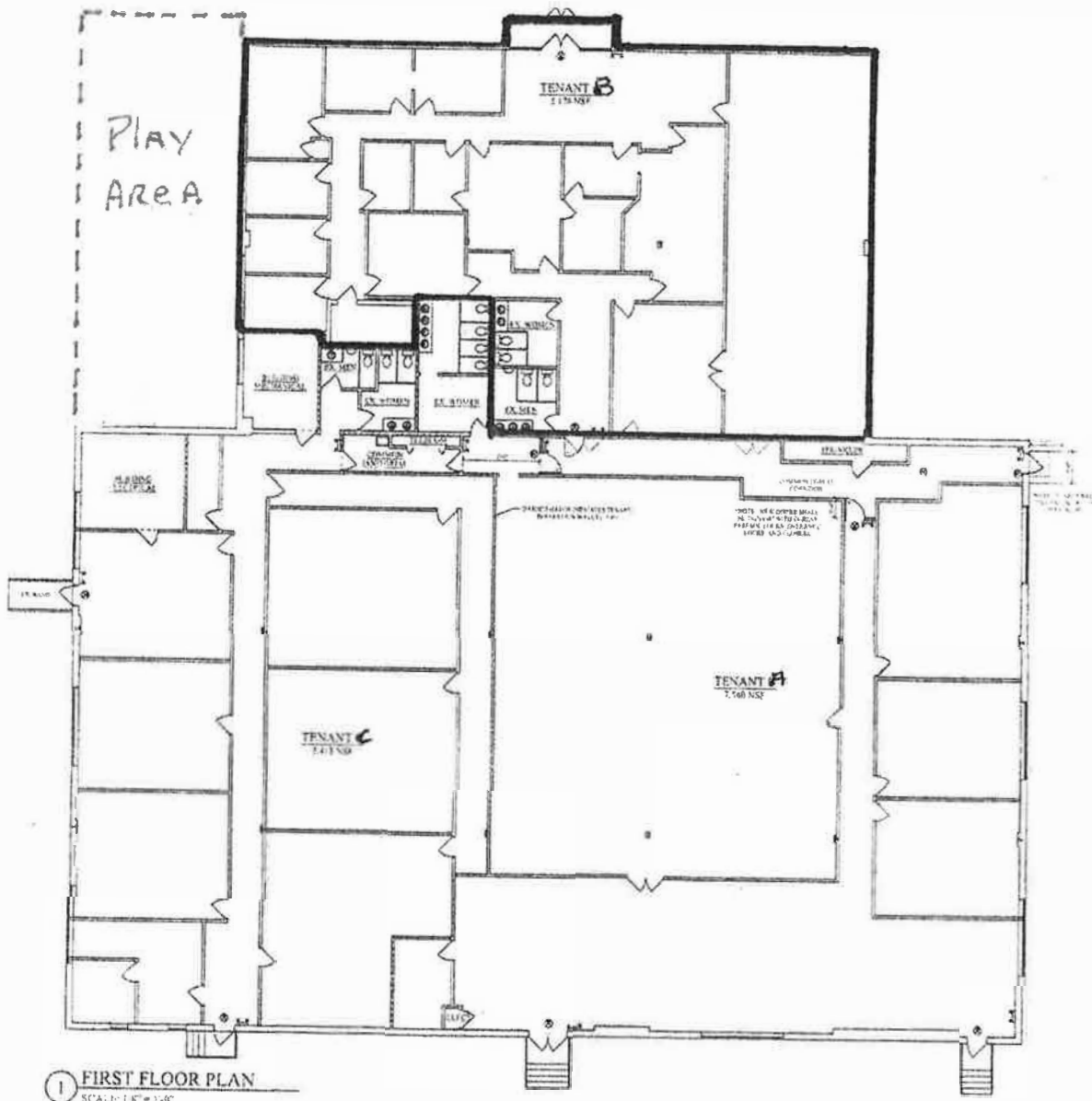
Thank You

Despina Papadeas
Owner/Director
Little Sprouts Learning Center



- 7 Years in business
- Hours of Operation – Monday – Friday 6:30am to 6:00pm
- Age of children – Infants 6 weeks old to Pre-Kindergarten 5 Years Old
- Certified Child Care Center - Montgomery County Office of Child Development and Early Learning
- Current enrollment – 93
- Paid Waitlist – 26
- Engaged – 35 Families (7 Upper Gwynedd Township Residence) possible others we do not capture all addresses at this stage
- Tours Completed – 20 Families (9 Upper Gwynedd Township Residence) Did not enroll due to waitlist
- Average Tours – 4 per week
- Employees – 22 (8 Upper Gwynedd Township Residence)

EXHIBIT A



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROFESSIONAL SEAL
P.O. BOX 281
ALLEY GROVE, PA 15001
15001-0281
PA 000000



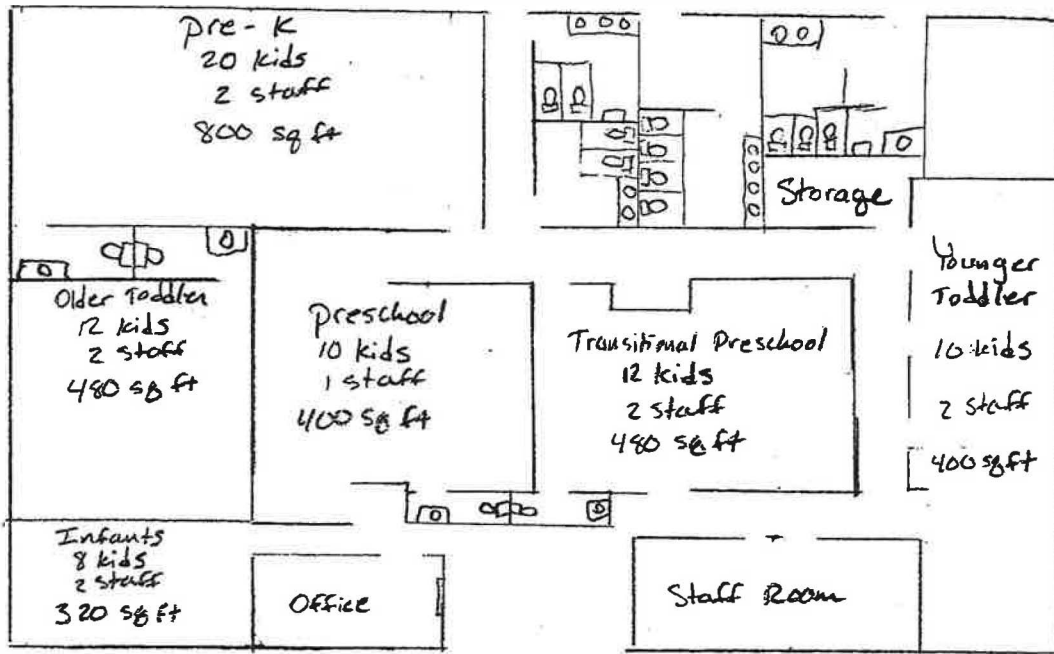
PROFESSIONAL SEAL
P.O. BOX 281
ALLEY GROVE, PA 15001
15001-0281
PA 000000

FLOOR PLANS & DETAILS
201 CHURCH RD.
NORTH WALES PA
2 SERVE PROPERTIES, LLC

PROJECT # 222
DRAWN BY: VE
CHECKED BY:
159-ED TOP
1/2/22
MURPHY

COPYRIGHT © 2022
SERVE PROPERTIES, LLC
ALL RIGHTS RESERVED
NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SERVE PROPERTIES, LLC.

A-1



**UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
ZONING HEARING BOARD**

June 11, 2013

Mr. Paul O. Young
c/o Jeffrey K. Landis Esq.
P.O. Box 64769
Souderton, PA 18964

RE: *Young Appeal*
Hearing No. 13-05

Dear Mr. Young:

This is to advise you that the Upper Gwynedd Township Zoning Hearing Board ("Board") at its public hearing held on Tuesday June 11, 2013 granted your Application requesting certain zoning relief to permit you to lease your property for use as a charter school (Proposed Use) located at 201 Church Road, Lansdale, Upper Gwynedd Township, PA 19446, which is in an R-2 Residential Zoning District and a LI-Limited Industrial Zoning District.

The following zoning relief was granted:

1) Special exceptions only for the Proposed Use and to the tenant named in the Application pursuant to Article V sections 195-12A (3) (a) and 195-25B (11) (c) of the Upper Gwynedd Township Zoning Code (Code).

The special exceptions are granted based upon the following specific conditions:

1. The hours and days of operation shall be Monday through Friday from 8 AM to 6 PM except for special events in the usual and ordinary course of a charter schools operations such as parent/teacher nights and the like.
2. The maximum number of students shall be 225.
3. The school grades shall be kindergarten through eighth. (K-8).
4. The vehicular circulation within and ingress to and egress from the subject property shall be as approved by the Upper Gwynedd Township Zoning Code Enforcement Officer. (ZO).

5. The Applicant and his named tenant, the charter school, shall at all times fully comply with all applicable federal, state, county and local laws, rules and regulations with respect to the building, the property and the school operations.
6. The named tenant charter school shall first obtain and then at all times thereafter maintain any and all necessary and/or required licenses, registrations, permits or other approvals from all applicable governmental or other agencies having jurisdiction over charter schools , including without limitation, the North Penn School District, to operate as a charter school.
7. Based upon the testimony and exhibits presented at the time of the hearings.

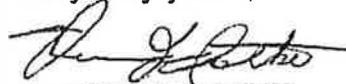
All other zoning relief requested by the Applicant is rendered moot as a result of the above Decision.

This is not to be considered the grant of a building permit or use and occupancy permit. Please contact the ZO in regard thereto.

Reference is made to Code section 195-60 regarding the expiration of special exceptions and variances.

Thank you for your attendance at the hearings.

Very truly yours,



HENRY V. RATKE,
Chairman

RJE/rje
Enclosure

Cc: Mr. Paul O. Young
201 Church Road
Lansdale, PA 19446

A-3
Young
13-05

**UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
ZONING HEARING BOARD**

February 5, 2010

Pastor Robert R. Davis
Abundant Life Family Christian Center
P.O. Box 304
Warminster, PA 18974

**RE: Abundant Life Family Christian Center Appeal
Hearing No. 10-01**

DECISION

Dear Pastor Davis:

This is to advise you that the Upper Gwynedd Township Zoning Hearing Board at its public hearing held on February 4, 2010 granted the application of the Abundant Life Family Christian Center for a Use Variance from Article V, §196-25B of the Zoning Code to allow Church services, and other related religious activities and educational uses, including a pre-school/day care center on leased property at 201 Church Road, North Wales (Upper Gwynedd Township), PA 19464 which is in a LI-Limited Industrial Zoning District.

The application was granted based upon the Testimony and Exhibits presented at the time of the hearing.

This is not to be considered the grant of a building permit.

Thank you for your attendance at the hearings.

Very truly yours,



**LOUIS LANZILOTTA
Secretary**

cc: Morris A. Scott, Esquire
1150 First Avenue, Suite 601
King of Prussia, PA 19406

A3

AJ Young
13-05

UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

ZONING HEARING BOARD

Rec'd 12/14/89

December 1, 1989

Marlon D. Keller, President
Lansdale School of Business
Hancock Street and Church Road
Lansdale, PA 19446

RE: Hearing No. 89-17

Dear Mr. Keller:

This is to advise you that the Upper Gwynedd Township Zoning Hearing Board at its public hearing held on Tuesday, November 21, 1989, granted the following special exception and variances on your application filed in the above-captioned matter regarding property located at 201 Church Road, Lansdale, PA 19446. The following was granted:

(1) A special exception under Article V, §195-25B-11b, §195-21B-4 and §195-12A(4)(a) to permit an educational use only within the Limited Industrial and R-2 Residential Zoning Districts.

(2) A variance from Article V, §195-25L-3e requiring a landscaped softening buffer in the front yard as provided in Article IV, §195-90-2.

(3) A partial variance from Article IV, §195-90-5 concerning landscaping requirements for off street parking facilities. It will be required that only six shade trees in the rear parking area shall be provided two per double row of parking spaces to be the size and types of trees as provided in the Zoning Ordinance, evenly spaced in the rows.

The above special exception and variances are granted upon the following express conditions:

(1) The special exception and variances are granted based upon the testimony and exhibits presented at the time of the hearing.

(2) Fifteen (15) Evergreen trees shall be planted along the property line adjacent to the residential district in line with the existing trees beginning from the rear line of the building to the back end of the parking area by the garden apartments.

(3) The remaining 67% of the parking area not within the shaded area of Exhibit A-4 shall be repaired and resealed. It is the Board's understanding that the other 33% of the parking area (the shaded area in Exhibit A-4) is already required to be repaired by the applicant's lessor pursuant to a lease agreement.

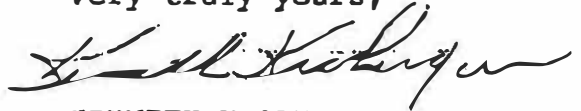
A1

(4) The special exception granted is for the educational use only on the premises.

Thank you for your attendance at the hearing.

This is not to be considered the grant of a building permit.

Very truly yours,



KENNETH KROBERGER, Secretary

cc: Mr. Paul O. Young, Jr.



Neil Pearlstein, Esquire
1000 North Broad Street
Lansdale, PA 19446

A-3
Young
13-05

**UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
ZONING HEARING BOARD**

February 5, 2010

Pastor Robert R. Davis
Abundant Life Family Christian Center
P.O. Box 304
Warminster, PA 18974

**RE: Abundant Life Family Christian Center Appeal
Hearing No. 10-01**

DECISION

Dear Pastor Davis:

This is to advise you that the Upper Gwynedd Township Zoning Hearing Board at its public hearing held on February 4, 2010 granted the application of the Abundant Life Family Christian Center for a Use Variance from Article V, §196-25B of the Zoning Code to allow Church services, and other related religious activities and educational uses, including a pre-school/day care center on leased property at 201 Church Road, North Wales (Upper Gwynedd Township), PA 19454 which is in a LI-Limited Industrial Zoning District.

The application was granted based upon the Testimony and Exhibits presented at the time of the hearing.

This is not to be considered the grant of a building permit.

Thank you for your attendance at the hearings.

Very truly yours,



LOUIS LANZILOTTA
Secretary

cc: Morris A. Scott, Esquire
1150 First Avenue, Suite 501
King of Prussia, PA 19406

A3

ZHB #22-12

RECEIVED
MAY 27 2022

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
X

BY: _____
Date: 5/19/22

PROPERTY ADDRESS/
LOCATION 1975 BLUE FOX DR. LOT SIZE 22,436 SF ZONING DISTRICT R-2

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

Applicant's Name: MATT UNC
Address: 1975 BLUE FOX DR.
Telephone: _____

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

Contractor's or
Agent's Name _____

Public Water Yes No _____
Public Sewer Yes No _____

Address _____

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. REQUEST SET BACK VARIANCE DUE TO UNUSUAL
JURISDICTION A LOT OF 2 SIDES + 3 FRONTS LOT WITH NO "BACK YARD". IF HAVE
"BACK YARD", VARIANCE WOULD NOT BE NEEDED. THE REQUESTED SET BACK IS THE
FOLLOWING: 1) ABOVE GROUND POOL (22'x12') SET BACK VARIANCE OF 4.34 FEET
2) SUN ROOM ADDITION (21'x17.5') SET BACK VARIANCE OF 18 FEET
HEIGHT OF 15 FEET, ATTACHED STRUCTURE.

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

Applicant's Signature Matt Unc
Please Print Name: Matt Unc
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 _____

Upper Gwynedd Township

Zoning Hearing Board

Ung Zoning Variance Appeal

June 28, 2022



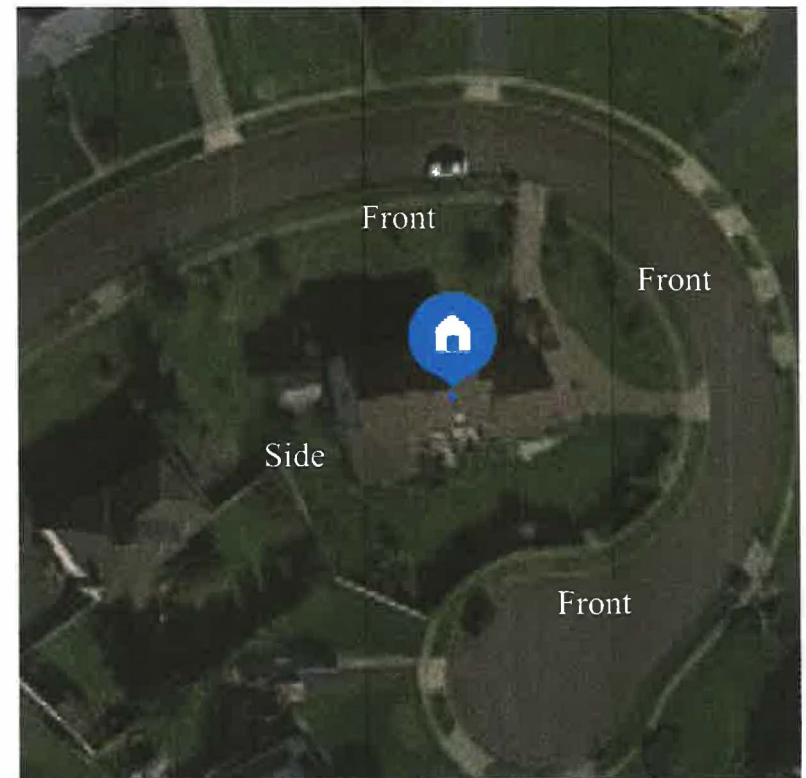
Background

The Ung home is located in a cul de sac of 13 homes on Blue Fox Drive off of Morris Road. We are a tight knit community and have all met together on social and community related occasions.

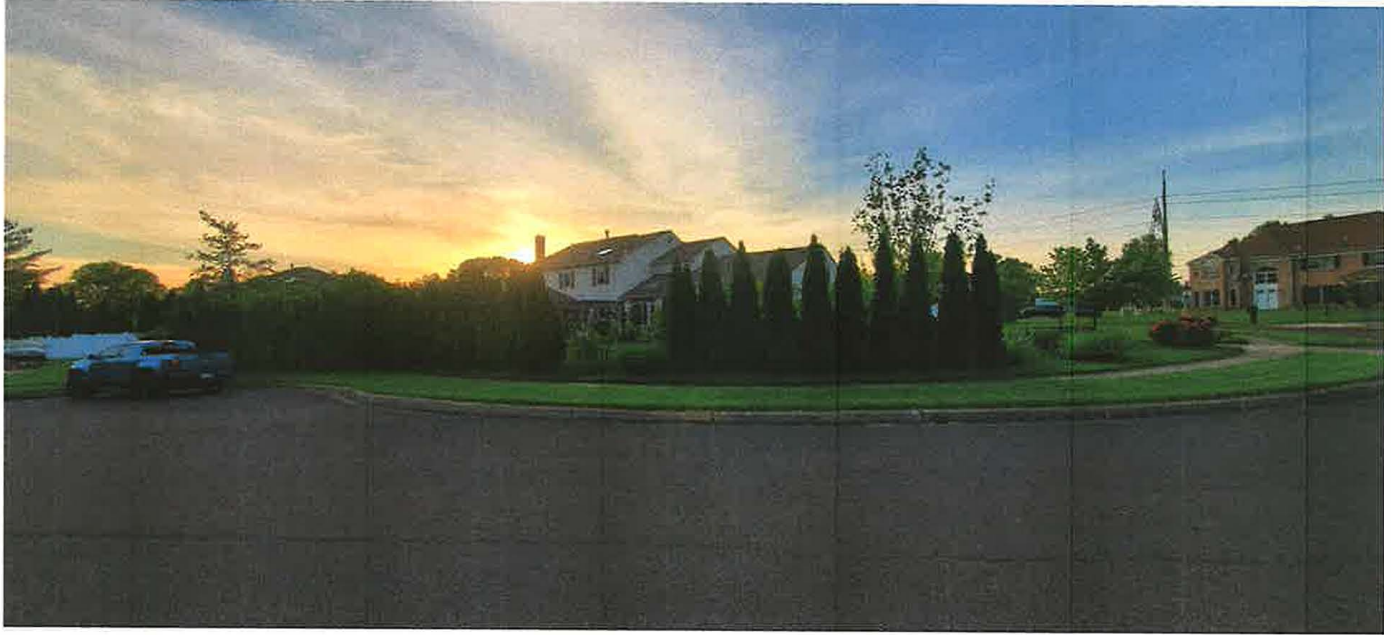
Our home is towards the center of the cul de sac that results in an unusual and rear lot constraint considered to be 1 side yard, 3 front facing and no back yard. This result in a hardship to construct any type of additional or accessory structure.

From the aerial view, you can see the 3 front and 1 side lot of our home...

We also known as the fish bowl house of the cul de sac.....



Some pic of the back of the house



Some pic of the side of the house



Relief Sought

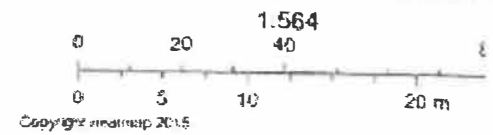
The Ung Family is requesting a zoning relief for the setback of the following two items:

1. Construct an above ground pool of ~22' x 12' on the left side of the back yard next to the fence for our 2 boys to enjoy the summer weather with a requested setback of ~22 feet.
2. Construct an attached sunroom where current deck is with a dimension of 17' length x 19' width and up to 15' in height with a requested setback of 13 feet.

Proposed Locations



May 24, 2022



For the above ground pool, putting on the side of the house which would not require a variance but would make the pool a tight fit between the neighbor's fence and our home. We also want to maximize the yard space so the boys can play football and play catch. We can't put in the front of the house or the driveway so the only option would be the "back" of the house aka our backyard.

For the attached sunroom, the only option would be in the back of the house. There would limited view of the sunroom due to the location and lines of arborvitaes along the "back" of the house.

We are sensitive to the look and feel of our tight knit community and the location requested would provide only a limited view for our neighbors. We have been consulting with our neighbors and received nothing but support of the plans.

Due to the hardship of this unusual & rare lot configuration, the Ung Family is requesting a zoning relief setback of the pool and sunroom addition.



APPENDIX X

11
12
13
14
15

Proposed above ground pool

Bestway Power Steel 22' x 12' x 48" Above Ground Oval Pool Set

Item 2622026 | Model 5615GE



Features:

- Size: 22 ft. x 12 ft. x 48 in.
- Water Capacity at 90%: 6,021 gal. (22,795 L)
- Easy, No Tool Setup and Takedown
- Included 1,500 gallon (5,679 L/hr) Sand Filter Pump
- Included Chemical Dispenser & Solar Water Heater

Sunroom addition potential structure

Proposed size is width of 19' x 17' length



ZH# 22-13

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

RECEIVED
MAY 27 2022

BY: 3/27/2022

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

Date: 3/27/2022

PROPERTY ADDRESS/
LOCATION 1192 Dickerson Rd LOT SIZE 10x 164 ZONING DISTRICT R2

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

Applicant's Name: James Fee
Address: 1192 Dickerson Rd
Telephone: _____

Date Ownership Secured 10/25/2019
Date of Agreement of Sale _____
Date of Lease _____

Contractor's or
Agent's Name TBD
Address: 1192 Dickerson

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 Attachments

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

Kathleen Meiers
Kathleen Meiers
Lynn Fee
James Fee
Applicant's Signature
Please Print Name: JAMES FEE

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 _____

Attachment #1 to Zoning Hearing Board Upper Gwynedd Township

The lot at 1192 Dickerson Rd is a Non-Conforming lot with a single home on a corner lot. The lot is bordered by Dickerson Rd. to the South and Woodstream Dive to the West. The existing Non-Conformance consists of a reduced frontage setback along Woodstream Dr. and was in place at the time of original construction on the lot. The setback requirement for the lot is currently 20' rather than the full requirement.

The lot is situated in an R2 Zone for Upper Gwynedd Township. This category requires a minimum setback of the front of the house and requires the front of the main house to restrain any outbuildings. The Woodstream side of the main house is considered a frontage for these metrics.

We are petitioning for a variance of the required setback from what is considered the frontage of the house on the side yard abutting Woodstream Dr.

In 2019 We purchased the house in partnership with Kathleen Meiers, mother of Lynn Fee. We made modifications to the property to accommodate her physical impairment due to medical conditions. At that time, we deleted a two car garage from the floorplan of the main house and replaced it with first floor bedroom and bath.

We are requesting relief of the zoning requirements of § 195-12 B (3) and § 195-12 B (4) . to add a permanent standalone structure on a cement pad on the southwest side (frontage) of the Home. This structure will be 20X24 and be situated in parallel with Woodstream Dr. The setback that can be achieved with this placement is 12 feet from the measured easement of the road. The purpose of the structure will be for vehicle storage and protection, and a small project work area.

This lot is the smallest of all its adjoining lots. An access apron and hard surface asphalt driveway exist in the immediate area of the proposed building and are currently used for vehicle parking off street. The cement apron is the only existing vehicle access to the property and is located on Woodstream Dr. The combination of the hard surface and the existing apron are the main considerations in the proposed location of the new structure. Using the existing facilities will avoid disturbing or removing additional permeable ground.

Alternate locations for the structure were evaluated but considered more intrusive to existing traffic provisions, requiring more disturbed ground, significantly increasing the hard surface required, and effects on neighboring properties to include aesthetics.

The footprint of the structure will displace 480 square feet of permeable drainage. The total lot area is 18,040 sq. ft. A grading permit application has been submitted concurrently with this request. The construction of the structure will be wood frame. The exterior of the structure will conform to the color pallet and materials used on the main house structure. (Notional picture attached)



James T Fee

(Owner 1192 Dickerson Rd.)



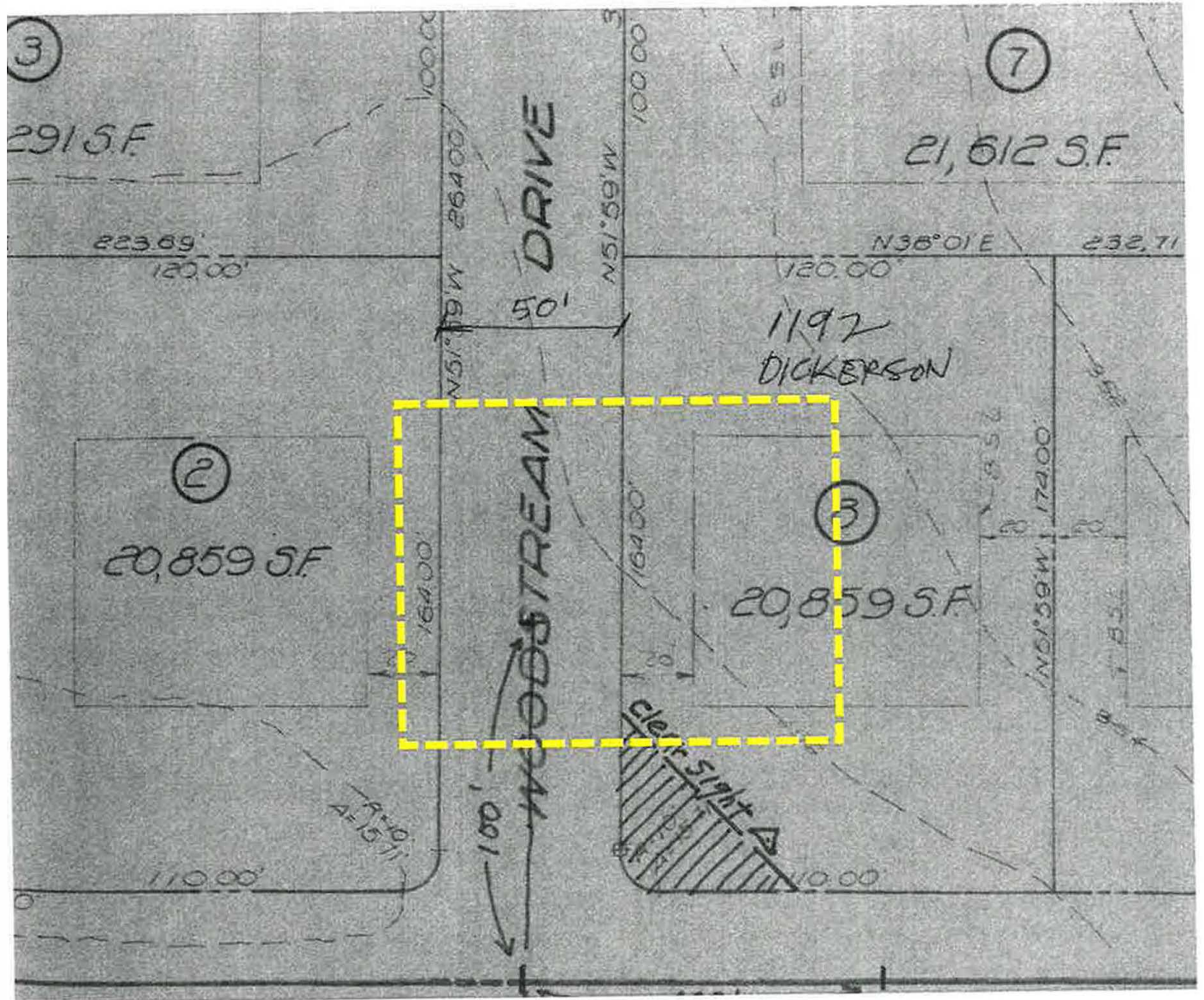
Lynn M Fee

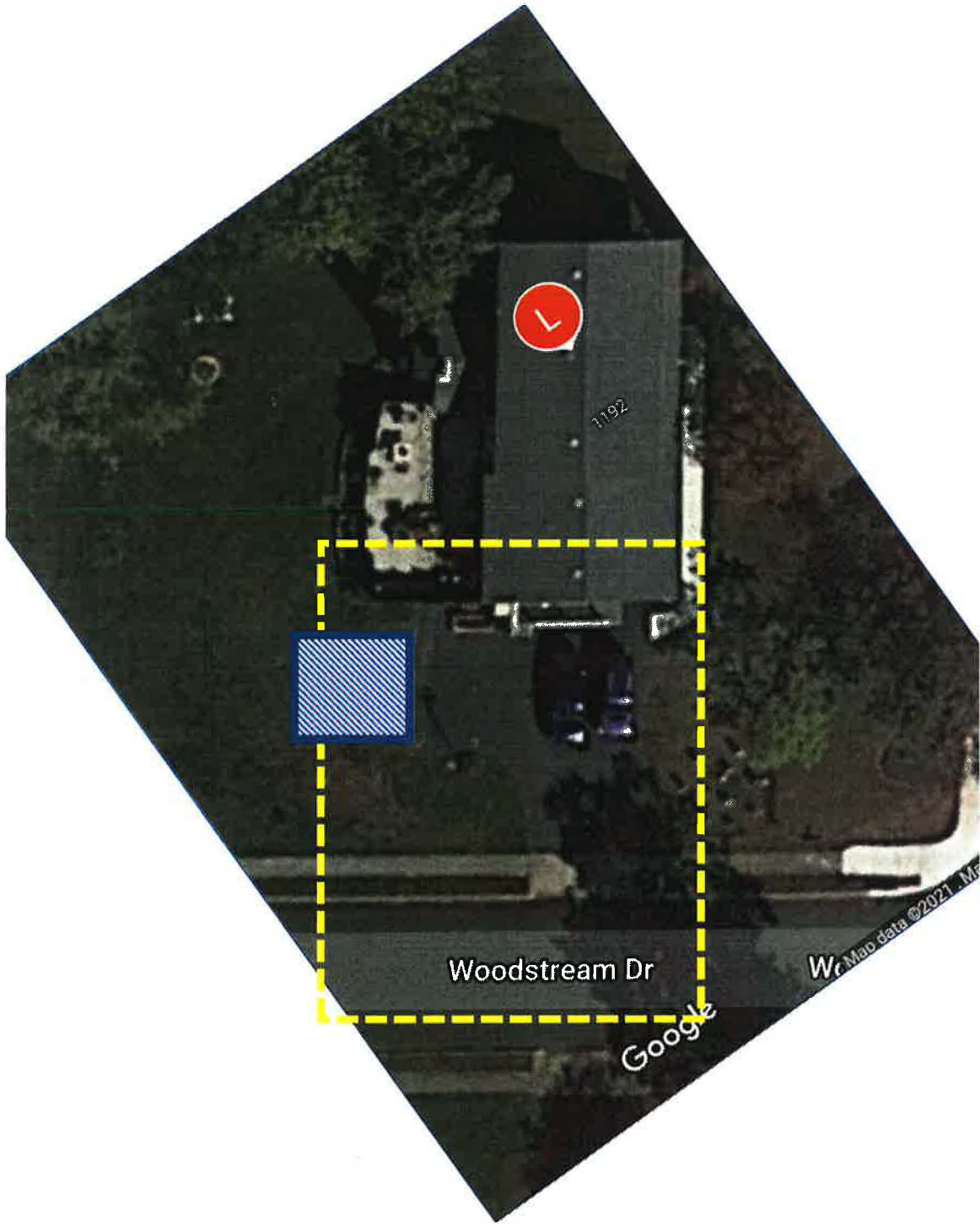
(Owner 1192 Dickerson Rd.)



Kathleen Meiers

(Owner 1192 Dickerson Rd.)





L

1192



Woodstream Dr

Google

Map data ©2021

