

NOTICE

The Zoning Hearing Board of Upper Providence Township, Montgomery County, pursuant to Act 15 of 2020 due to the current COVID-19 disaster emergency, will meet on Thursday, **September 10, 2020**, at **7:00 p.m.**, virtually via ZOOM (a telephone and video conferencing service), and hold a public hearing to consider the following:

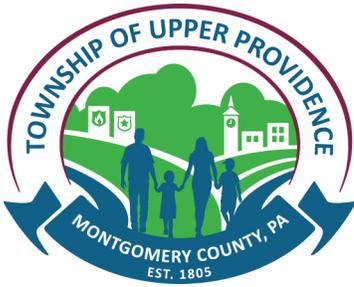
Application No. 20-06 of **Elizabeth B. Howe** and **Robert G. Howe, III**, owners of legal title; **CONCERNING** certain premises situate at 137 Buckwalter Road, Upper Providence Township, in the R-1 Residential-Agricultural District, containing an existing single-family detached dwelling and accessory structures/uses; **REQUESTING** a variance from Section 182-13.E. of the Upper Providence Township Zoning Ordinance (limiting the number of, and the percentage of lot area devoted to, accessory structures/uses on any individual lot); **TO PERMIT** the construction and use on the premises of a 24-ft. x 16-ft. pavilion (384 s.f.), which will result in the total lot area of the premises devoted to such pavilion and the existing accessory structures/uses, to exceed 942.34 s.f., the limitation provided by Section 182-13.E.

A copy of Application No. 20-06 is available for review on the Upper Providence Township website at www.uprov-montco.org by following the posted link to the Application.

All citizens and interested persons may attend the hearing via ZOOM and will be given the opportunity to participate and be heard. Any citizen or interested person wishing to attend and participate in the hearing may do so by visiting the above Township website prior to the commencement of the hearing, and register as a participant in accordance with the instructions posted on the website. In the alternative, any citizen or interested person may participate in the hearing by submitting written comments on Application No. 20-06 via U.S. mail (first-class postage prepaid) addressed to the Upper Providence Township Zoning Hearing Board at 1286 Black Rock Road, Phoenixville, PA 19460, or via e-mail to Geoffrey Grace, Township Director of Planning and Zoning, at ggrace@uprov-montco.org. All such written comments must be **received by 2:00 p.m. on September 10, 2020**, and must include the full name and address of the citizen or interested person submitting the comments, and a reference to Application No. 20-06 in the reference or subject line of the written comments.

The Zoning Hearing Board reserves the right, at the meeting, to consider such other matters and to conduct such other business as may properly come before the Board.

Terrence J. McKenna
Chairman
John A. Koury, Jr., Esquire
Solicitor



July 23, 2020

1286 Black Rock Road
Phoenixville, PA 19460
Phone: 610-933-9179
Fax: 610-983-0355

Visit Us Online:

www.uprov-montco.org

General Inquiries:

admin@uprov-montco.org

Board of Supervisors

Helene Calci, Chair
Albert Vagnozzi, Vice Chair
Laurie Higgins
John Pearson
Bill Starling

Township Manager/Secretary

Timothy J. Tieperman

Township Solicitor

Joseph E. Bresnan, Esq.

John A. Koury Jr., Esq.
O'Donnell, Weiss & Mattei, P.C
41 East High Street
Pottstown PA 19464-5426

RE: Howe Variance Request, 137 Buckwalter Road

Jack,

Please see the enclosed plans and application requesting a variance from §182-13.E of the Township's Zoning Ordinance for having more aggregate square footage for accessory uses than permitted by ordinance.

Unless advised differently, I will be assigning this application number ZHB 20-06.

If you have any questions or need other information from my office, please contact me at your earliest convenience.

Sincerely,

Geoffrey B. Grace, AICP

Zoning Officer/Director of Planning, Township of Upper Providence

Encl.: Application

cc: (via email unless otherwise noted)

Upper Providence Zoning Hearing Board



TOWNSHIP OF UPPER PROVIDENCE

1286 Black Rock Road, Phoenixville, PA 19460

610-933-9179 (phone) 484-391-2380 (fax)

www.uprov-montco.org

Application to the Zoning Hearing Board

1. Date:

2. Classification of Application (Check one or more if Applicable):

A. Request for Variance (PA MPC, Section 909.1(a)(5)-910.2)

B. Request for Special Exception (PA MPC, Section 909.1(a)(6)-912.1)

C. Appeal of decision of the Zoning Officer (PA MPC, Section 909.1(a)(3)(4)(8))

D. Challenge of the Validity of Ordinance or Map by person aggrieved by use or development permitted on land of another (PA MPC, Section 909.1(a)(1)(2))

3. Applicant:

Name (a) Elizabeth Howe & Robert G. Howe, III

Mailing Address (b) 137 Buckwalter Rd., Royersford, PA 19468

Phone Number (c) 610-324-4439

Owner:

Name (a) Elizabeth B. Howe & Robert G. Howe, III

Mailing Address (b) 137 Buckwalter Rd., Royersford, PA 19468

Phone Number (c) 610-324-4439

4. Legal Status of Applicant (check one):

Owner of Legal Title - Copy of deed must be attached as Exhibit A

Owner of Equitable Title-Agreement of Sale must be attached as Exhibit A

Tenant with the permission of Owner of Legal Title - Lease must be attached as Exhibit A

Other (describe)

5. Applicant's Attorney, if any:

(a) Name Michael L. Mauger, Esq.

(b) Mailing Address Mauger & Meter

PO Box 698 Pottstown, PA 19464

(c) Phone Number 610-323-4100

6. Property:

(a) Present Zoning Classification Residential-Agricultural

(b) Number and Street (if assigned pursuant to Township Ordinance No. 179, June 28, 1976, as amended): 137 Buckwalter Road, Royersford, PA 19468

(c) Location, with reference to nearby intersections or prominent features: Northeast of the intersection of Buckwalter Road and Buckwalter Court



TOWNSHIP OF UPPER PROVIDENCE

1286 Black Rock Road, Phoenixville, PA 19460

610-933-9179 (phone) 484-391-2380 (fax)

www.uprov-montco.org

(d) Tax Map Identification: Block _____ Unit 61009A019

(e) Dimensions: Area 47,117 sq. ft. (112.18' x 272.27 x 211.21' x 380.74')
Frontage: 112.18' Depth Western boundary: 380.74'; Eastern boundary: 272.27'

(f) Describe the size, construction and use of existing improvements or use of land, if unimproved: 24' x 16' open air pavilion with shingled roof sitting on 6 columns/posts placed on already existing permitted pavers.

7. **Describe the proposed use or construction:** Purpose and use is to protect residents and family members from sun and other weather elements, which is particularly necessary due to the ongoing public health crisis resulting in the limited availability of other public recreational spaces and the need for outdoor social distancing activities.

8. **Describe how the proposed use or construction differs from what is permitted:** As a result of this proposed construction, approximately 1,244 sq. ft. (2.64%) of the 47,117 sq. ft. property would be used for accessory use. Upper Providence Township Zoning Ordinance limits the aggregate square feet of accessory use to only 2% of the total lot area. Notably, the proposed pavilion would not increase the amount of impermeable surface on the lot, nor would it consume any additional lot area than what is already being used, as the proposed pavilion would be constructed over existing hardscaping that surrounds the pool - all of which has already been approved and is under construction.

9. **State legal grounds for appeal, cite specific sections of Pennsylvania Municipal Planning Code, Zoning Ordinance, Subdivision regulations or other acts of Ordinances:** See attached Memorandum of Law

10. **Has any previous appeal been filed concerning subject matter of this appeal?**

Yes [] No [X] If yes, specify: _____



TOWNSHIP OF UPPER PROVIDENCE

1286 Black Rock Road, Phoenixville, PA 19460

610-933-9179 (phone) 484-391-2380 (fax)

www.uprov-montco.org

Instructions for Application to the Zoning Hearing Board

- 1) Complete all phases of application and submit with six (6) copies.
 - 2) For 2 (A) (B) or (C), seven (7) copies of the plan or plans must be attached to the Appeal. The plan(s) should be prepared by a professional engineer or surveyor, but the Board will accept any plan(s) which are complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan(s) must be prepared to state under oath at the formal hearing that the plan(s) is/are complete and accurate. The plan(s) must contain all information relevant to the Appeal, including but not limited to, the following: the property related to a street; the dimensions and area of the lot; the dimensions and location of existing buildings or improvements; the dimensions and locations of proposed uses, building or improvements.
 - 3) For 2 (D), seven (7) copies of the challenged Ordinance, Ordinance Section or Map must be attached to the Appeal.
 - 4) The application must be signed by all applicants; the term, "applicant" includes the owner of record and the individual or entity claiming to have an equitable interest in the premises.
 - 5) The person actually presenting the application before the Zoning Hearing Board must be one of the following:
 - a) Legal owner of the property
 - b) Equitable owner of the property
 - c) An attorney who is a member of the Pennsylvania Bar
 - 6) Documentation, whether it be a copy of the deed, agreement of sale, lease, or any other agreement confirming and describing the specific interest of the individual signing the application, should be attached to the application as Exhibit "A".
 - 7) Please see Current Fee Schedule for all applicable fees associated with the Zoning Hearing Board applications and charges to be submitted with the application.
- * Applicant will be required to pay any expenses incurred by the Township over and above these amounts.

If the applicant hereafter files an Appeal, or desires a transcript for any reason, he shall be liable for and deposit with the Township forthwith the Court Reporter's estimated charges for an original and two (2) copies of such transcript. If the actual charges differ from the estimate, the Township shall bill or make a refund to the applicant, as appropriate.



TOWNSHIP OF UPPER PROVIDENCE

1286 Black Rock Road, Phoenixville, PA 19460

610-933-9179 (phone) 484-391-2380 (fax)

www.uprov-montco.org

- 8) Any building permit or any other permits to which applicant may be entitled as a result of a decision of the Zoning Hearing Board shall be applied for within six (6) months of the date thereof. Failure to do so will render the decision null and void.
- 9) All checks shall be made payable to the order of UPPER PROVIDENCE TOWNSHIP and must be submitted with the application.

APPLICATION NO. 20-06

FEE AMOUNT: \$ 500⁰⁰

DATE FILED: 7.22.2020

TIME FILED: 2:00p.

meet the heavy burden for obtaining a variance. Stewart v. Zoning Hearing Bd. of Radnor Township, 110 Pa.Cmwlth. 111, 531 A.2d 1180, 1182 (1987). The *de minimis* doctrine “applies where only a minor deviation from the zoning ordinance is sought and rigid compliance is not necessary to protect the public policy concerns inherent in the ordinance.” Constantino v. Zoning Hearing Bd. of Borough of Forest Hills, 152 Pa.Cmwlth. 258, 618 A.2d 1193, 1196 (1992).

Here, Applicants seek a *de minimis* variance because the deviation caused by their proposed construction would be so minor that rigid compliance with the zoning ordinance is not necessary to protect the public policy concerns inherent in the ordinance.

II. APPLICANT’S PROPOSED CONSTRUCT WOULD EXCEED ACCESSORY STRUCTURE LOT USAGE LIMIT IMPOSED BY ORDINANCE BY ONLY 0.64%.

There are no set criteria for a *de minimis* variance. Bailey v. Zoning Bd. of Adjustment of City of Philadelphia, 569 Pa. 147, 166, 801 A.2d 492, 504 n. 21 (2002). Rather, *de minimis* variances are granted according to the particular circumstances of each case. See Stewart, 531 A.2d at 1182 (finding a *de minimis* variance proper where landowner wanted to vary site only a few feet short of one acre requirement); Pyzdrowski v. Bd. of Adjustment of City of Pittsburgh, 437 Pa. 481, 263 A.2d 426, 431–32 (1970) (zoning board properly granted a *de minimis* variance to allow increase of approximately 4% of the width in a one-acre lot); Swemley v. Zoning Hearing Bd. of Windsor Township, 698 A.2d 160, 163 (Pa.Cmwlth.1997) (34% deviation from setback requirement was not *de minimis*).

Here, the Ordinance at issue sets a limit on the total lot area that may be devoted to accessory “structures and/or uses.” Upper Providence Twp. Zoning Ordinance § 182-13(E). Per the Ordinance, only 2% of the total lot area can be devoted to accessory structures. § 182-13(E).

The total area of Applicants’ lot is 47,117 sq. ft. Thus, per the limits imposed by the Ordinance, requiring that no more than 2% of Applicants’ cumulative lot area be devoted to

accessory structures/use, Applicants may not devote more than 942.34 sq. ft. for accessory structures and/or uses. The *de minimis* variance Applicants now seek would permit Applicants to devote 1,244 sq. ft. of their lot to accessory structures/use, or just 2.64% of the cumulative lot area.

Put another way, the Ordinance requires Applicants to maintain *at least* 46,174.66 sq. ft. devoted to non-accessory structures/use. Applicants' *de minimis* variance would allow them to still maintain 45,873 sq. ft. devoted to non-accessory structures/use, or 99.35% of the Ordinance requirement. Surely, such a deviation would be *de minimis*.

Although Pennsylvania courts do not recognize a "precise mathematical percentage which marks the dividing line between *de minimis* and significant deviations" (Swemley, 698 A.2d at 162), a brief survey demonstrates that the deviation requested by this Applicant falls squarely within the range of deviation regularly permitted by courts in the Commonwealth:

- A **5.82% deviation** from a height restriction is *de minimis*. Lench v. Zoning Bd. Of Adjustment of the City of Pittsburgh, 13 A.3d 576, 582 (Pa. Cmwlth. 2011).
- The addition of square footage to a building resulting in a **6.76% deviation** from the maximum building lot coverage is *de minimis*. Township of Middletown v. Zoning Hearing Board of Middletown Township, 682 A.2d 900, 901-02 (Pa. Cmwlth. 1996).
- A **7% deviation** from side yard setback is *de minimis*. Pyzdrowski v. Bd. of Adjustment of the City of Pittsburgh, 263 A.2d 426 (Pa. 1970).
- A **10% deviation** from maximum building height requirement was *de minimis*. Laskowski v. W. Chester Borough Zoning Hearing Bd. (Pa. Cmwlth., No. 1902 C.D. 2012, filed July 11, 2013), slip op. at 5-6.
- 26.43% impervious lot coverage constitutes a *de minimis* **6.43% deviation** from the ordinance limit of 20%. Stat v. Kennett Twp. Zoning Hearing Bd., No. 888 C.D. 2018, 2019 WL 5827348, at *9 (Pa. Commw. Ct. Nov. 7, 2019).

Considering the above survey of *de minimis* variances, surely, a variance that would permit the Applicants to come comply with more than 99% of the requirement set by the Ordinance would be considered *de minimis*.

III. THE DEVIATION SOUGHT BY THE APPLICANT IS SO MINOR THAT “RIGID COMPLIANCE” WITH THE ORDINANCE IS NOT “NECESSARY TO PRESERVE THE PUBLIC INTERESTS SOUGHT TO BE PROTECTED” BY THE ORDINANCE.

Having established that the 0.64% deviation Applicants seek would be extremely minor, the Applicants must next demonstrate that, in this case, “rigid compliance” with the Ordinance is not “necessary to preserve the public interests sought to be protected” by the Ordinance. Township of Middletown, 682 A.2d at 902.

It is important to note at the outset that the pavilion Applicants seek to construct would be constructed over top of hardscaping that is to surround a pool. (The pool and hardscaping presently under construction have already been approved by the Township.) Thus, the pavilion would in no way increase the amount of impervious ground on Applicants’ lot, and would therefore not interfere with any storm water management or open space requirements of the Upper Providence Township Zoning Ordinance or the Upper Providence Code, generally.

Additionally, the construction of the desired pavilion would in no way interfere with the intent of the R-1 Residential-Agricultural Zoning District in which Applicants’ lot sits, said intent to establish “reasonable standards of performance and to promote the desirable benefits which agricultural uses and single-family detached dwellings will have in those areas of Upper Providence Township not presently served by public sewer and water facilities.” Upper Providence Twp. Zoning Ordinance § 182-39.

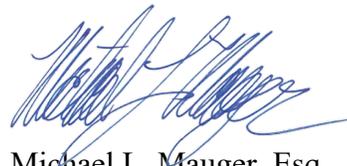
Further, the construction of the pavilion would not in any way alter any other requirements of the R-1 District in that it would not change the lot size of the property, change the population density of the lot or District, or require additional public facilities. *See* Upper Providence Twp. Zoning Ordinance §§ 182-41 – 182-44.

Finally, the proposed construction would not disturb objectives of the Township’s Zoning Code, as the proposed construction would not negatively affect the character or social or economic stability of the area or prevent its beneficial growth (Upper Providence Twp. Zoning Ordinance § 182-2(B)), nor would it fail to protect and conserve the value of land in the area (Upper Providence Twp. Zoning Ordinance § 182-2(C)). In fact, Applicants seek to construct the pavilion to allow their family to spend more time enjoying their own property, thereby potentially reducing travel and traffic, thus furthering the Township’s Zoning Code objective of “bringing about a beneficial relationship between land use and traffic circulation and the avoidance of congestion in the streets...”. Upper Providence Twp. Zoning Ordinance § 182-2(D).

IV. CONCLUSION & PRAYER FOR RELIEF

For the above reasons, Applicants respectfully request that this Zoning Hearing Board grant their request for a variance from strict adherence to the requirements of Upper Providence Township Zoning Ordinance § 182-13(E) on *de minimis* grounds because Applicants’ proposed construction would deviate from the limits imposed by the Ordinance by only 0.64%, and because the deviation is so minor that “rigid compliance” with the Ordinance is *not* necessary to protect the public policy concerns inherent in the ordinance.”

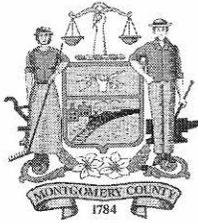
Respectfully Submitted,



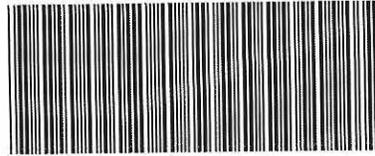
Michael L. Mauger, Esq.
Attorney for Applicant
Attorney ID: 326251
Mauger & Meter
PO Box 698
Pottstown, PA 19464
mmauger@maugermeter.com

**RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker**

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869



DEED BK 5726 PG 00902 to 00905.1
INSTRUMENT # : 2009031996
RECORDED DATE: 04/07/2009 10:30:38 AM



0524367-0016R

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 431348 - 3 Doc(s)
Document Date: 12/29/2008	Document Page Count: 3
Reference Info: burrows-howe/first american	Operator Id: kleonard

RETURN TO: (Mail) FIRST AMERICAN TITLE INS CO 11175 AZUSA CT RANCHO, CA 91730	SUBMITTED BY: FIRST AMERICAN TITLE INS CO 11175 AZUSA CT RANCHO, CA 91730
---	---

*** PROPERTY DATA:**
Parcel ID #: 61-00-00783-21-8
Address: 137 BUCKWALTER RD

PA
19468
Municipality: Upper Providence Township
(100%)
School District: Spring-Ford Area

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$0.00
FEES / TAXES:	
Recording Fee:Deed	\$46.50
Affidavit Fee	\$1.50
Rejected Document Fee	\$5.00
Total:	\$53.00

DEED BK 5726 PG 00902 to 00905.1
Recorded Date: 04/07/2009 10:30:38 AM

I hereby CERTIFY that
this document is
recorded in the
Recorder of Deeds
Office in Montgomery
County, Pennsylvania.



Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

RECORDER OF DEEDS
MONTGOMERY COUNTY

RECORDER OF DEEDS
MONTGOMERY COUNTY

Prepared By

First American Title Insurance Company National Lenders Advantage
1591 Galbraith Avenue, Suite 200
Grand Rapids, MI 49546
(800)540-7064

2009 APR -7 AM 8:31

2009 MAR 17 AM 9:43

STATE TAX
AFFIDAVIT
FILED

Return To

ROBERT G. HOWE, III AND ELIZABETH V. BURROWS
137 BUCKWALTER RD
ROYERSFORD, PA 19468

Tax Parcel ID: 61-00-0078321-8

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
61-00-00783-21-8 UPPER PROVIDENCE
137 BUCKWALTER RD
HOWE ROBERT G III &
B 009A U 019 L 19 1101 DATE: 03/17/2009

QUIT CLAIM DEED

\$5.00
BR

This Deed, made the 12-29-08

Between **ROBERT G. HOWE, III AND ELIZABETH BURROWS, AS TENANTS BY THE ENTIRETIES** (hereinafter called the Grantors), of the one part, and **ROBERT G. HOWE, III AND ELIZABETH V. BURROWS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES** (hereinafter called the Grantees), of the other part,

Date: December 29, 2008

File No. 5198946 ()

Witnesseth that the said Grantor(s) for and in consideration of the sum of zero Dollars (\$ 0) lawful money of the United States of America, unto them well and truly paid by the said Grantee(s), at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto the said Grantee(s), their heirs and assigns,

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF ESTATES AT FARAWAY FARM WEST MADE BY BURSICH ASSOCIATES INC. DATED 7-31-2000 LAST REVISED 11-28-201 AND RECORDED IN PLAN BOOK A-60 PAGES 357, 358 AND 359 AS FOLLOWS TO WIT:

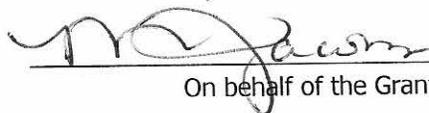
BEGINNING AT A POINT ON THE NORTHERLY SIDE OF BUCKWALTER ROAD SAID POINT BEING A CORNER OF LOT 20 AS SHOWN ON THE ABOVE MENTIONED PLAN; THENCE EXTENDING FROM SAID BEGINNING POINT ALONG LOT 20 NORTH 01 DEGREE 24 MINUTES 40 SECONDS WEST 380.74 FEET TO A POINT IN LINE OF LAND NOW OR LATE OF JON R. & DOROTHY L. PICHELMAN; THENCE EXTENDING ALONG THE SAME SOUTH 54 DEGREES 35 MINUTES 02 SECONDS EAST 211.21 FEET TO A POINT A CORNER OF LOT 18; THENCE EXTENDING ALONG THE SAME SOUTH 10 DEGREES 49 MINUTES 54 SECONDS WEST 272.27 FEET TO A POINT ON THE NORTHERLY SIDE OF BUCKWALTER ROAD; THENCE EXTENDING ALONG THE SAME NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 525 FEET THE ARC DISTANCE OF 112.18 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING IN AREA 47,117 SQUARE FEET MORE OR LESS (1.08 AC.).

3/4
K

The address of the above-named Grantees is:

APN: 61-00-0078321-8
137 BUCKWALTER RD
ROYERSFORD, PA 19468

A handwritten signature in black ink, appearing to read "M. J. ...", is written over a horizontal line.

On behalf of the Grantees

File No. **5798948n ()**
Record and return to:

137 BUCKWALTER RD
ROYERSFORD, PA 19468

①

006316

B
520
1000
1300
1300
520
50

File No. 332706

This Indenture, made the 27th day of February, 2003

Between

The Cutler Group, Inc., a Pennsylvania Corporation (hereinafter called the Grantor), of the one part, and

Robert G. Howe, III and Elizabeth Burrows (hereinafter called the Grantees), of the other part,

Witnesseth That the said Grantor for and in consideration of the sum of

Five Hundred One Thousand Forty Dollars (\$501,040.00)

lawful money of the United States of America, unto it well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as Tenants by the Entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns

ALL THAT certain lot or piece of ground situate in Upper Providence Township, Montgomery County, Pennsylvania bounded and described according to a Plan of Estates at Faraway Farm West made by Bursich Associates Inc. dated 7-31-2000 last revised 11-28-2001 and recorded in Plan Book A-60 pages 357, 358 and 359 as follows to wit:

BEGINNING at a point on the northerly side of Buckwalter Road said point being a corner of Lot 20 as shown on the above mentioned plan; thence extending from said beginning point along Lot 20 North 01 degree 24 minutes 40 seconds West 380.74 feet to a point in line of land now or late of Jon R. & Dorothy L. Pichelman; thence extending along the same South 54 degrees 35 minutes 02 seconds East 211.21 feet to a point a corner of Lot 18; thence extending along the same South 10 degrees 49 minutes 54 seconds West 272.27 feet to a point on the northerly side of Buckwalter Road; thence extending along the same northwestwardly along the arc of a circle curving to the left having a radius of 525 feet the arc distance of 112.18 feet to the first mentioned point and place of beginning.

Containing in area 47,117 square feet more or less (1.08 Ac.)

BEING Lot 19 as shown on the above mentioned plan

BEING Parcel Number 61-00- 00783-218

Being part of the same premises which Providence Manor Associates, Inc. by Deed dated 11-14-2001 and recorded 12-12-2001 in Montgomery County in Deed Book 5388 Page 1754 conveyed unto The Cutler Group, Inc., a Pennsylvania Corporation, in fee.

REALTY TRANS TAX PAID
STATE 5010.00
LOCAL 5010.00
PER CB

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
61-00-00783-21-8 UPPER PROVIDENCE
BUCKWALTER RD
CUTLER GROUP INC THE
B 009A U 019 L 19 2106 DATE: 03/20/03

03 MAR 27 AM 10:40

DB 5451 PG 0365

Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise 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 grantor, 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 described 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 as Tenants by the Entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns.

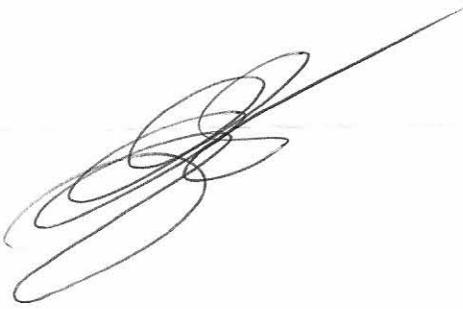
And the said Grantor, its successors and/or assigns, its executors and administrators does covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that the said Grantor, its successors and/or assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantor, its successors and/or assigns, and against all and every person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof, the said Corporation has caused these presents to be executed and its common or corporate seal hereto affixed. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

**The Cutler Group, Inc.,
a Pennsylvania Corporation**



BY: _____ {SEAL}
David Cutler, President

ATTEST: _____ {SEAL}
Secretary

#6316	
U. PROVIDENCE TWP	5010.40
STATE STAMP	5010.40
TOTAL	10020.80
CHECK	5010.40
CHECK	5010.40
ITEM 2	
03-27-03 THU #1	

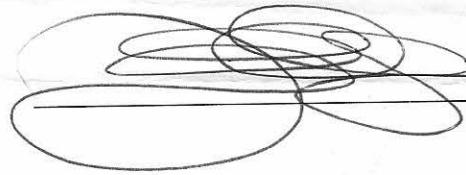
CASH-11 5337 1005451PG0366

Commonwealth of Pennsylvania
County of Montgomery

ss:

On this the **27th** day of **February**, **2003** before me, the undersigned Notary Public appeared **David Cutler**, who acknowledged himself/herself to be the authorized officer of **The Cutler Group, Inc., a Pennsylvania Corporation**, a corporation, and that (s)he, as such authorized officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as authorized officer.

I hereunto set my hand and official seal.


Notary Public

NOTARIAL SEAL
MICHAEL MCGOWAN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires July 14, 2005



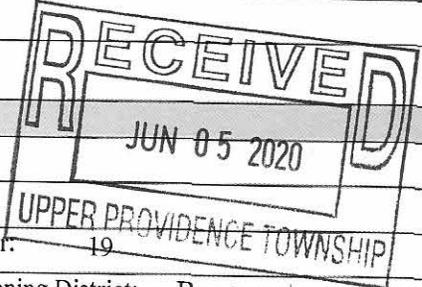
DECED.	
The Cutler Group, Inc., a Pennsylvania Corporation	
To	Robert G. Howe, III and Elizabeth Burrows
Premises	Lot 19, Estates at Faraway Farms West
The address of the above-named Grantee is	<i>137 Buckwalter Road Laytonsville Pa 19468</i>
On behalf of the Grantee	
File No.	332706
Record and return to:	Metropolitan Abstract, Inc. 7151 Frankford Avenue Philadelphia, PA 19135

DB 5451 PG0367

332706
METROPOLITAN ABSTRACT INC.
7151 Frankford Avenue
Philadelphia, PA 19135

**TOWNSHIP OF UPPER PROVIDENCE
BUILDING/ZONING & FIRE PROTECTION
PERMIT APPLICATION**
1286 Black Rock Road * P.O. Box 406 * Oaks, PA 19456
610-933-9179 (phone) * 484-391-2380 (fax)
www.uprov-montco.org

I. TOWNSHIP USE ONLY			
Date Issued: / /	Permit #	Approved By:	
Permit Fee:	\$	<input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> Debit <input type="checkbox"/> Discover <input type="checkbox"/> MasterCard <input type="checkbox"/> Visa	
State Surcharge:	\$	Check #	Credit Card # Exp. Date:
Certificate of Occupancy:	\$	Rept #	When Ready: Mail or Call Appl#
Other Fee:	\$	Date Fee Paid: / /	Collected By:
Total Permit Fees:	\$	Time/Date Stamp when received:	



II. LOCATION OF JOB			
Site Address:	137 Buckwalter Rd		
Cross Streets:	Buckwalter Rd	and	Buckwalter Circle
Subdivision Name:	Estates/ Faraway Farm West	Lot Number:	19
Block: 9	Unit:	Zoning District:	R - 1

If you are an owner in a HOA Development – Homeowners Association- You as the owner are responsible for obtaining ANY approvals from your HOA for ANY outside work to be done

III. PERMIT-TYPE OF WORK (one per application)			
<input checked="" type="checkbox"/> Residential OR <input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Zoning	<input type="checkbox"/> Fire Protection
Flood Zone-Choose One <input type="checkbox"/> AE <input type="checkbox"/> X	<input type="checkbox"/> OA (Other Areas)		
<input type="checkbox"/> New Home <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Pool <input type="checkbox"/> Fence <input type="checkbox"/> Deck <input type="checkbox"/> Porch <input type="checkbox"/> Shed			
<input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing <input type="checkbox"/> Demolition <input type="checkbox"/> **Electrical** <input checked="" type="checkbox"/> Other Accessory Structure (Fire Protection-see below)			
<input type="checkbox"/> Fire Alarm System <input type="checkbox"/> Fire-Sprinkler System <input type="checkbox"/> Standpipe System <input type="checkbox"/> Dry/Wet Chemical System <input type="checkbox"/> Fire Hydrants			
Description of Work:	Total Project Cost: \$ \$ 7,000		
Install new 16' by 24' roofed pavilion with 6 columns on footers.			

IV. PROPERTY OWNER Email- bethcita2@aol.com	
Name: Elizabeth & Robert Howe	Phone Number: () 610.324.4439 - Cell - Elizabeth
Address: 137 Buckwalter Rd	City, State, Zip: Royersford, PA 19468

V. APPLICANT Email-jacal@bluetreelandscaping.com		<input type="checkbox"/> CHECK IF SAME AS OWNER
Name: Justin Acal	Relationship to Owner: Contractor	
Address: 4494 Skippack Pike	Phone Number: () 610.222.0590	
City, State, Zip: Skippack Pa 19474	Fax Number: () 610.222.0594	

Person in Responsible Charge-(Please include phone#) _____

VI. CONTRACTOR Email-		x CHECK IF SAME AS APPLICANT
Name:		
Address:		Phone Number: ()
City, State, Zip:		Fax Number: ()

VII. WORKERS' COMPENSATION INSURANCE COVERAGE INFORMATION	
THE APPLICANT IS: THE OWNER OF THE PROPERTY? <input type="checkbox"/> Yes (if yes GO TO BOX A) <input checked="" type="checkbox"/> No (if no GO TO BOX B)	
BOX A. SIGN HERE & GO TO STEP VIII:	
BOX B. CONTINUE FILLING OUT SECTION VII: THE APPLICANT IS: A CONTRACTOR WITHIN THE MEANING OF THE PENNSYLVANIA WORKERS' COMPENSATION LAW? <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No (Continue to Box C)	
BOX C. SIGN HERE & GO TO STEP VIII: <i>Justin V Acal - Blue Tree Landscaping</i>	

VIII. APPLICANT SIGNATURE	
I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I AM THE HOMEOWNER OR HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT AND WE AGREE TO ALL APPLICABLE LAWS OF THIS JURISDICTION.	
Applicant Name (print): <u>Justin V Acal</u>	
Applicant Signature: <i>Justin V Acal - Blue Tree Landscaping</i> Date: <u>6 / 4/2020</u>	

PLEASE NOTE: Before any application can be given to a Building Inspector for review, the following IS REQUIRED...

- 1-PA State Registration# PA023803 (for Residential Only)
- 2-Workers Compensation Certificate attached (or Page 4 notarized for exemption)
- 3-Payment of all Application fees
- 4-Stamped Electrical Plans from an Electrical Inspection Agency IF you are doing ANY electrical work as part of this application
- 5-A Site or Plot Plan MUST be included with this application showing all Street locations, all set backs from property lines to proposed work, and all easements, right of ways, basins and any other restricted features on site. (Attach copy or draw on Page 3)
- 6-If required, a copy of your Home Owners Association (HOA) approval letter MUST be attached for all outside work.

All Applicants building an addition, a new home or a new building MUST complete the following information:

IX. SITE INFORMATION	
Water Service: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Sewer Service: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
Fuel Source: <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> LPG Gas <input type="checkbox"/> Oil <input type="checkbox"/> Other (List)	

X. BUILDING INFORMATION (for new and additions only)	
Building Code Use Group:	Specific Use: Accessory Structure
Change in Use <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No - If YES, attach Change of Occupancy Form.	
Existing Building Area (In Square Feet):	Proposed Building Area (In Square Feet): 384 Sq ft
Total Building Area (In Square Feet):	
Height of Structure Above Grade: 12' 9"	Number of Stories: 1 story
Maximum Occupancy Load (Commercial Applications Only):	
Maximum Live Load (Commercial Applications Only):	
Is Building equipped with an Automatic Sprinkler System? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Code Edition:	

XI. DRAW PLOT PLAN HERE OR ATTACH DRAWING
--

XII. WORKERS' COMPENSATION EXEMPTION

COMPLETE IF THE APPLICANT IS A CONTRACTOR CLAIMING EXEMPTION FROM
WORKERS' COMPENSATION INSURANCE.

By signing below I am verifying that the foregoing statements with respect to workers compensation coverage are true and correct to my knowledge, information and belief. I understand that a false statement submitted to a public servant subjects me to prosecution for unsworn falsification to authorities, section 4904 of the Pennsylvania Crimes Code.

Contractor with no employees. Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the township.

Religious exemption under the Workers' Compensation Law.

Applicant Signature _____

Applicant Printed Name _____

TOWNSHIP OF UPPER PROVIDENCE
1286 BLACK ROCK ROAD
P.O. BOX 406
OAKS, PA 19456

Township Of Upper Providence – Montgomery County

INSTRUCTIONS FOR BUILDING/ZONING & FIRE PROTECTION PERMIT APPLICATION

Page 1 of Permit

I. Township Use Only

II. Location of Job: address, cross streets, subdivision name (if applicable), lot #, zoning district, block and unit # of where the work is being performed.

Fill out info as much as you know-minimum address of job location.

III. Permit type: Select either: Residential or Commercial & Building, Zoning or Fire Protection.

(If you are unsure we will fill it in for you)

Flood Plain Designation: Select which zone you are in (AE-100yr flood plain, X-500yr flood plain, & OA-Other Areas (or not in flood plain)

Type of work or improvement: Check box that applies to your type of permit

Describe type of work you will be doing.

Fill in Total Cost \$ of job. - (estimate if necessary)

IV. Owner: Fill out complete owner information. **(w/Email)**

V. Applicant: (if owner check box & go to V) - if not owner fill in applicant information. **(w/Email)**

Page 2 of permit

VI. Contractor: (if owner or applicant check box go to VI) - if not owner or applicant fill in contractor information. **(w/Email)**

VII. Workers Compensation Insurance Information:

If owner-check-Yes, sign Box A (continue to VII)

If Not owner-check-No, go to Box B- fill out and sign Box C (Continue to VII)

Township Of Upper Providence – Montgomery County

VIII. Applicant Signature: ALL Applicants (Owner or Contractor) MUST sign here.

****Items 1-5 MUST be completed****

- 1-PA State Reg# (For Residential Only)
- 2-Workers Comp certificate attached
- 3-Payment for Application
- 4-Stamped electrical plans required if doing ANY electrical work.
- 5-Site/Plot Plans MUST be included with all Exterior work.
- 6-HOA letter of approval required for all outside work.

(Below is a list of local Inspection Agencies-
None of which are recommended-this list is for convenience only)

ELECTRICAL INSPECTION AGENCIES ** (Must be Filled Out if Electrical Work is Performed) **		
<input type="checkbox"/> Bureau Veritas (610) 543-3925	<input type="checkbox"/> Other _____	<input type="checkbox"/> UIS (610) 495-2803
<input type="checkbox"/> Middle Atlantic (215) 322-2626	<input type="checkbox"/> United Inspection Agency (215) 542-9977	<input type="checkbox"/> Other _____

IX. Site information : This Section to be filled out by Applicants building an addition, a ****new Residential home or a **new Commercial building.**

Page 3 of permit

X. Building Information: This Section to be filled out by Applicants building an addition, a ****new Residential home or a **new Commercial building**

XI. DRAW PLOT PLAN HERE: On page 3 or attached sheet, draw a diagram as explained. This section is required for all permits with the exception of roofing and interior alterations. If your site has unique easements or other potential conflicts for your project, we reserve the right to require an engineered survey even for simpler projects such as decks and pools.

Page 4 of permit

XII. Workers' Compensation Exemption
If you are a Contractor and do NOT have Workers' Compensation Insurance-you MUST fill out this section.

Township Of Upper Providence – Montgomery County

Please be aware - if you are the homeowner and are taking out the permit for your contractor, it is recommended that you check on their insurance. Under certain circumstances, if your contractor is uninsured, you may be held liable if an accident occurs to them or their workers.

New houses also require lot specific site plan showing house footprint, all setbacks, finish grade elevations in addition to all other listed previously. This plan must be prepared and sealed by a registered professional surveyor.

NOTE: Property owners/agents are responsible for all site dimensions and locating the improvements in accordance with all applicable codes. If you are in doubt concerning the location of your property lines contact a civil engineer or surveyor AND have all dimensions and locations certified by a design professional.

Submit construction drawings as listed:

New house - 2 complete sets signed & sealed by an architect or engineer. Truss, HVAC, Plumbing and Electrical drawings are required.

Residential Garage - 2 sets showing complete dimensions, footings, and structural member sizes.

Non-residential Building - 2 complete sets signed & sealed by an architect, structural drawings must be signed and sealed by a Design Engineer.

Additions and Alterations/Residential - 2 sets showing complete dimensions, footings, and structural member sizes.

Basement Alterations - see additional information under Basement Requirements for details.

Sheds/Accessory Buildings - 2 sets detailing size, typical construction and method of installation.

Fence - Plot plan with fence description.

Pool - 2 sets showing location and all pertinent design information also see additional pool requirements for details.

Additions/Non-Residential - 2 sets of engineered plans and third party agency approval with signature on the electrical plan.

Township Of Upper Providence – Montgomery County

Decks, Porches, Patios - 2 sets of drawings showing footings, connections and dimensions on all components.

Other important information:

Ask the department for more detailed information concerning your specific job or print them off the internet.

* As provided in the code, this office may require additional engineering or design information to determine compliance with the applicable code.

The permit application will be dated when it is submitted and will be reviewed within 15 business days for residential work and 30 for commercial work.

If your application is missing any required documents or is incomplete, it will be denied and returned to you via mail.

Once you have the missing information you may resubmit your application and the review period will start over.

Once a permit is issued you must start work within 6 months and complete the project within 2 years.

Any further questions please call our office and ask for the Building Department. (610) 933-9179.



BLUETRE-01

CSTAUFFER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/16/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Univest Insurance, LLC 521 W Main Street PO Box 391 Lansdale, PA 19446	CONTACT Cynthia L Stauffer, CISR, AINS PHONE (A/C, No, Ext): (267) 646-0984 FAX (A/C, No): (866) 931-5521 E-MAIL ADDRESS: staufferc@univest.net
INSURED Blue Tree Landscaping Inc 4494 Skippack Pike PO Box 1112 Skippack, PA 19474	INSURER(S) AFFORDING COVERAGE NAIC # INSURER A : Penn National Mutual Casualty Insurance Company 14990 INSURER B : Lackawanna Casualty Company 11703 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

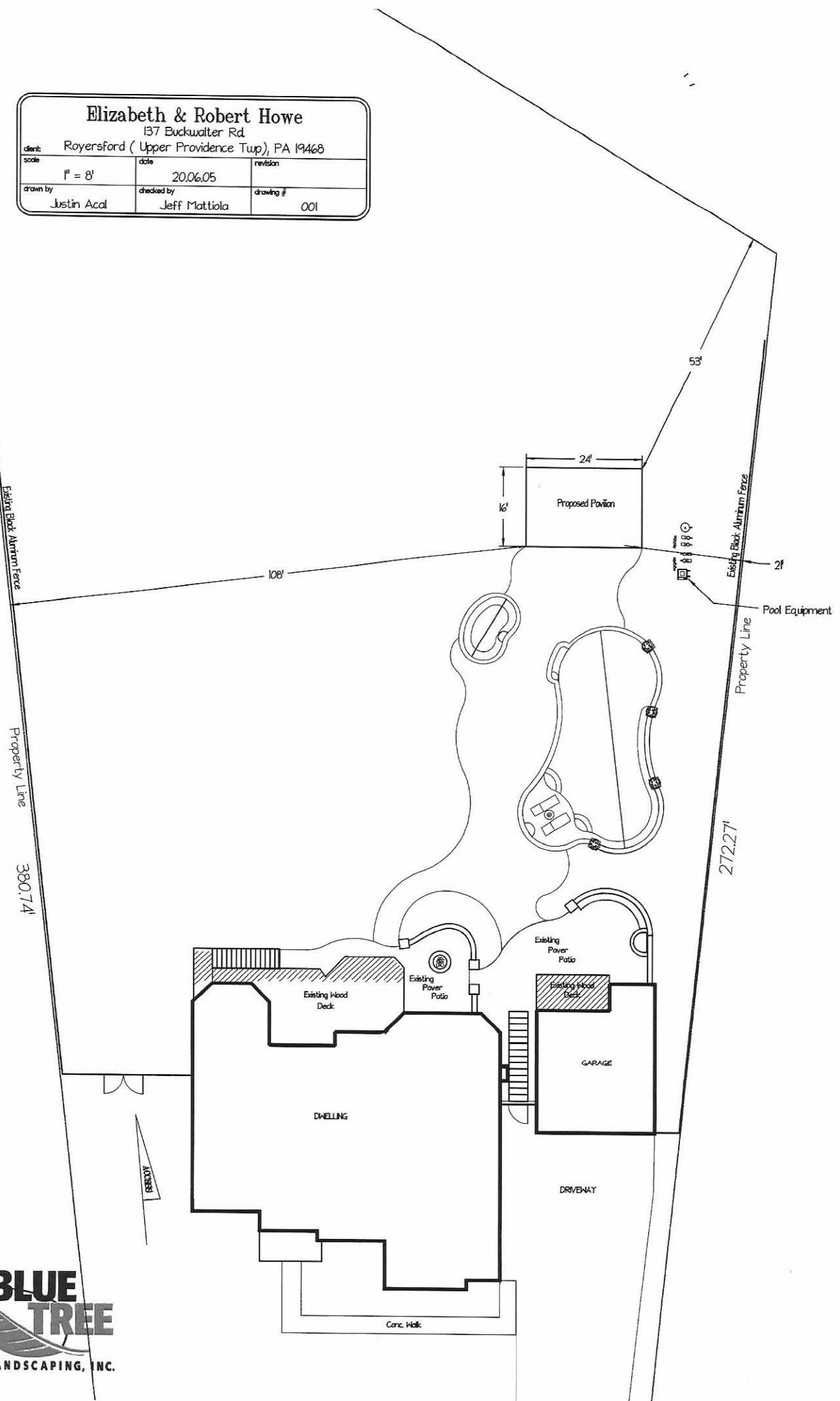
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSUR LTR	TYPE OF INSURANCE	ADDITIONAL SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PROTECT <input checked="" type="checkbox"/> LOC OTHER:		CX90714817	11/1/2019	11/1/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> Hired AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		AX90714817	11/1/2019	11/1/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB EXCESS LIAB DED <input checked="" type="checkbox"/> RETENTION \$ 0		UL90714817	11/1/2019	11/1/2020	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	WCP0004703	11/1/2019	11/1/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Equipment Floater		CX90714817	11/1/2019	11/1/2020	Leased/Rented Equip 60,000
A	Crime		CX90714817	11/1/2019	11/1/2020	Crime 10,000

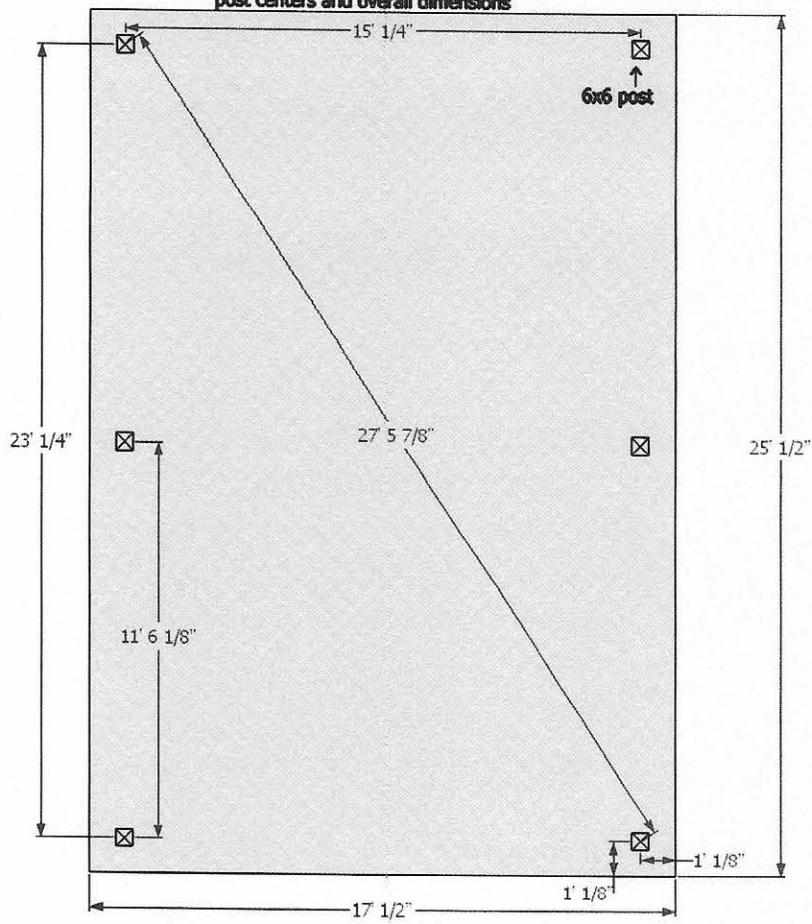
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER 	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
-----------------------------------	--

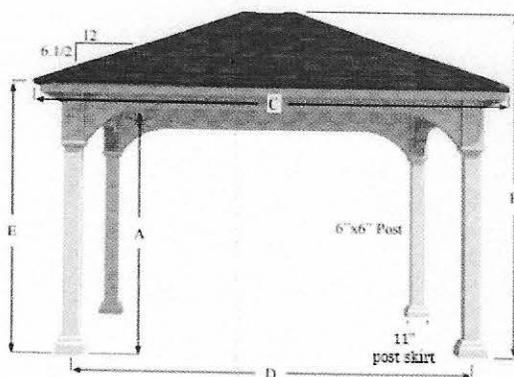
Elizabeth & Robert Howe		
137 Buckwalter Rd.		
Royersford (Upper Providence Twp), PA 19468		
client:		
scale	date	revision
1" = 8'	20.06.05	
drawn by	checked by	drawing #
Justin Acal	Jeff Mattiola	001



16' x 24' pavilion
post centers and overall dimensions



Vinyl Pavilion Elevation



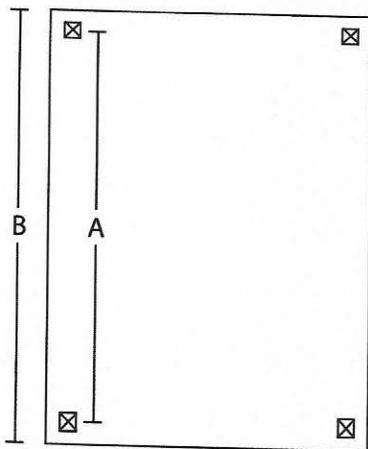
	10'	12'	14'	16'	18'	20'
A	7'-4.1/8"	7'-4.1/8"	7'-4.1/8"	7'-4.1/8"	7'-4.1/8"	7'-4.1/8"
B	11'-0.1/4"	11'-6.3/4"	12'-1.1/4"	12'-8.3/4"	13'-3.1/4"	13'-9.3/4"
C	10'-9"	12'-9"	14'-9"	17'-0.1/2"	19'-0.1/2"	21'-0.1/2"
D	9'-0.1/4"	11'-0.1/4"	13'-0.1/4"	15'-0.1/4"	17'-0.1/4"	19'-0.1/4"
E	8'-1"	8'-1"	8'-1"	8'-1"	8'-1"	8'-1"

- A = Under side of Header Measurement
- B = Over all Height Measurement
- C = Over all Roof Length Measurement
- D = Center to Center of Post Measurement
- E = Height of Roof Edge

Pavilion Site Prep Information

If you are buying a pavilion, it is very important that you have a solid and LEVEL foundation. Here are a few options that we recommend. If you have a paver patio, take out the pavers at each post location and put in concrete pylons, making the top of the concrete level with the bottom of the pavers so you can then fill in the pavers around the post. Note: If your finished concrete pad or patio will be sloped, remember that the elevation chart starts at the top of your pylons. Double check to make sure you have enough clearance under the beam. You may need to add extra length to the posts.

Use the diagram and the chart below to determine the placement of the posts and also overall measurements.



These measurements are the same for wood and vinyl pavilions.

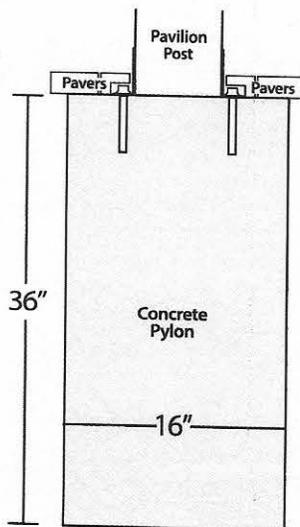
Size	10'	12'	14'	16'	18'	20'
A	9' ¼"	11' ¼"	13' ¼"	15' ¼"	17' ¼"	19' ¼"
B	10' 9"	12' 9"	14' 9"	17' ½"	19' ½"	21' ½"

A = Center to Center of Post Measurement
 B = Overall Roof Length Measurement
 Sizes over 18' have additional posts.

Amish Country Gazebos is not responsible for site preparation. The property owner is responsible for permits (if any are required) and checking with local building codes before starting on their foundation. Engineered drawings are available.

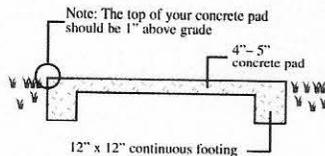
Concrete Pylons

1. Dig 16" diameter and 36" deep holes (or frost level, whichever is deeper) at each post location.
2. Beginning at the ground's highest point, plant 16" Quick-Form tubes making sure the top of each tube is LEVEL with all the rest.
3. Use rebar as needed.
4. Fill each tube with concrete and allow it to cure before assembling your pavilion.
5. It is very important that the top of each pylon is LEVEL with all the rest.



Concrete Pad

1. Dig out 6"-8" of ground so it is level all throughout its lowest point.
2. Temporarily plant wood forms around the perimeter of your foundation area.
3. Dig a 12"x12" continuous footing around the perimeter of the pad.
 - Note: The top of your concrete pad should be 1" above grade
4. Cover the area with 4" of crushed stone.
5. Use rebar as needed.
6. Pour concrete throughout the base.
7. Make sure all the post locations are LEVEL with each other.



Matthew Light

From: Matthew Light
Sent: Monday, June 08, 2020 10:54 AM
To: Justin Acal; bethcita2@aol.com
Cc: 'ggrace@uprov-montco.org'; 'bbortnichak@uprov-montco.org'; 'William Dingman (wdingman@gilmore-assoc.com)'
Subject: Pool Pavilion 137 Buckwalter

A review of the application for a proposed 384 square foot pavilion has resulted in the following findings”

1. Existing shed of 140 square feet
2. Existing detached multi purpose garage of 720 square feet
3. Proposed pavilion of 384 square feet

Total aggregate of existing and proposed accessory use structures is 1244 square feet.

The zoning laws of Upper Providence Township limit the aggregate square feet of accessory use to 2% of the lot area when the lot is greater than 20,000 square feet. (182-13 E)

2% of the lot area (47117sf) is 942 sf. You are proposing 1,244 sf. You will be over the limit.

Needless to say, this application is denied.

Of course you are entitled to request relief from the Zoning Hearing Board.

The application and plans are being mailed back to the applicant.
Thank You,

Matthew Light
Building Code Official
Upper Providence Township
6109339179
matthew@uprov-montco.org

CONFIDENTIALITY NOTICE: THIS E-MAIL IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE DO NOT PRINT, DISCLOSE, COPY, RETAIN OR REDISTRIBUTE IT. PLEASE DELETE THE ORIGINAL MESSAGE AFTER NOTIFYING THE SENDER BY E-MAIL AT THE ADDRESS SHOWN. THANK YOU FOR YOUR COMPLIANCE