

NOTICE OF PUBLIC HEARING

The Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, June 19, 2017, commencing at 7:00 p.m., in the Plymouth Township Building, 700 Belvoir Road, Plymouth Meeting, PA 19462 on the following applications:

SEAN GREGORY: On an application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1908.G.2.

The Variance requested is as follows: To allow a detached garage with a side yard setback of 12', where a minimum of 30' is required.

The property is located at 24 Burke Avenue in "C" Residential Zoning District.

WOODSPRING SUITES PHILADELPHIA PLYMOUTH MEETING LLC (PLYMOUTH PARK DFC LLC): On an application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIV, Section 1400.1.2, Article XVII, Section 1700.D.3; Section 1704, and Section 1707.

The Variances requested are as follows: To allow a hotel with no lot frontage on an arterial highway, where at least 500' is required; to allow 136 parking spaces, with no off street loading spaces, where a minimum of 186 parking spaces are required; to allow berming of mounded earth at a height less than the required 3' height.

The property is located at 101 Lee Drive in "Limited Industrial" Zoning District.

FREDERICK E. JACKSON/CEDAR CREEK INVESTMENTS, LLC: On an application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article VI, section 600.

The Variance requested is as follows: To convert a residence with a home office to medical offices or similar for commercial use throughout.

The property is located at 901 Germantown Pike in "B" Residential Zoning District.

TIMOTHY WEISS: On an application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1908.1.

The Variance requested is as follows: To allow a 10'x20' shed, where a maximum of 12'x12' is permitted.

The property is located at 33 Kormar Road in "B" Residential Zoning District.

DR. ROBERT ORSHER, BLUEPEARL VETERINARY PARTNERS (EXETER PROPERTY GROUP): On an application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XVI, Section 1601.C.2.

The Variance requested is as follows: To allow 92.8 square feet of signage, where a maximum of 40 square feet of signage is permitted.

The property is located at 625 W Ridge Pike, Building B in "Commercial" Zoning District.

421 GERMANTOWN PIKE ASSOCIATES C/O PENNMARX PROPERTIES: On an application for Special Exception from Plymouth Township Zoning Ordinance No. 342, as amended, Article XXVIII, Section 2800.D.1 and Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article, XXVIII, Section 2800.D.1.a.

The Special Exception and Variance are requested as follows: To allow a restaurant use without a refrigerated garbage facility.

The property is located at 421 Germantown Pike in "Limited Commercial" Zoning District.

CHRISTOPHER AND GABRIEL CONICELLO: On an application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1908.1.

The Variance requested is as follows: To allow a 24'x32' detached garage, where a maximum of 24'x24' is permitted.

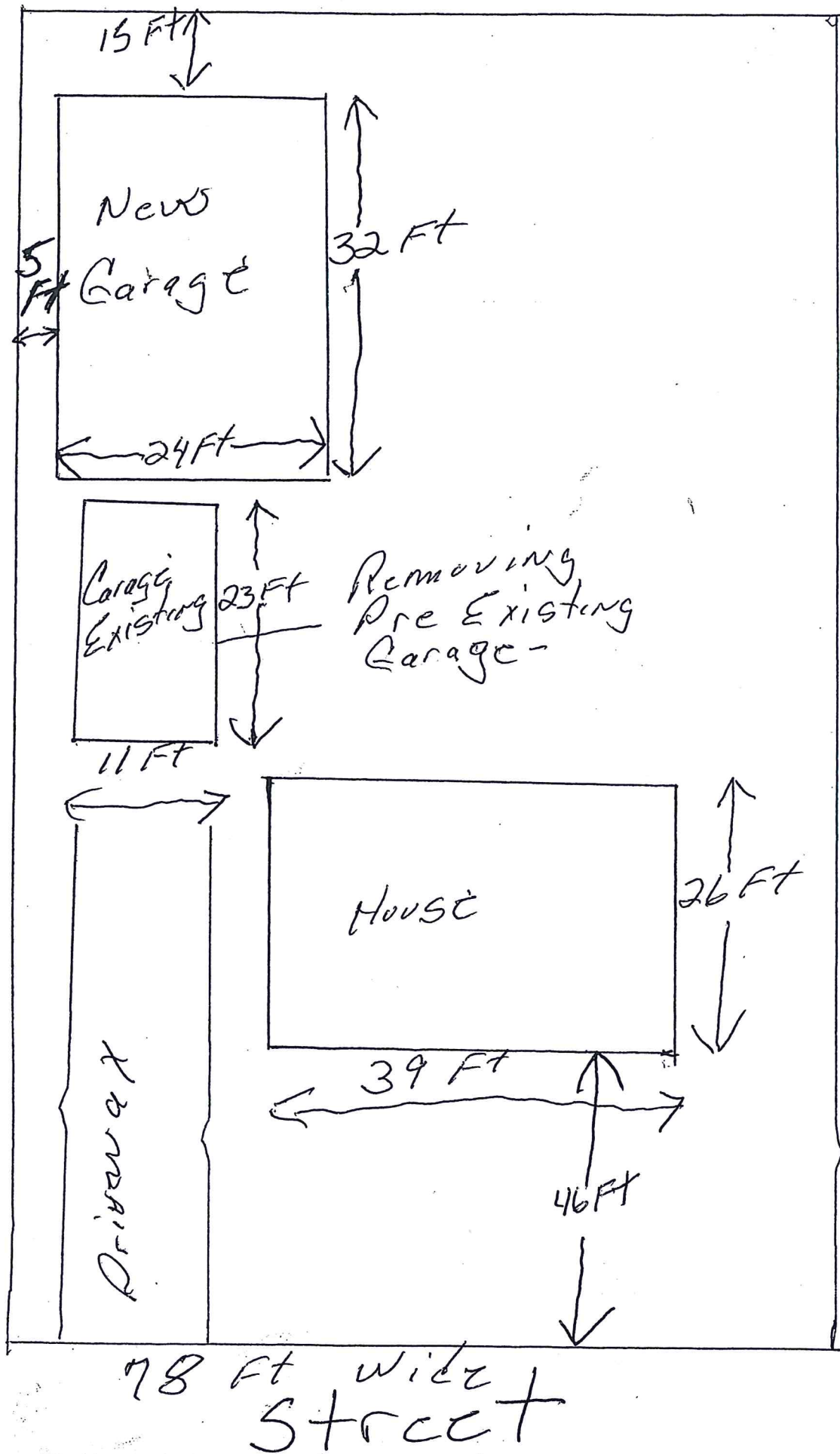
The property is located at 733 Renel Road in "B" Residential Zoning District.

Any citizen of Plymouth Township or interested party may attend the public hearing and have an opportunity to be heard.

**PLYMOUTH TOWNSHIP ZONING
HEARING BOARD
David Conroy, Zoning Officer**

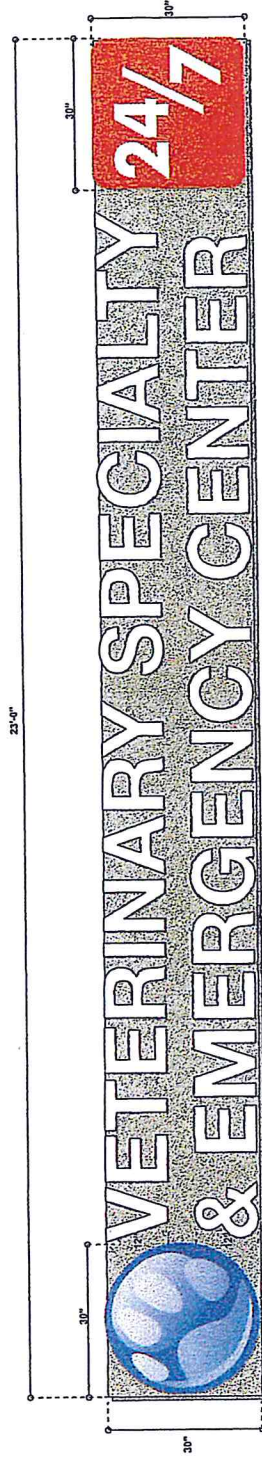
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nph6-19-17.not.doc

7330 Renel Rd



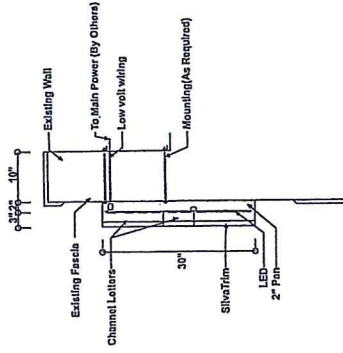
200 FT
long

VSEEC



1.1 Elevation: Channel Letters on Pan
Scale 1/2" = 1'-0"

5/11/17 - At the end of Blue Pearls Holdings, LLC Lease Term and upon vacating the premises, Blue Pearl will be responsible to remove all signage from the building and restore/repair the building where the signage was fastened to the building.
Exeter West Ridge L.P.



1.2 Cut Channel Letters on Pan
Scale 1/2" = 1'-0"

FACELIT CHANNEL LETTERS

Manufacture & Install
One (1) set Face-lit channel letters
3" deep, 12" high Letters to have white acrylic faces.
30" high Logos to be acrylic faces decorated with vinyl graphics.
Mount to 2" deep pan mounted to existing fascia.

Client: VSEEC
Date: 04.25.17
Account Exec: Greg Allen
Designer: mw
Archiver: Jobs/VSEEC
Project No. 17-0425

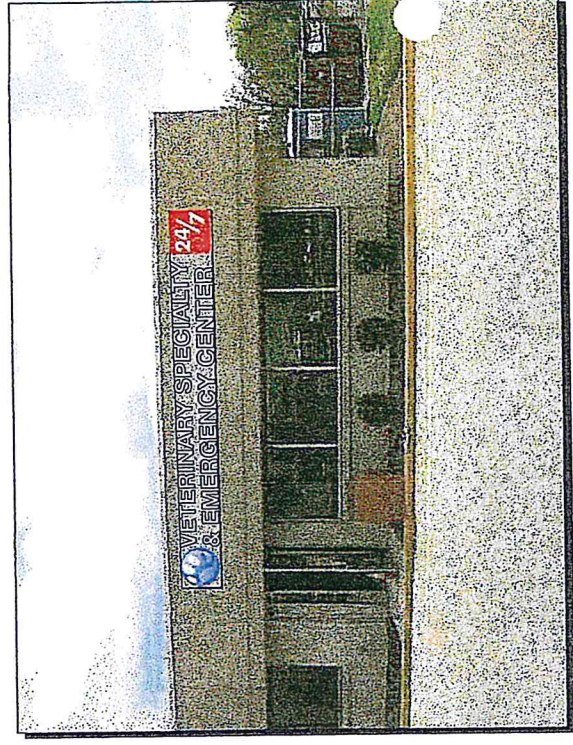
66 Bethlehem Pike, Colmar PA
PO Box 654, Colmar PA 19015
Tel: 610-261-1111
Fax: 610-262-4315



This design/engineering
is to remain 100% confidential
and not to be reproduced,
copied, or otherwise used
without written permission
and accepted through purchase by client.

Revisions:
1-5.3.17 Add pan - mw
2-supplied logo, ill logo 5.5.17 mw
3-Add Option, 5.8.17, mw

Drawing: 1.0



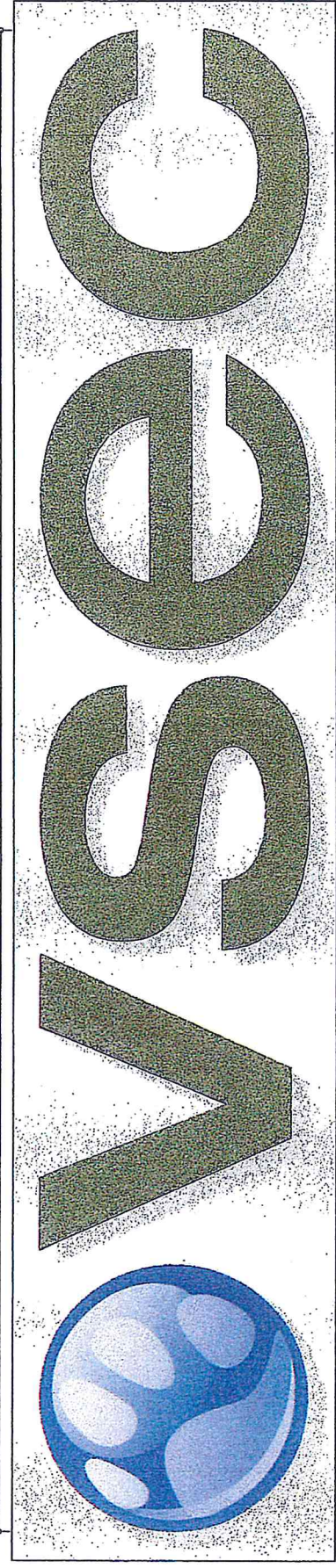
Notes:

Address: _____
Conshohocken, PA 19128



Option B

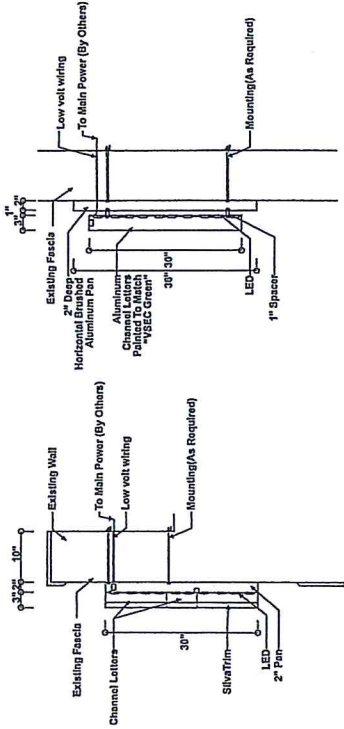
14'-8"
14'-1 1/2"



36" 30"

2.0 Elevation: Channel Letters on Pan

Scale: 1" = 1'-0"



2.1 Cut Facilit Logo on Pan

Scale: 1/2" = 1'-0"

2.2 Cut Reverse Channel Letters on Pan

Scale: 1/2" = 1'-0"

PAN w/ Face-Lit Logo & Halo-Lit Reversed C/L
Manufacture & Install One (1) 2" Deep Pan
Horizontal Grain Brushed Aluminum
w/ One (1) set Reverse halo-lit channel letters
3" deep, 30" high aluminum letters painted "VSEC" Green. (TBD)
Logo to have full color digital print on face.
Halo lighting to be white LEDs.

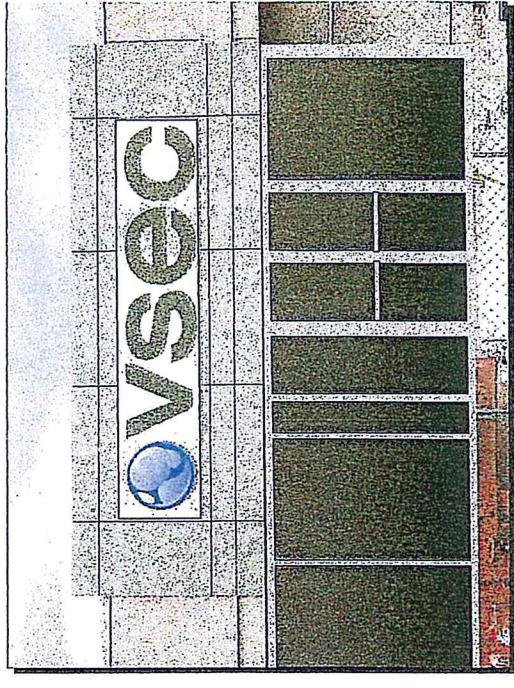
Client: VSEC
Date: 04.25.17
Account Exec: Greg Allen
Designer: mw
Archiver: Jobs/VSEC
Project No.: 17-0425



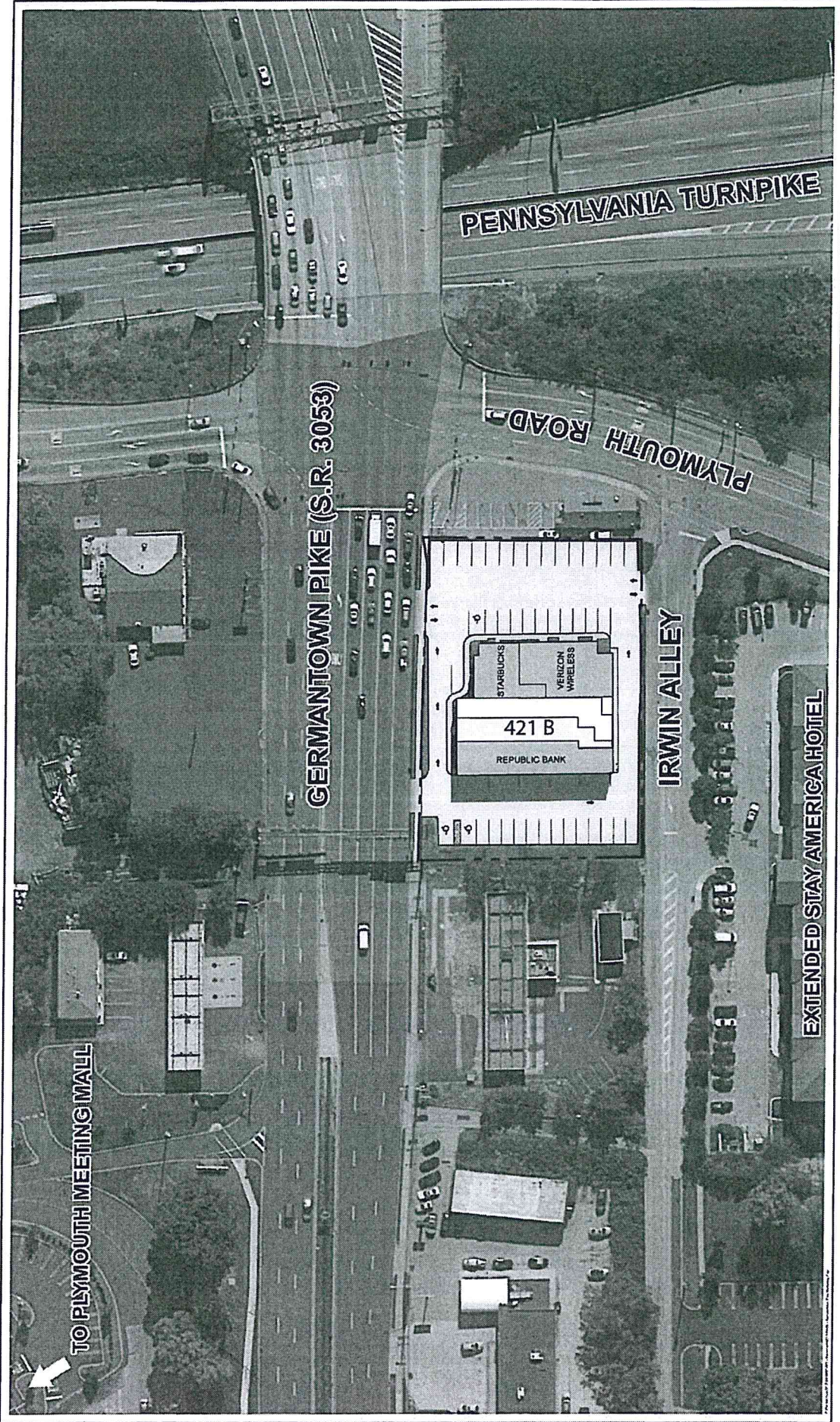
To Behlen Plan, Company
Position: PA-610-492-4128
PA-610-492-4128
This design/engineering
is the property of K&S
exclusive property until approved
and accepted through purchase by client.

Revisions:
1-5.3.17 Add pan, mw
2-supplied logo, ll logo 5.5.17 mw
3-Add Option, 5.8.17, mw

3.0 Drawing:



Notes:
Address:
Conshohocken, PA 19128



THE CROSSROADS AT PLYMOUTH MEETING

MONTGOMERY COUNTY, PA

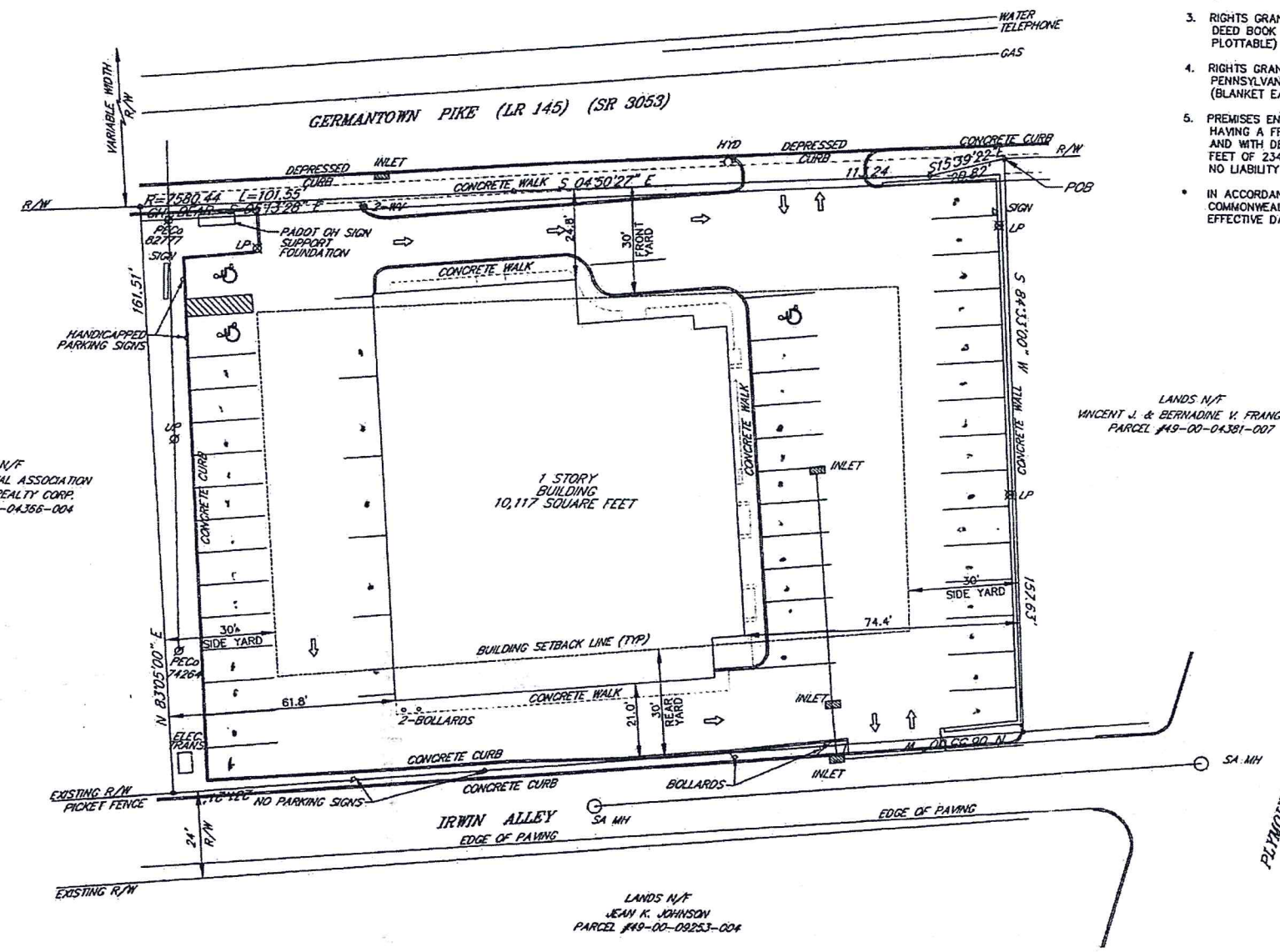
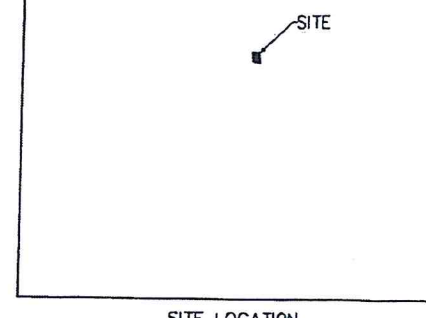
PENMARK MANAGEMENT COMPANY
04.14.15 (610) 272-6500

ATTACHED TO AND FORMING A PART OF TITLE INSURANCE COMMITMENT

Order No.: D153-620

**SCHEDULE B SECTION 2:
EXCEPTIONS**

1. UNRECORDED EASEMENTS, DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA AND ENCROACHMENTS WHICH AN ACCURATE AND COMPLETE SURVEY WOULD DISCLOSE.
 2. RESTRICTIONS AS IN DEED BOOK 4862 PAGE 975. (NOT PLOTTABLE)
 3. RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY AS IN DEED BOOK 4887 PAGE 1570. (BLANKET EASEMENT, NOT PLOTTABLE)
 4. RIGHTS GRANTED TO THE BELL TELEPHONE COMPANY OF PENNSYLVANIA AS IN DEED BOOK 4896 PAGE 1417. (BLANKET EASEMENT, NOT PLOTTABLE)
 5. PREMISES ENDORSED HEREON IS PRESENTLY ASSESSED AS HAVING A FRONT FEET OF 187.00 FEET, MORE OR LESS, AND WITH DESCRIPTION ENDORSED HEREON HAVING A FRONT FEET OF 234.00 FEET, MORE OR LESS; COMPANY CAN ASSUME NO LIABILITY BY REASON THEREOF.
- IN ACCORDANCE WITH TITLE INSURANCE COMMITMENT BY COMMONWEALTH AGENCY, INC. ORDER No. D153-620, EFFECTIVE DATE 10/3/97.



LANDS N/F
MONTGOMERY DELVAL ASSOCIATION
c/o TORNETTA REALTY CORP.
PARCEL #49-00-04356-004

LANDS N/F
VINCENT J. & BERNADINE V. FRANGIOSA
PARCEL #49-00-04381-007

LANDS N/F
JEAN K. JOHNSON
PARCEL #49-00-08253-004

DESCRIPTION OF PREMESIS

ALL THAT CERTAIN parcel of land with the improvements thereon erected, situate in Plymouth Township, Montgomery County, Pennsylvania, being known as 413-421 Germantown Pike, bounded and described according to a survey and plan prepared by D.S. Winkur Associates, Inc., 399 Market Street, Philadelphia, Pennsylvania, being more fully described as follows, to wit:

BEGINNING at a point, said point being a corner of these lands and lands of Vincent J. and Bernadine V. Frangiosa on the Westerly right of way line of Germantown Pike (L.R. 145, variable width R.O.W.) thence along said lands of Vincent J. and Bernadine V. Frangiosa, South 84 degrees 33 minutes 00 seconds West a distance of 157.63 feet to a point on the Easterly right of way of Irwin Alley (24 feet wide R.O.W.) thence along said right of way, North 6 degrees 55 minutes 00 seconds West a distance of 231.21 feet to a point, a corner of these lands and lands of the Minersville Safe Deposit Bank and Trust Company, thence along said lands, North 83 degrees 05 minutes 00 seconds East a distance of 161.51 feet to a point on the Westerly right of way line of Germantown Pike aforesaid; thence along said right of way line curving to the right, with a radius of 7,580.44 feet, the arc distance of 101.55 feet (chord bearing of South 05 degrees 13 minutes 28 seconds East); thence still along said right of way the two following courses and distances: (1) South 04 degrees 50 minutes 27 seconds East a distance of 113.24 feet; and (2) South 15 degrees 39 minutes 22 seconds East a distance of 20.82 feet to the point and place of beginning.

CONTAINING, more or less, 36,852.0612 square feet or 0.846 acre of land.

BEING known as 421 West Germantown Pike.

BEING Parcel No. 49-00-04375-00-4.

BEING THE SAME PREMISES WHICH PLYMOUTH MEETING ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP, by Deed dated December 18, 1988 and recorded in the office for the Recorder of Deeds in and for the county of MONTGOMERY, at Norristown, and COMMONWEALTH of PENNSYLVANIA in Deed Book 4887 Page 1217, granted and conveyed unto 421 GERMANTOWN PIKE ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP, its successors and assigns, as partnership property, in fee.

UNDER AND SUBJECT to Restrictions and Agreements of Record.

ZONING INFORMATION:

ENTIRE SITE IS	LIMITED COMMERCIAL
MIN. SITE AREA	20,000 Sq Ft
MIN. LOT WIDTH	100 FEET
MIN. FRONT YARD	30 FEET
MIN. SIDE YARD	30 FEET
MIN. REAR YARD	30 FEET
MAX. BUILDING COVERAGE	75%
MAX. BUILDING HEIGHT	35 FEET

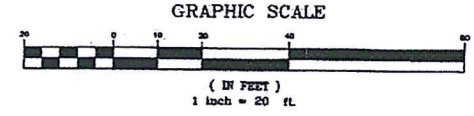
OWNER OF RECORD:
421 GERMANTOWN PIKE ASSOCIATES
SUITE A2 801 E. GERMANTOWN PIKE
NORRISTOWN, PA 19401

TAX PARCEL #49-00-04375-00-4




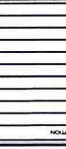

AREA TABULATION
GROSS 36,852 Sq. Ft. or 0.846 ACRES

LEGEND

- INLET
- EXISTING MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING FENCE
- EXISTING OVERHEAD WIRE
- EXISTING WATER
- EXISTING GAS
- EXISTING UG TELEPHONE



1 CERTIFICATION FORM		REVISED 12/17/97
No.	REVISION	BY DATE
<h1>421 WEST GERMANTOWN PIKE</h1> <p>PLYMOUTH TOWNSHIP, MONTGOMERY COUNTY, PA.</p> <h2>PLAN OF SURVEY</h2>		
DRAWN BY J.P.B.	PREPARED FOR 421 GERMANTOWN PIKE ASSOCIATES SUITE A2 801 E. GERMANTOWN PIKE NORRISTOWN, PA 19401	DATE 12/2/97
CHECKED BY D.C.D.	CZOP/SPECTER, INC. <i>Consulting Engineers & Surveyors</i> Worcester, Pennsylvania 19490 (610) 584-0880	JOB NO. 983-2
SCALE 1"=20'		DRAWING NO. SU-983-2
FIELD BOOK 294/408		SHEET NO. 1 OF 1

									
<p>MASBR MASONRY & SURVEYING 1000 N. 10TH ST., SUITE 100 PHILADELPHIA, PA 19107 TEL: 215-595-1234 FAX: 215-595-1235 WWW.MASBR.COM</p>		<p>PHILADELPHIA SURVEYOR REG. NO. 12345 EXPIRES 12/31/2024</p>		<p>PHILADELPHIA SURVEYOR REG. NO. 67890 EXPIRES 12/31/2024</p>		<p>PHILADELPHIA SURVEYOR REG. NO. 11111 EXPIRES 12/31/2024</p>		<p>PHILADELPHIA SURVEYOR REG. NO. 22222 EXPIRES 12/31/2024</p>	

COLOR RENDERING
 FOR
 WOODSPRING SUITES
 PHILADELPHIA
 PLYMOUTH MEETING,
 LLC
 BLUCK #8 LOT P, R, & Q
 IN LEE DRIVE
 (PLYMOUTH MEETING)
 MONROE COUNTY
 PENNSYLVANIA

		<p>MASONRY & SURVEYING 1000 N. 10TH ST., SUITE 100 PHILADELPHIA, PA 19107 TEL: 215-595-1234 FAX: 215-595-1235 WWW.MASBR.COM</p>	
<p>PHILADELPHIA SURVEYOR REG. NO. 12345 EXPIRES 12/31/2024</p>		<p>PHILADELPHIA SURVEYOR REG. NO. 67890 EXPIRES 12/31/2024</p>	

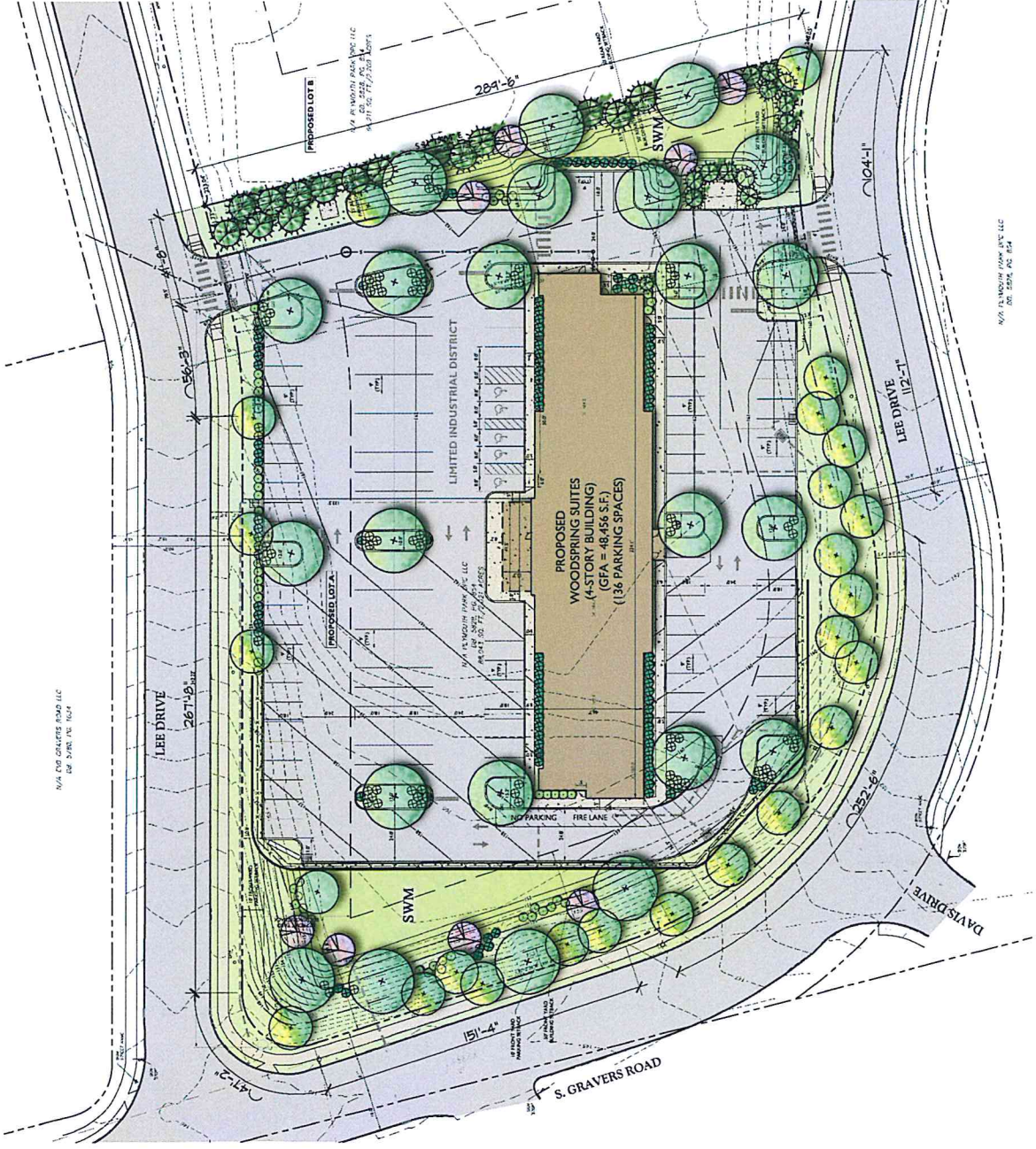


1" = 100'
 SCALE 1" = 100'
 0 20 40 60 80 100

AERIAL EXHIBIT
 1 of 1



WOODSPRING SUITES
AN EXTENDED STAY HOTEL



- GENERAL NOTES:**
1. All dimensions are taken to the centerline of the road, unless otherwise noted.
 2. The site is located in the unincorporated area of Plymouth Township, Montgomery County, Pennsylvania.
 3. The site is zoned R-100 (Residential Single-Family).
 4. All proposed structures shall be constructed in accordance with the applicable zoning ordinance and the applicable provisions of the Pennsylvania Building Code.
 5. All proposed structures shall be constructed in accordance with the applicable provisions of the Pennsylvania Building Code.
 6. All proposed structures shall be constructed in accordance with the applicable provisions of the Pennsylvania Building Code.
 7. All proposed structures shall be constructed in accordance with the applicable provisions of the Pennsylvania Building Code.
 8. All proposed structures shall be constructed in accordance with the applicable provisions of the Pennsylvania Building Code.
 9. All proposed structures shall be constructed in accordance with the applicable provisions of the Pennsylvania Building Code.
 10. All proposed structures shall be constructed in accordance with the applicable provisions of the Pennsylvania Building Code.

- LEGEND:**
- EXISTING VEGETATION
 - PROPOSED DECIDUOUS TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED SHRUBS

LANDSCAPE REQUIREMENTS

SECTION	CATEGORY	REQUIRED	PROVIDED
Area	Tree Type	Quantity	Quantity
18.0.A.	STREET TREES	14	14
18.0.B.	WATERWAYS	27	27
18.0.C.	INDIVIDUAL LOT	60	60
18.0.D.	INDIVIDUAL LOT	19	19
18.0.E.	INDIVIDUAL LOT	13	13
18.0.F.	INDIVIDUAL LOT	14	14

GLACKIN THOMAS PANZAK LAND PLANNING ARCHITECTURE

1100 Locust Road
Plymouth, PA 17262
Tel: 717.838.1111
Fax: 717.838.1112

WOODSPRING SUITES
CONCEPT LANDSCAPE PLAN
PLYMOUTH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

DATE: 08/27/20
REV:

PROJECT #: 17-044
Concept Landscape Plan

SHEET: CP-1

