

December 7, 2022

The Planning Agency will meet once this month. The meeting will be Wednesday, December 7, 2022 beginning at 7:00 p.m.

1. Plymouth Square Shopping Center – Zoning

APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462

RECEIVED
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PLYMOUTH
TOWNSHIP

DATE: November 1, 2022

- (1) **Applicant/Appellant's Name and Address:** Brandon Savran, Esq., Pritzker Law Group, representing Veterinary Emergency Group, 1521 Locust St., Ste. 605, Phila, PA 19102 **PHONE NO.:** 610-331-3234
- (2) **Owner's Name and Address:** Brixmor Plymouth Square, LLC, c/o William Greimel, Vice President for Redevelopment North, Brixmor Prop. Grp., 200 Ridge Pike, Ste. 100, Conshohocken, PA 19428 **PHONE NO.:** 610-834-7232
- (3) **Lessee's Name and Address:** Veterinary Emerg. Grp., % Graham Tait, Zoning & Permitting Mgr, 44 S Broadway, LL3, White Plains NY 10601
(If Applicable)
- (4) **Location of Premises:** 200 Ridge Pike, portion of Suite 123 to be demised as shown on site plan (see attached).
- (5) **Dimensions of Lot:** irregular shape, furthest extents of property occupies an area of roughly 1000 x 1000 square feet.
- (6) **Present Zoning Classification of Premises:** Shopping Center District
- (7) **The improvements thereon are:** Shopping center with various users/tenants
- and the present use of the land and/or building is portion of subject Suite 123 which is presently vacant.
- (8) **If this is an application for a SPECIAL EXCEPTION check here [] and state the specific sections of the PLYMOUTH TOWNSHIP ZONING ORDINANCE upon which the applicant relies:**
- (9) **If this is an appeal from a decision of the BUILDING INSPECTOR/ZONING OFFICER seeking a VARIANCE from the terms of the PLYMOUTH TOWNSHIP ZONING ORDINANCE check here [x] and state the specific sections of the ORDINANCE as to which the VARIANCE is being sought:**
Section 1100
- (10) **The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows:** VARIANCE - use variance to allow emergency veterinary care for pets.
- (11) **Describe what is proposed of real estate in question:** occupation by Lessee of shopping center as shown on site plan; currently vacant.
- (12) **There must be attached hereto a plot plan, accurately drawn to scale, of the real estate in question, indicating the location and dimensions of the tract and improvements erected thereon as well as those proposed to be erected. ALL PLANS MUST BE FOLDED OR THE APPLICATION WILL NOT BE ACCEPTED.**

(OVER)

(13) There must be paid herewith for a single-family dwelling and/or any structure appurtenant or accessory thereto a nonrefundable-filing fee of TWO HUNDRED DOLLARS (\$200.00) and for all other structures a nonrefundable filing fee of ONE THOUSAND DOLLARS (\$1,000.00). PLEASE MAKE CHECK PAYABLE TO "PLYMOUTH TOWNSHIP".

STATE OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY: Philadelphia

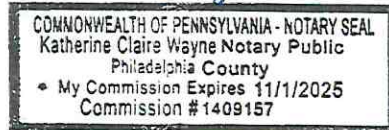
Brandon Savran

being duly sworn/affirmed according to law, deposes and says that he is the applicant above named and that the facts set forth in the foregoing application/appeal and all documents or exhibits submitted therewith, are true and correct to the best of his knowledge, information and belief.

[Signature]

APPLICANT/APELLANT

[Signature]



SWORN

AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS 1st DAY OF Nov. '22 :

Briznor Plymouth Square, LLC by Bill Greiner
(OWNER'S SIGNATURE - IF APPLICABLE)

[Signature]

SPECIAL INSTRUCTIONS

FOR RESIDENTIAL APPLICATIONS - ORIGINAL AND FIFTEEN (15) COPIES OF THE APPLICATION AND ALL SUPPORTING PAPERS, OR FOR COMMERCIAL, INDUSTRIAL, MULTI-FAMILY APPLICATIONS - ORIGINAL AND TWENTY-FOUR (24) COPIES OF THE APPLICATION AND ALL SUPPORTING PAPERS SHALL BE FILED WITH THE ZONING OFFICER, ZONING OFFICE, PLYMOUTH TOWNSHIP, 700 BELVOIR ROAD, PLYMOUTH MEETING, PA 19462. ONLY THE ORIGINAL APPLICATION/APEAL NEED BE VERIFIED BY AFFIDAVIT.

IMPORTANT NOTICE

YOUR APPLICATION WILL BE SCHEDULED FOR A HEARING AT THE NEXT REGULARLY SCHEDULED MEETING OF THE PLYMOUTH TOWNSHIP ZONING HEARING BOARD. YOU MUST BE PREPARED TO PRESENT YOUR ENTIRE CASE AT THIS MEETING. ANY APPLICATION FOR CONTINUANCE OF THE HEARING MUST BE IN WRITING, AND YOU MUST GIVE THE REASONS FOR THE REQUEST. THE APPLICATION FOR CONTINUANCE MUST BE RECEIVED BY THE ZONING OFFICER NO LATER THAN 3:00 P.M. ON THE THURSDAY BEFORE THE ZONING HEARING. NO APPLICATIONS FOR CONTINUANCE WILL BE ACCEPTED AFTER THAT DEADLINE UNLESS THE APPLICANT APPEARS BEFORE THE ZONING HEARING BOARD TO APPLY FOR A CONTINUANCE. MORE THAN ONE REQUEST FOR A CONTINUANCE ON ANY APPLICATION MUST BE MADE IN PERSON, AND SUCH REQUESTS WILL NOT NORMALLY BE GRANTED UNLESS THERE ARE SPECIAL CIRCUMSTANCES.

DO NOT WRITE BELOW THIS LINE

CERTIFICATION OF ADVERTISEMENT

The above application/appeal was advertised in _____
On the following dates: _____

(Newspaper)

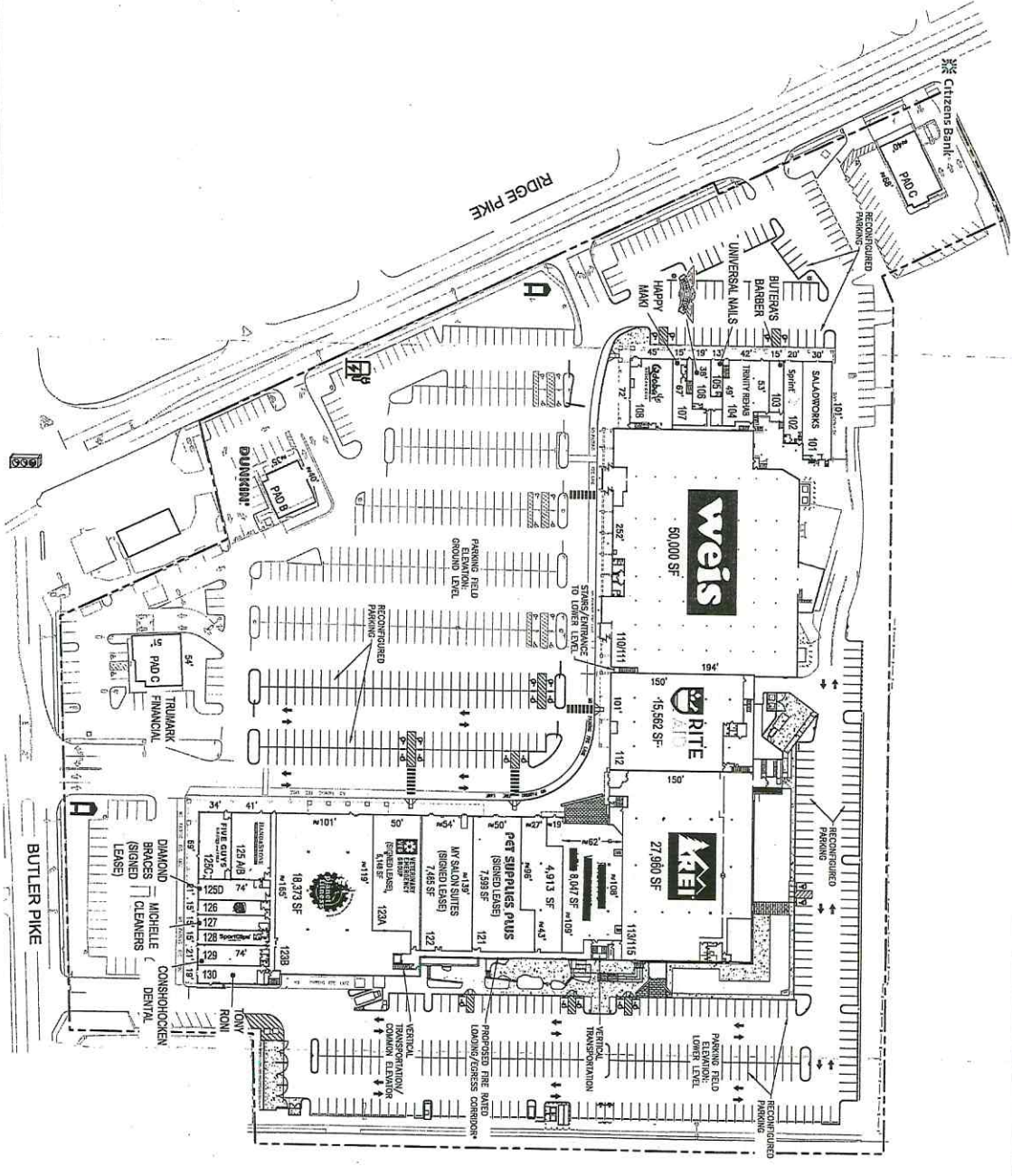
DATE POSTED ON PREMISES _____

ZONING OFFICER _____

BRIMMOR
Property Group

PLYMOUTH SQUARE - LEASE PLAN - GROUND LEVEL

BU NU#: 1762 27 OCTOBER 2022 SCALE: N.T.S. DRN BY: AJC OPTION 1



LEGEND
 AVAILABLE SPACE

GENERAL NOTES

- EXISTING SITE LAYOUT AS SHOWN WAS CREATED USING "A.A.T." SURVEY PERFORMED BY LANGONI ENGINEERING LAST REVISED ON 5/6/20.
- BRIMMOR HAS NOT PERFORMED A COMPLETE REVIEW OF THE ZONING ORDINANCE. THE IMPACTS ON THIS CONCEPT PLAN ARE NOT KNOWN.
- THIS DRAWING IS A CONCEPTUAL PLAN, NOT AN ENGINEERING DOCUMENT. THE FINAL DESIGN AND OPERATION OF THE PROPOSED IMPROVEMENTS SHALL CONFORM WITH ANY APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS.
- THE IMPACT OF THIS LAYOUT ON CURRENT SITE STATISTICS IS UNKNOWN. EXISTING AND PROPOSED SITE STATISTICS TO BE EVALUATED PERFORM FURTHER INTEREST FROM HEREON.
- PROPOSED SITE REDEVELOPMENT AS SHOWN REFERENCED FROM PLYMOUTH SQUARE SHOPPING CENTER-MASTER SITE PLAN* CREATED BY LANGONI ENGINEERING AND LAST REVISED ON 2/10/22.
- * CODE-COMPLIANT PLANS OF EGRESS FOR TENANTS UTILIZING FIRE LAYOUT. BUSINESS CONVICTION TO BE DETERMINED PERMITS TENANT LAYOUT.

NOTE:
 THIS PLAN IS FOR REFERENCE ONLY, AND IS NOT A REPRESENTATION AS TO SIZE, DIMENSION, OR LOCATION OF ANY TENANT IN THE SHOPPING CENTER. ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THEIR USES AS SHOWN ON THIS PLAN ARE SUBJECT TO MODIFICATION AT THE LANDLORD'S DISCRETION.

