

Memorandum

To: Planning Agency Members

From: Joel Rowe

Date: January 26, 2023

Re: February Agenda

The Planning Agency will meet once this month:

Wednesday, February 1, 2023 beginning at 7:00 p.m.

1. Reorganization
2. 1234 Butler Pike Lot 1- Zoning
3. 1234 Butler Pike Lot 2- Zoning
4. 1316 Butler Pike - Zoning
5. 101 W North Lane – Sub Division

APPLICATION/APEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462

DATE: 1/5/23

(1) Applicant/Appellant's Name and Address: Butler Pike Apartments LLC
1301 Butler Pike PHONE NO.: 610.637.0966

(2) Owner's Name and Address: Talarium LLC
PHONE NO.:

(3) Lessee's Name and Address: N/A
(If Applicable)

(4) Location of Premises: 1234 Butler Pike lot 1

(5) Dimensions of Lot: 50 x 186

(6) Present Zoning Classification of Premises: C Residential

(7) The improvements thereon are: Vacant

and the present use of the land and/or building is 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 [] and state the specific sections of the ORDINANCE as to which the VARIANCE is being sought:

Article VII, Section 700, A

(10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows:

use dwelling as a duplex residence.
same footprint as dwelling

(11) Describe what is proposed of real estate in question: duplex dwelling for rent.

(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.**

(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:

Natalie Borkowski, member

, 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.

N. Borkowski

APPLICANT/APELLANT

Anne P. Bergin

Commonwealth of Pennsylvania - Notary Seal
ANNE P. BERGIN, Notary Public
Montgomery County
My Commission Expires December 21, 2023
Commission Number 1203080

SWORN :
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS 5th DAY OF January
2023

N. Borkowski

(OWNER'S SIGNATURE - IF APPLICABLE)

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

APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462

DATE: 1/5/23

- (1) Applicant/Appellant's Name and Address: Butler Pike Apartments LLC
1301 Butler Pike PHONE NO.: 610.637.0966
- (2) Owner's Name and Address: Talarium LLC
PHONE NO.:
- (3) Lessee's Name and Address: N/A
(If Applicable)
- (4) Location of Premises: 1234 Butler Pike lot 2
- (5) Dimensions of Lot: 50 x 186
- (6) Present Zoning Classification of Premises: C Residential
- (7) The improvements thereon are: Vacant

and the present use of the land and/or building is 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 [] and state the specific sections of the ORDINANCE as to which the VARIANCE is being sought:
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same footprint as dwelling
- (11) Describe what is proposed of real estate in question: duplex dwelling for rent
- (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.**

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STATE OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY:

Natalie Borkowski member, 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.

N. Borkowski

APPLICANT/APELLANT

Anne P. Bergin

SWORN :
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BEFORE ME THIS 5th DAY OF January
2023

Commonwealth of Pennsylvania - Notary Seal
ANNE P. BERGIN, Notary Public
Montgomery County
My Commission Expires December 21, 2023
Commission Number 1203080

N. Borkowski

(OWNER'S SIGNATURE - IF APPLICABLE)

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DATE: 1/5/23

(1) Applicant/Appellant's Name and Address: Butter Pike Apartments LLC
1301 Butter Pike PHONE NO.: 610.637.0966

(2) Owner's Name and Address: Same
PHONE NO.:

(3) Lessee's Name and Address: N/A
(If Applicable)

(4) Location of Premises: 1316 Butter Pike

(5) Dimensions of Lot: 70 x 186

(6) Present Zoning Classification of Premises: C Residential

(7) The improvements thereon are: single family purchased as
a non conforming triplex
and the present use of the land and/or building is single family

(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:

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Article VII, section 700, A

(10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows:
legalize and use existing
dwelling as a triplex.
same footprint and dwelling

(11) Describe what is proposed of real estate in question: triplex dwelling
for rent!

(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.

(13) There must be paid here... 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".

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N. Berkowski
APPLICANT/APELLANT

Anne P. Bergin

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2023

Commonwealth of Pennsylvania - Notary Seal
ANNE P. BERGIN, Notary Public
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ZONING OFFICER _____

APPLICATION FOR SUBDIVISION APPROVAL

PLYMOUTH TOWNSHIP
700 Belvoir Road
Plymouth Meeting, PA 19462
Telephone: 610-277-4104

SUBDIVISION NO. SP 21-3
APPLICATION DATE: 12/23/2021

THE UNDERSIGNED HEREBY APPLIES FOR SUBDIVISION APPROVAL AND SUBMITS THE FOLLOWING INFORMATION IN CONNECTION THEREWITH:

LOCATION: 101 W North Lane
Conshohocken PA 19428

APPLICANT: David Erb Jr.

SUBDIVISION NAME 101 W North Lane

ADDRESS: 5016 Butler Pike

Plymouth Meeting PA 19462

ACREAGE: .51 acre

TELEPHONE NO.: 610-633-6242

AVERAGE LOT AREA (SQ. FT.): 22,035 sq. ft.

REGIS. ENGINEER: Patrick J. Duffy

WHAT IS THE INTENDED PURPOSE OF THE SUBDIVISION: 2 Lot Residential

REGIS. SURVEYOR: OTM LLC

ADDRESS: 200 Spring Ridge Drive Suite 201
Wyomissing PA 19601

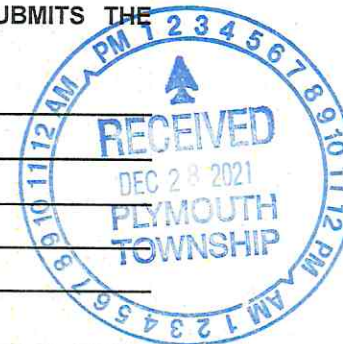
ENGINEER'S TELEPHONE NO.: 267-309-1317

SURVEYOR'S TELEPHONE NO.: 484-336-6454

ATTORNEY: na

ATTORNEY'S ADDRESS: _____

ATTORNEY'S TEL. NO.: _____



PLEASE ANSWER THE FOLLOWING QUESTIONS COMPLETELY:

- (1) Is construction and development contemplated in the near future? Yes
 - (2) What is the specific function of the building(s) to be erected? Single Family Homes
 - (3) What lands are to be dedicated for open space, right of way, etc.? Right of way
 - (4) State zoning district (show requirements on plan): C Residential
 - (5) State deed restrictions or easements (existing or required): None
 - (6) State variances or special exceptions required (approved or requested): No
 - (7) Is land in a Historic District? No If yes, has HAR Board review been initiated? _____
 - (8) Is land in a Flood Plain Conservation District? No
 - (9) Does plan show contours and required features? Yes
 - (10) Has traffic impact study been completed (if required)? No
 - (11) State type and location of water supply to be used. Public
 - (12) State type and location of sanitary waste disposal system. Public
 - (13) If residential area, state type of dwelling to be constructed. Single Family
- What is the approximate price range? \$600k-\$700k What type of ownership? _____

Fees and plans showing the required information are submitted with this application. Any additional plans or information required by the Township will be submitted promptly. The undersigned agrees to comply with all requirements of Plymouth Township Subdivision and Land Development Ordinance No. 837, as amended, and further agrees to execute contract, submit required sureties within stipulated time limit, and obtain all necessary permits in connection with the subject subdivision.

NOTE: A TOTAL OF TWENTY-SIX (26) FOLDED PLANS AND TWO (2) COPIES OF THE STORM WATER MANAGEMENT REPORT AND TWO (2) COPIES OF A TRAFFIC STUDY, IF APPLICABLE, ARE REQUIRED FOR SUBMISSION.

David Erb Jr.

APPLICANT'S SIGNATURE