

NOTICE OF PUBLIC HEARING

The Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, July 25, 2022, commencing at 7:00 p.m., in the Greater Plymouth Community Center, 2910 Jolly Road, Plymouth Meeting, PA 19462 on the following application:

The following application will be heard:

BRIXMOR PLYMOUTH SQUARE, LLC: On an application for Variances from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XVI, Section 1602.D 2.

The Variances requested is as follows: To allow 776 square feet of signage each for two (2) street entrance signs, where a maximum of 700 square feet of signage is allowed for each sign; to allow freestanding, as well as wall mounted, way-finding directory and development identification signs.

The property is located at 200 Ridge Pike in a "Shopping Center" Zoning District.

FREEDOM FENCE LLC (EVAN FLAMM): On an application for Variance from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1909.E.

The Variance requested is as follows: To install a fence within a front yard setback.

The property is located at 100 Sebastian Lane in a "B" Residential" Zoning District.

FREEDOM FENCE LLC (CAROL FRANKLYN): On an application for Variances from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1909.E.

The Variance requested is as follows: To install a fence within a front yard setback.

The property is located at 138 Alexander Drive in a "B" Residential Zoning District.

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

The Variance requested is as follows: To allow a 12' x 20' x 13' shed, where a maximum of 12' x 12' x 12' is allowed.

The property is located at 42 Terrace Road in an "A" Residential Zoning District.

FREEDOM FENCE LLC (DANA HERMANN): On an application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1909.E.

The Variance requested is as follows: To install a fence within a front yard setback.

The property is located at 13 Malvern Road in a "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**

APPLICATION/APEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462



DATE: _____

- (1) Applicant/Appellant's Name and Address: Brixmor Plymouth Square, LLC
200 Ridge Pike, Conshohocken, PA 19428 PHONE NO.: 610-834-7232
- (2) Owner's Name and Address: same as above
PHONE NO.: _____
- (3) Lessee's Name and Address: N/A
(If Applicable)
- (4) Location of Premises: 200 Ridge Pike, Conshohocken, PA 19428
- (5) Dimensions of Lot: irregularly shaped 16.53 acres (+/-)
- (6) Present Zoning Classification of Premises: SC-Shopping Center
- (7) The improvements thereon are: approximately 289,138 s.f. retail and office shopping center with
out parcels.
and the present use of the land and/or building is Shopping Center and Office
- (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:

- (10) The (~~SPECIAL EXCEPTION~~) (VARIANCE) requested is as follows: Variances from Section 1602.D(2)
to permit freestanding way-finding directory and development identification signs.

- (11) Describe what is proposed of real estate in question: Freestanding and way-finding signage to
identify existing tenants

- (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:

Bill Greime, 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.

Regina O'Donnell

APPLICANT/APPELLANT

Commonwealth of Pennsylvania - Notary Seal
Regina O'Donnell, Notary Public
Delaware County
My commission expires September 2, 2024
Commission number 1372740
Member, Pennsylvania Association of Notaries

SWORN :
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS DAY OF :

Bill Greime
(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 _____

Craig R. Lewis, Esquire
Kaplin Stewart Meloff Reiter & Stein, PC
Union Meeting Corporate Center
910 Harvest Drive
Post Office Box 3037
Blue Bell, PA 19422
(610) 941-2584
rlewis@kaplaw.com

Attorneys for Applicant

**BEFORE THE ZONING HEARING BOARD
OF PLYMOUTH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

In the Matter of:

Brixmor Plymouth Square, LLC

Tax Parcel No. 49-00-10021-00-1

ADDENDUM TO ZONING HEARING BOARD APPLICATION

Brixmor Plymouth Square, LLC (“**Brixmor**”), by and through their attorney Craig R. Lewis, Esquire, hereby files this addendum to their Application to the Plymouth Township Zoning Hearing Board seeking variances from the Plymouth Township Zoning Ordinance, as further described herein, to permit installation of freestanding and way-finding signs, and in support thereof states as follows:

1. **Name and Address of Applicant and Owners.** The Applicant in the matter is Brixmor Plymouth Square, LLC (“**Applicant**”), 200 Ridge Pike, Suite 100, Conshohocken, PA 19428.

In accordance with a Deed dated April 18, 2019, a copy of which is attached hereto as Exhibit “A”, Applicant is the owner of that certain 16.5 acre (+/-) parcel of real property located at 200 Ridge Pike, Conshohocken, Montgomery County, Pennsylvania, which is identified as Tax Parcel Identification number 49-00-10021-00-1 (“**Property**”).

2. **Description of the Property and Shopping Center Renovation.** The Property is an approximately 16.5 acre, irregularly shaped parcel located at the intersection of Ridge and Butler Pikes. The Property is improved with an approximately 289,138 s.f. retail shopping center consisting of a large “L” shaped, multi-story retail/office building as well as three out-parcels. The Shopping Center is occupied by a diverse mixture of retail tenants including grocery, restaurant, banking, outdoor equipment and clothing retailers. The Property has frontage along Ridge and Butler Pikes. Ingress and egress to the Property is from five (5) different driveways.

In 2019, Brixmor purchased the Property with the intent to bring the existing shopping center back to life by embarking on an ambitious multi-phase renovation project (“**Renovation Project**”). The Renovation Project includes, inter alia, substantial aesthetic and façade improvements to the shopping center, reconfiguration of the existing parking fields to provide improved circulation, reconfiguration and repurposing of the second/lower level of the principal retail building to repurpose such space for Brixmor’s regional headquarters. The Renovation Project also includes relocating certain entry vestibules and the installation of stormwater management controls.

By resolution 2020-27, Brixmor obtained Preliminary/Final Land Development Approval for the Renovation Project. A copy of the approved Land Development Plan is attached hereto as **Exhibit “B”**.

3. **Zoning.** Pursuant to the Plymouth Township Code (“**Code**”) signage within the SC- Shopping Center District is governed by Section 1601.D.2 of the Code; regulating Shopping Centers between 5 and 50 acres.

4. **Existing and Proposed Signs.** The shopping center is presently identified by two pylon/freestanding signs, one located at the Ridge Pike entrance to the Property being a double-faced sign, measuring 33' 8" in height and consisting of 380 s.f. of surface area (including a digital changeable copy sign), and the other located at the Butler Pike entrance to the Property being a double-faced sign, measuring 23' in height and consisting of 190 s.f. of surface area ("**Existing Pylon Signs**"). The Existing Pylon Signs are depicted on a plan prepared by JKRP Architects, entitled "Brixmor – Proposed Signage Variance", consisting of 3 sheets dated March 22, 2022 ("**Signage Plans**")¹. A copy of the Signage Plans is attached hereto as **Exhibit "C"**. The Existing Pylon Signs are dated. Therefore, as a final component of the Renovation Project, Brixmor proposes to renovate and replace each of the Existing Pylon Signs with a new freestanding/pylon sign measuring 36'6" in height with tenant identification area of approximately 315 s.f. and a sign surface area of 688 s.f. ("**Proposed Pylon Signs**"). The Proposed Pylon Signs are depicted and detailed on Sheet 1 of the Signage Plans.

In addition to renovating and replacing the Existing Pylon Signs, Brixmor proposes to install way-finding signs throughout the shopping center to better direct vehicular and pedestrian traffic ("**Way-Finding Signs**"). The Way-Finding Signs are depicted and detailed on the Signage Plans. Additionally, the proposed locations of the Way-Finding Signs are detailed on a plan prepared by Langan Engineering, entitled "Sign Exhibit – Plymouth Square Shopping Center", dated May 24, 2022 ("**Sign Location Plan**"), a copy of which is attached hereto as **Exhibit "D"**. As detailed on the Signage Plans and the Sign Location Plan, Brixmor proposes a total of 8 Way-Finding Signs at pivotal locations throughout the Property to help pedestrians and vehicles safely and efficiently find their desired destination. Due to the unique configuration of

¹ Sheet 3 of the Sign Plans bears a date of May 24, 2022.

the Property and shopping center (multi-level), the Way-finding Signs are critical to safe and efficient traffic movements.

Lastly, as part of the overall Renovation Project, Brixmor proposes to renovate the façade of the shopping center including the construction of various architectural features. Brixmor proposes to utilize certain portion of these architectural features to identify the Shopping Center (“**Plymouth Square Signs**”) as well as to provide additional directory signage for lower level/rear tenants (“**Directory Signs**”). The Plymouth Square Signs and Directory Signs are depicted and detailed on the Signage Plans and their locations are identified on the Sign Location Plan.

5. **Relief Requested.** Signage within the SC District is to be governed by §1601.D.2 of the Code. Section 1601.D.2(a) provides that for a shopping center of between five and 50 acres, there may be one entrance sign per street frontage, each with a maximum surface area of 350 s.f., with a maximum height of 40’ and such signs shall be set back a minimum of 10 feet from the existing curbline. As detailed above, the Proposed Pylon Signs comply with the maximum number of signs, the maximum sign height, and the locational requirement. However, as also detailed above, the Proposed Sign Plans while providing tenant identification area of 315 s.f., have a surface area of 388 s.f. The additional surface area is a direct result of the architectural components of the Proposed Pylon Signs which are integral to making the proposed signs consistent with the overall architecture of renovated shopping center. The additional surface area does not provide additional advertising area. Therefore, Brixmor hereby requests a variance from §1602.D(2) to permit the Proposed Pylon Signs having a surface area of 388 s.f. where 350 s.f. is permitted.

Additionally, although §1602.D(2)(d) permits directory signs, such signs are limited to ground mounted signs, and are limited to identifying sub-areas or individual buildings within a shopping center. As detailed above and on the Signage Plans, Brixmor proposes to install two Directory Signs on the architectural features of the shopping center. Each of the Directory Signs has a sign area of 90 s.f., are intended to identify locations of individual tenants within the Shopping Center, and are wall-mounted on the architectural features of the renovated façade. Therefore, Brixmor hereby requests a variance from §1602.D(2)(d) to permit the Directory Signs.

Further, the Code does not provide any regulations with respect to way-finding signs within a shopping center in the SC-District. Therefore, Brixmor hereby requests a variance from Section 1602.D(2) to permit the Way-Finding Signs as depicted on the Signage Plans and in the locations detailed on the Sign Location Plan.

The Code does not provide any regulations with respect to wall-signs for the identification of the name of the development and/or for tenants that are not visible from the road frontages. Presently, the tenants located on the lower/rear level of the Shopping Center are identified by signs located on a recessed façade facing Ridge Pike. This assists customers in locating their particular destination and provides much needed visibility to these tenants. The new façade proposed as part of the Renovation Project will eliminate this recessed façade and thus the signage identifying the lower level/rear tenants. As depicted on the Signage Plans, Brixmor proposes to install four Plymouth Square Signs and four Directory Signs, having sign areas of 47 s.f. and 90 s.f. respectively. The Plymouth Square Signs are intended solely to identify the name of the shopping center and are wall-mounted on the architectural features of the renovated façade. The Directory Signs are also mounted on the façade and intended solely to identify

lower level/rear tenants. Therefore, Brixmor hereby requests a variance from §1601.D(2) to permit the Plymouth Square Signs and Directory Signs as depicted on the Signage Plans.

Lastly, because of the Shopping Center's unique configuration including the lower level/rear tenancies as well as the fact that the shopping provides five (5) distinct access points from the adjacent roadways, Brixmor proposes to install two (2) monument signs to better direct customers to the lower level/rear tenants ("**Monument Signs**"). As depicted on the Signage Plans each of the Monument Signs provides identification for 4 to 5 tenants with sign area of approximately 125 s.f. As depicted on the Sign Location Plan, the Monument Signs are proposed to be located at the furthest west access along Ridge Pike and the furthest North access point along Butler Pike. These access points provide the most direct access to the lower level/rear tenancies. Therefore, Brixmor hereby requests a variance from Section 1601.D.2 to permit the Monument Signs.

6. **Standards and Criteria.**

As will be demonstrated by testimony and exhibits at the hearing in this matter, the Property is uniquely situated. Due to the unique features of the Property, the shopping center requires additional signage to identify tenants and to assist in the safe and efficient navigation of the Property by pedestrian and vehicular traffic. Applicant's requests for relief from the Code is in the public interest, will not detract from the appropriate use and enjoyment of adjacent properties, nor cause injury to the public health, safety and/or welfare.

WHEREFORE, Applicant requests that the Zoning Hearing Board grant the requested variance from the Plymouth Township Zoning Ordinance and such other relief as is necessary to permit the installation of the signs as described above.

Respectfully Submitted,



CRAIG R. LEWIS, ESQUIRE
Attorney for Applicant

Date: May 26, 2022



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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 6134 PG 02986 to 02991.1
INSTRUMENT # : 2019027774
RECORDED DATE: 05/06/2019 12:31:32 PM



5630552-0019T

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 7

Document Type: Deed Document Date: 04/18/2019 Reference Info:		Transaction #: 5837020 - 1 Doc(s) Document Page Count: 5 Operator Id: msanabia	
RETURN TO: (Simplifile) Fidelity National Title Philadelphia Commercial - 1515 Market St Ste 1325 PA 19102 1515 MARKET ST STE 1325 PHILADELPHIA, PA 19102 (215) 732-9700		PAID BY: FIDELITY NATIONAL TITLE PHILADELPHIA COMMERCIAL - 1515 MARKET ST STE 1325 PA 19102	
* PROPERTY DATA: Parcel ID #: 49-00-10021-00-1 Address: 202 RIDGE PIKE PA Municipality: Plymouth Township (100%) School District: Colonial			
* ASSOCIATED DOCUMENT(S):			
CONSIDERATION/SECURED AMT: \$10.00 TAXABLE AMOUNT: \$56,000,000.00 FEES / TAXES:		DEED BK 6134 PG 02986 to 02991.1 Recorded Date: 05/06/2019 12:31:32 PM	
Recording Fee:Deed \$86.75 Affidavit Fee \$1.50 Additional Pages Fee \$2.00 Affordable Housing Pages \$2.00 State RTT \$560,000.00 Plymouth Township RTT \$280,000.00 Colonial School District RTT \$280,000.00 Total: \$1,120,092.25		I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.	
			
		Jeanne Sorg Recorder of Deeds	

Rev1 2016-01-29

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

Prepared by/Return to:

Sills Cummis & Gross P.C.
101 Park Avenue, 28th Floor
New York, New York 10128
Attn: Edwin Weinberg, Esq.
PHI181317
Whitemarsh Township
Tax Parcel No. 49-00-10021-00-1

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
49-00-10021-00-1 PLYMOUTH TOWNSHIP
202 RIDGE PIKE
PLYMOUTH SQUARE ASSOCIATES I
B 005 L U 010 4547 05/06/2019
\$15.00
JG

DEED

THIS INDENTURE, made the 18th day of April, 2019 and effective as of the 1st day of May, 2019.

BETWEEN PLYMOUTH SQUARE ASSOCIATES I, a Pennsylvania limited partnership, having an address at 15 E. Ridge Pike, Suite 201, Conshohocken, Pennsylvania 19428.

(hereinafter called the Grantor), of the one part, and

BRIXMOR PLYMOUTH SQUARE LLC, a Delaware limited liability company, having an address c/o Brixmor Property Group, 450 Lexington Avenue, 13th Floor, New York, New York 10017.

(hereinafter called the Grantee), of the other part,

WITNESSETH, that the said Grantor for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted and conveyed, bargained and sold, released and confirmed, and by these presents does grant and convey, bargain and sell, release and confirm unto the said Grantee,

ALL THAT CERTAIN real property which is more particularly described on Exhibit A attached hereto and made a part hereof, which is granted by Grantor.

TOGETHER WITH all and singular the buildings and improvements, ways, streets, alleys, 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 it, 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 above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

SUBJECT TO (i) restrictions, easements, covenants and other matters of record as of the date hereof, if any, to the extent same are in force and effect, (ii) lines, state of facts which a current survey of the premises conveyed hereby would disclose, (iii) the right of tenants under recorded and unrecorded leases as tenants only and (iv) real estate taxes and assessment not yet due and payable.

AND the said Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against the said Grantor and its successors and assigns, and against all and every person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under, it, them or any of them, shall and will WARRANT and forever DEFEND, except as hereinbefore mentioned.

[NO FURTHER TEXT ON THIS PAGE]

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed by its duly authorized officer. This Indenture dated the day and year first above written.

SELLER:

PLYMOUTH SQUARE ASSOCIATES I, a
Pennsylvania limited partnership

By: Plymouth Square Associates LLC,
General Partner

By: 
Mark D. Quigley, Managing Member

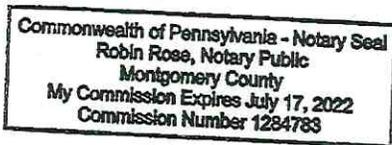
COMMONWEALTH OF PENNSYLVANIA)

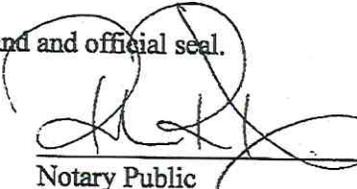
) SS:

COUNTY OF MONTGOMERY)

On this, the 18th day of April, 2019, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Mark D. Quigley, who acknowledged himself to be the Managing Member of Plymouth Square Associates LLC, the general partner of Plymouth Square Associates I, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.




Notary Public

My commission expires: 7.17.22
[Notarial Seal]

The precise residence and the complete post office address of the above named Grantee is:

c/o Brixmor Property Group
450 Lexington Avenue, 13th Floor
New York, New York 10017

Steven Siegel
Executive Vice President

On behalf of the Grantee

EXHIBIT "A"
PROPERTY DESCRIPTION

ALL THAT CERTAIN parcel of land, situate in the Township of Plymouth, County of Montgomery and Commonwealth of Pennsylvania and being more particularly described as follows:

BEGINNING at a point on the Northerly side of Ridge Pike, said point being common to lands now or formerly of the Sun Oil Company; thence (1) along the said Northerly side of Ridge Pike, North 77 degrees, 30 minutes West a distance of 588.49 feet to a point; thence (2) along same, North 12 degrees, 30 minutes East a distance of 13.00 feet to a point; thence (3) along same, North 77 degrees, 30 minutes West a distance of 256.02 feet to a point on the Easterly side of Little Avenue (40 feet wide); thence (4) along said side of Little Avenue, North 12 degrees, 30 minutes East a distance of 146.14 feet to a point; thence (5) leaving said side of Little Avenue, South 77 degrees, 30 minutes East, a distance of 137.17 feet to a point; thence (6) North 14 degrees, 50 minutes, 27 seconds East a distance of 30.02 feet to a point; thence (7) along lands now or formerly of J. Marchese, lands now or formerly of L. Deturo, lands now or formerly of C. Prinzivalli, lands now or formerly of J. Fritz, lands now or formerly of J. Faccenda, lands now or formerly of D. Lennox, lands now or formerly of S. Capizzi, lands now or formerly of M. Andreo and lands now or formerly of J. Marchese, North 37 degrees, 57 minutes, 32 seconds East a distance of 876.25 feet to a point in the bed of Karrs Lane (25 feet wide); thence (8) along Karrs Lane, South 52 degrees, 22 minutes, 28 seconds East a distance of 171.31 feet to a point; thence (9) along same, South 51 degrees, 53 minutes, 02 seconds East a distance of 480.81 feet to a point; thence (10) leaving Karrs Lane and continuing along lands now or formerly of Medical Manager Northeast, Inc., South 35 degrees, 57 minutes, 28 seconds West a distance of 114.36 feet to a point; thence (11) along same, South 51 degrees, 53 minutes, 02 seconds East a distance of 189.30 feet to a point on the Westerly side of said Butler Pike; thence (12) along said side of Butler Pike, South 35 degrees, 57 minutes, 28 seconds West a distance of 425.23 feet to a point; thence (13) leaving said side of Butler Pike and continuing along lands now or formerly of Sun Oil Company, North 77 degrees, 30 minutes West a distance of 189.85 feet to a point; thence (14) along same, South 24 degrees, 05 minutes, 10 seconds West a distance of 125.44 feet to a point on the said Northerly side of Ridge Pike and the first mentioned point and place of beginning.

Being the same premises which Plymouth Square Inc., a Pennsylvania Corporation by Deed dated 12/19/1986 and recorded 1/2/1987 in Montgomery County in Deed Book 4825 Page 323 conveyed unto Plymouth Square Associates I, a Pennsylvania Limited Partnership, in fee.

Being the same premises which Plymouth Square Inc., a Pennsylvania Corporation by Deed of Correction dated 12/19/1986 and recorded 1/2/1987 in Montgomery County in Deed Book 4825 Page 330 conveyed unto Plymouth Square Associates I, a Pennsylvania Limited Partnership, in fee.

REV-183 EX (2-15)



pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

State Tax Paid	\$560,000.00
Book Number	6134
Page Number	02986
Date Recorded	05/06/2019 12:31:32 PM

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Stu Goodman		Telephone Number: (215) 315-3343	
Mailing Address 1760 Market Street Suite 1200		City Philadelphia	State ZIP Code PA 19103

B. TRANSFER DATA

Date of Acceptance of Document 05/01/2019			
Grantor(s)/Lessor(s) Plymouth Square Associates I	Telephone Number: 610-940-4049	Grantee(s)/Lessee(s) Brixmor Plymouth Square LCC	Telephone Number: 610-834-7576
Mailing Address c/o Signature Realty Associates, 15 E. Ridge Pike, Suite 201		Mailing Address 450 Lexington Avenue, 13th Floor	
City Conshohocken	State ZIP Code PA 19428	City New York	State ZIP Code NY 10017

C. REAL ESTATE LOCATION

Street Address 202 Ridge Pike		City, Township, Borough Whitemarsh Township	
County Montgomery	School District Colonial S.D.	Tax Parcel Number 49-00-10021-00-1	

D. VALUATION DATA

Was transaction part of an assignment or relocation? Y N

1. Actual Cash Consideration 56,000,000.00	2. Other Consideration + 0.00	3. Total Consideration = 56,000,000.00
4. County Assessed Value 18,458,700.00	5. Common Level Ratio Factor x 1.96	6. Computed Value = 36,179,052.00

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100.00 %	1c. Percentage of Grantor's Interest Conveyed 100.00 %
--	---	---

2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____
(Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) _____

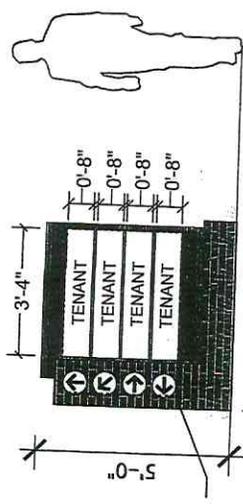
Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

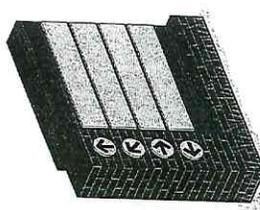
5/1/2019

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

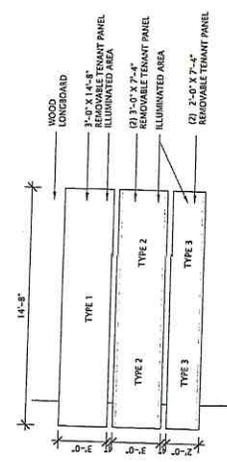


PROPOSED WAY-FINDING SIGN

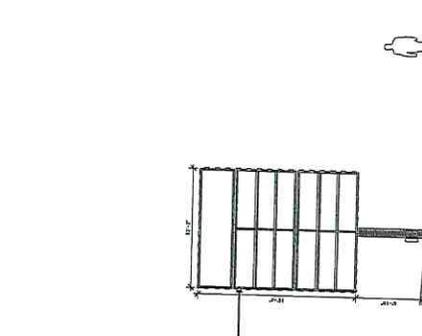
SIGNAGE AREA:
12 SQ FT



PROPOSED WAY-FINDING SIGN



PROPOSED PYLON SIGNAGE TYPES

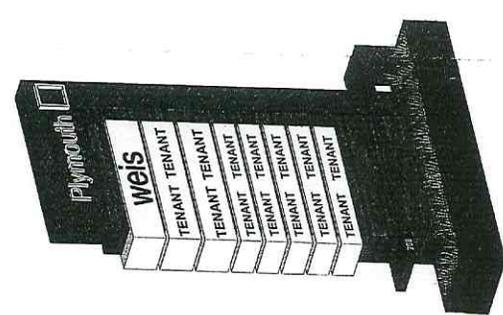


EXISTING SIGNAGE - RIDGE PIKE

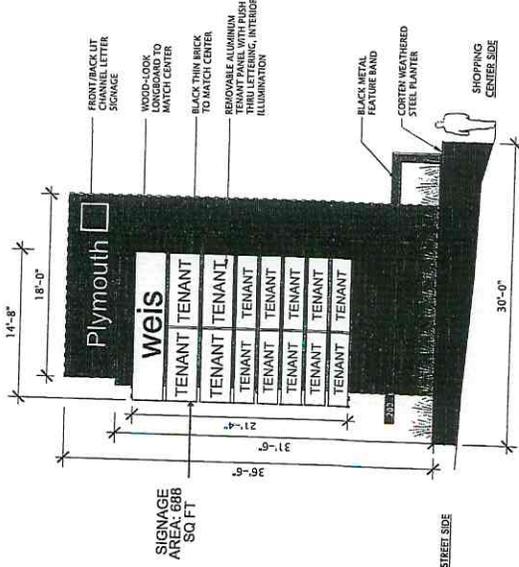
SIGNAGE AREA:
380 SQ FT

SIGNAGE AREA:
187 SQ FT

EXISTING SIGNAGE - BUTLER PIKE



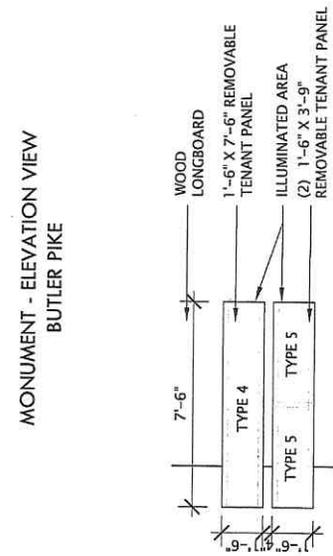
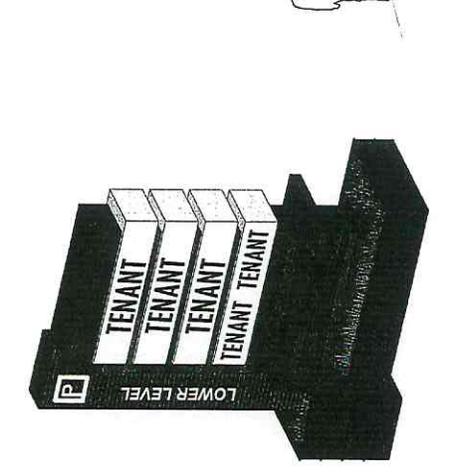
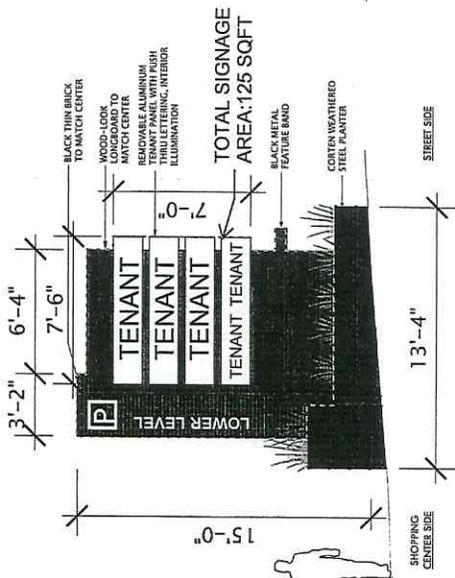
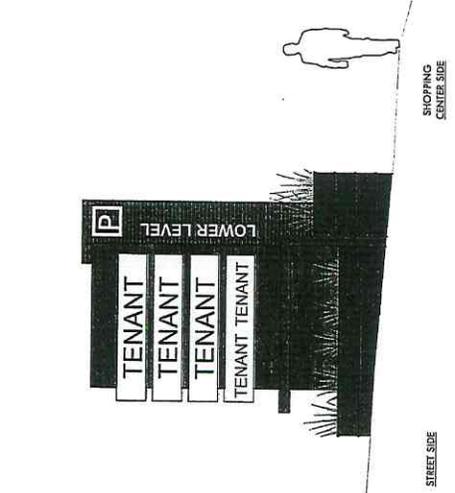
PROPOSED PYLON - 3D VIEW RIDGE & BUTLER PIKE



PROPOSED PYLON - ELEVATION VIEW RIDGE & BUTLER PIKE

SIGNAGE AREA:
688 SQ FT

FRONT/BACK CUT CHANNEL LETTER SIGNAGE
 WOOD-LOCK LONGBOARD TO MATCH CENTER
 BLACK THIN BRICK LONGBOARD TO MATCH CENTER
 REMOVABLE ALUMINUM SIGNAGE THROUGH LETTERING, INTERIOR ILLUMINATION
 BLACK METAL FEATURE BAND
 CENTER W/ATHERED STEEL PLANTER
 SHOPPING CENTER SIDE
 STREET SIDE



APPLICATION/APEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462



DATE: 5/25/2022

- (1) Applicant/Appellant's Name and Address: Freedom Fence LLC
2506 W Main Street Norristown PA 19403 PHONE NO.: 215-670-8884
- (2) Owner's Name and Address: Evan Flamm
100 Sebastian Lane Plymouth Meeting PA 19462 PHONE NO.: 610-246-9677
- (3) Lessee's Name and Address: _____
(If Applicable)
- (4) Location of Premises: 100 Sebastian Lane Plymouth Meeting PA 19462
- (5) Dimensions of Lot: _____
- (6) Present Zoning Classification of Premises: R3 Residential
- (7) The improvements thereon are: Install a fence

and the present use of the land and/or building is Residential

- (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:

Section 1909

- (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:

- (10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: Install a fence
in front yard

- (11) Describe what is proposed of real estate in question: Installation of fence

- (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:

Evan Flamm, 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.

APPLICANT/APPELLANT

SWORN :
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS DAY OF :

[Signature]
(OWNER'S SIGNATURE - IF APPLICABLE)

Commonwealth of Pennsylvania - Notary Seal
Kimberly Zera, Notary Public
Montgomery County
My commission expires May 5, 2026
Commission number 1185103
Member, Pennsylvania Association of Notaries

Commonwealth of PA
County of Montgomery
Sworn and subscribed to before me
on this 26 day of May, 2022
By EVAN FLAMM

[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/APPEAL 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 _____

N glavers Road

54" Black
Aluminum

15ft

102ft

15ft

160ft

6ft gate

neighbors
fence

Wire vinyl
privacy

4ft gate

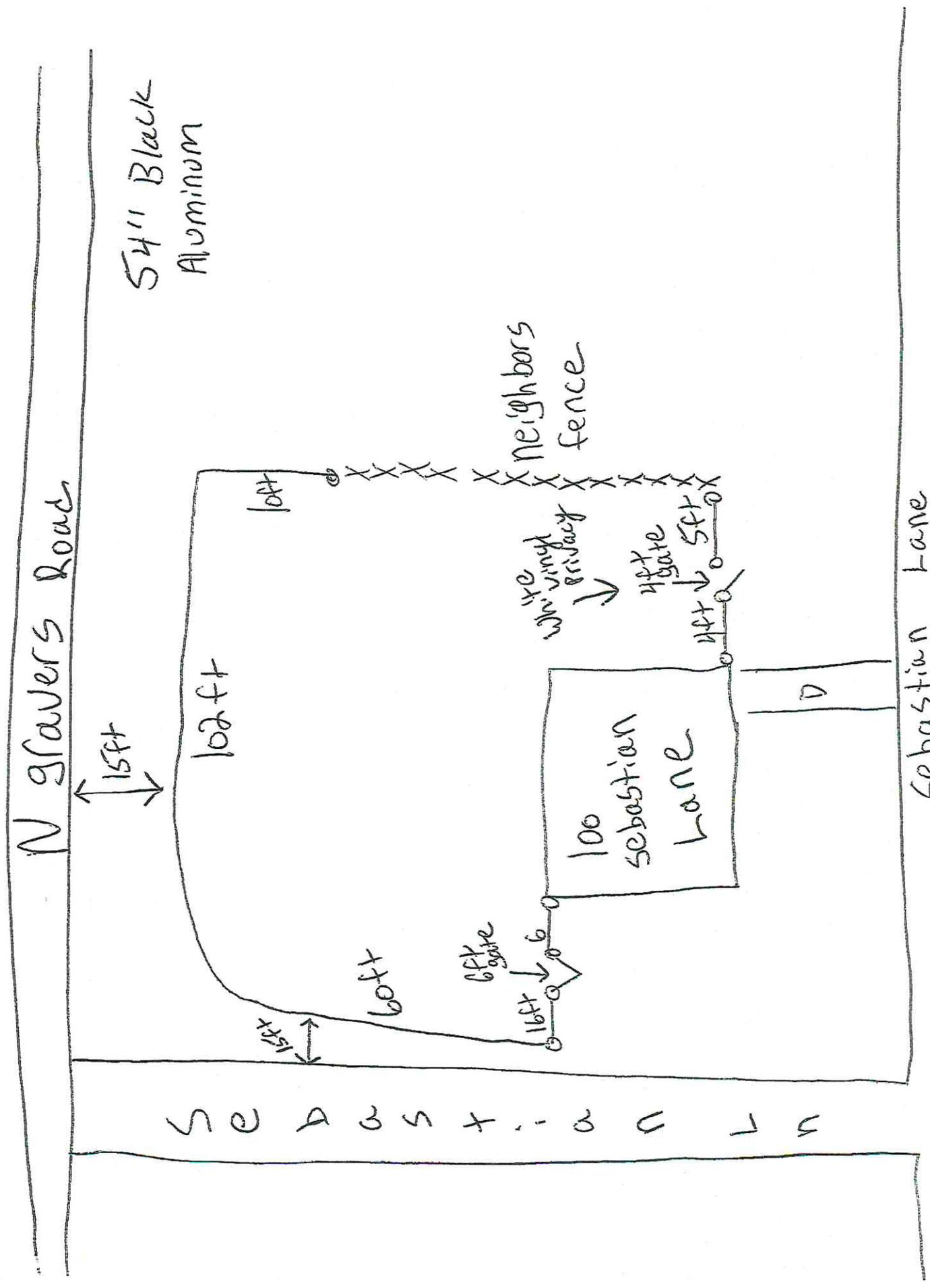
5ft

100
Sebastian
Lane

D

Sebastian Lane

S E A S T . . A N L N



APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462



DATE: 6-6-22

- (1) Applicant/Appellant's Name and Address: Freedom Fence LLC
2506 w main st. Norristown, PA 19403 PHONE NO.: 215-670-8884
- (2) Owner's Name and Address: Carrol Franklyn
138 Alexander Dr. Plymouth Meeting, PA 19462 PHONE NO.: 646-236-7912
- (3) Lessee's Name and Address: _____
(If Applicable)
- (4) Location of Premises: 138 Alexander Dr. Plymouth Meeting, 19462
- (5) Dimensions of Lot: _____
- (6) Present Zoning Classification of Premises: B Residential
- (7) The improvements thereon are: Install a fence

and the present use of the land and/or building is Residential

- (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:
Section 1909
- (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:

- (10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: Install a fence
in front yard

- (11) Describe what is proposed of real estate in question: Installation of fence

- (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:

Carol Franklin, Home Owner, 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.

APPLICANT/APPELLANT

SWORN :
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS 7th DAY OF June, 2022:


(OWNER'S SIGNATURE - IF APPLICABLE)

Commonwealth of Pennsylvania - Notary Seal
PETER A WIDDOP - Notary Public
Montgomery County
My Commission Expires Nov 2, 2024
Commission Number 1301816

 06/07/2022

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/APPEAL NEED BE VERIFIED BY AFFIDAVIT.

IMPORTANT NOTICE

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DO NOT WRITE BELOW THIS LINE

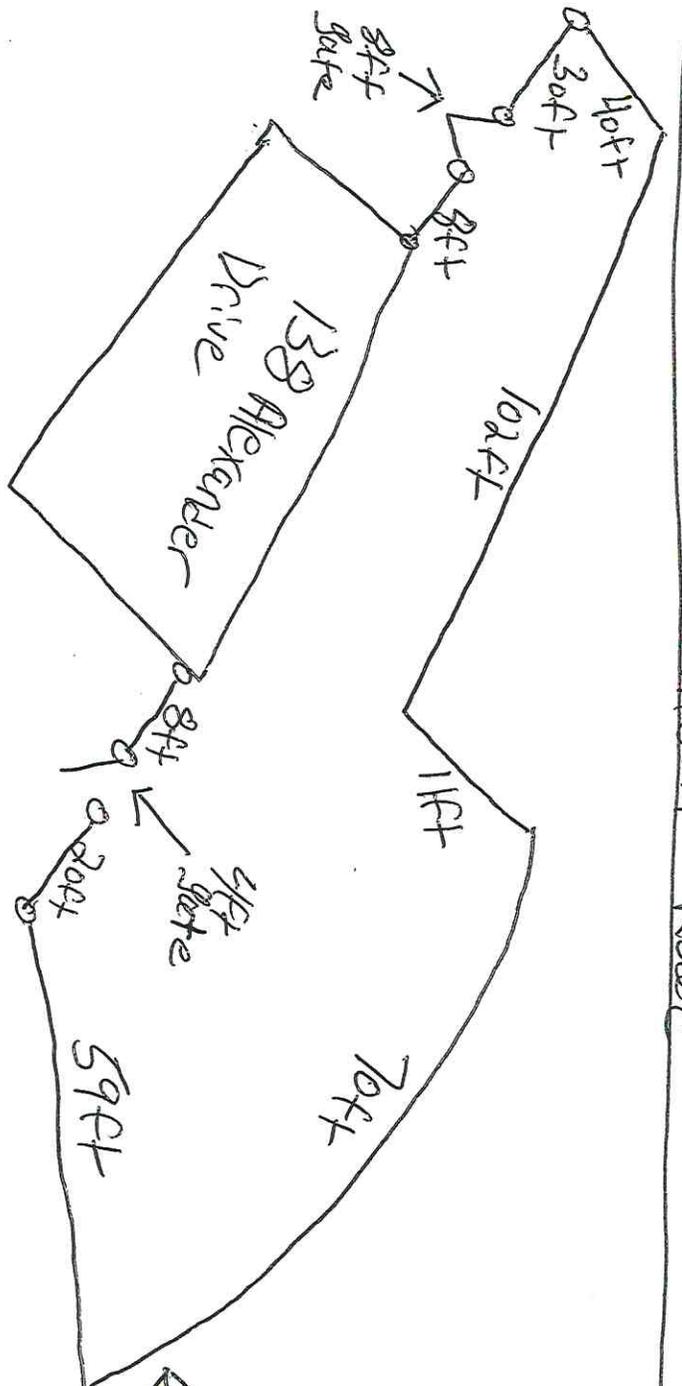
CERTIFICATION OF ADVERTISEMENT

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

DATE POSTED ON PREMISES

ZONING OFFICER

Johnson Road



Plymouth Road

Alexander drive

Plymouth Road

APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462



DATE: 06/09/2022

- (1) Applicant/Appellant's Name and Address: Barry Urban 42 Terrace Rd.
Plymouth Meeting, PA 19462 PHONE NO.: 610-551-6773
- (2) Owner's Name and Address: Barry and Marianne Urban 42 Terrace Rd.
Plymouth Meeting, PA 19462 PHONE NO.: 610-551-6773
- (3) Lessee's Name and Address: _____
- (4) Location of Premises: 42 Terrace Rd. (If Applicable)
- (5) Dimensions of Lot: _____
- (6) Present Zoning Classification of Premises: Residential
- (7) The improvements thereon are: Build storage shed

and the present use of the land and/or building is None

(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:

(10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows:
I request to build a shed bigger than the township's
allowable size of 12 x 12. JD

(11) Describe what is proposed of real estate in question: Build 12' x 20' shed

(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.

STATE OF PENNSYLVANIA:
SS
COUNTY OF MONTGOMERY:

Barry R. Urban, 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.

Commonwealth of Pennsylvania
County of Montgomery

Barry R. Urban
APPLICANT/APELLANT

SWORN
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS 19 DAY OF June 22 :

Commonwealth of Pennsylvania - Notary Seal
Kimberly Zera, Notary Public
Montgomery County
My commission expires May 5, 2026
Commission number 1185103
Member, Pennsylvania Association of Notaries

Kimberly Zera

Barry R. Urban
(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-FIVE (25) 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.

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CERTIFICATION OF ADVERTISEMENT

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

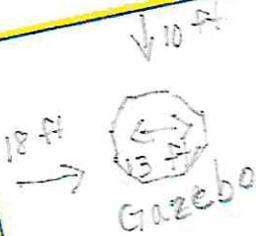
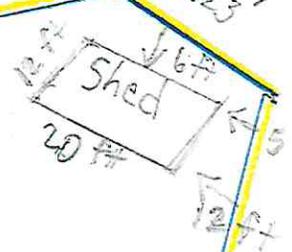
DATE POSTED ON PREMISES _____

ZONING OFFICER _____

42 Terrace Rd.

134.44'

25.23'



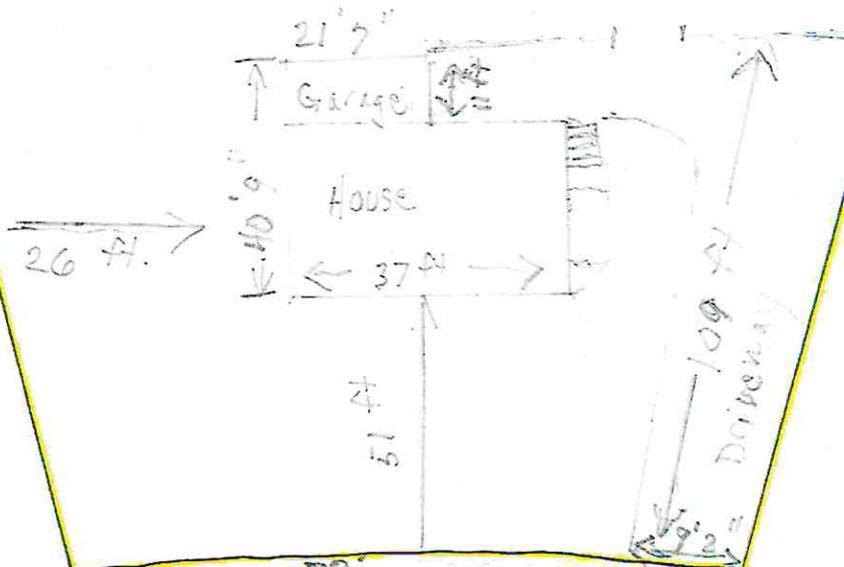
6130x1029
001 001 003

210.121

186.57

6130x1029
001 001 003

6130x1029
001 001 003

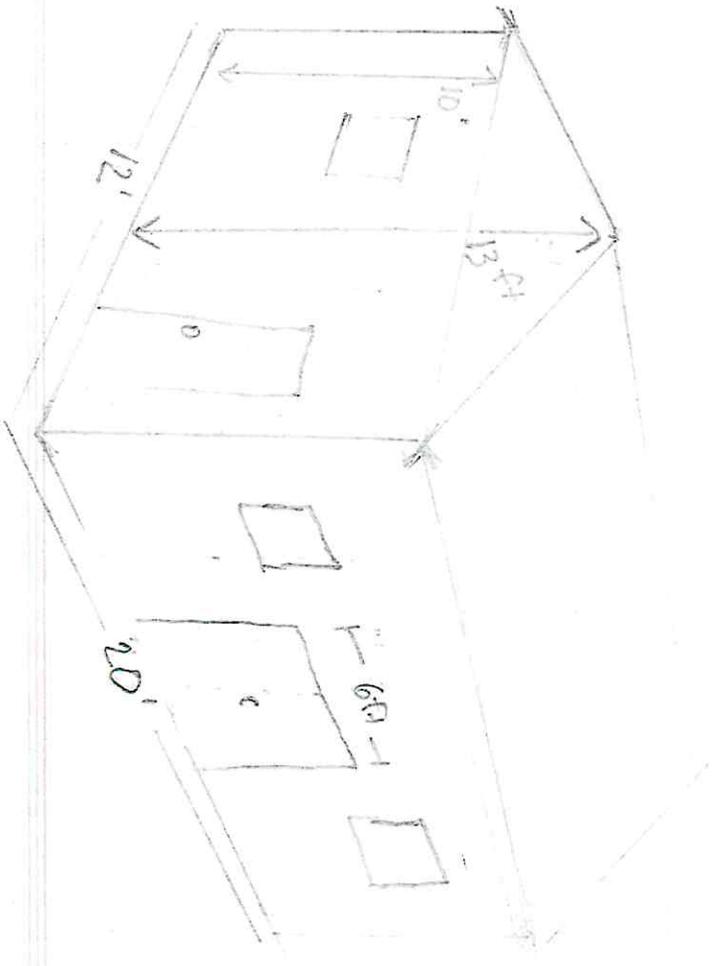


26 ft.

70' Terrace Rd.

42 Terrace Rd.

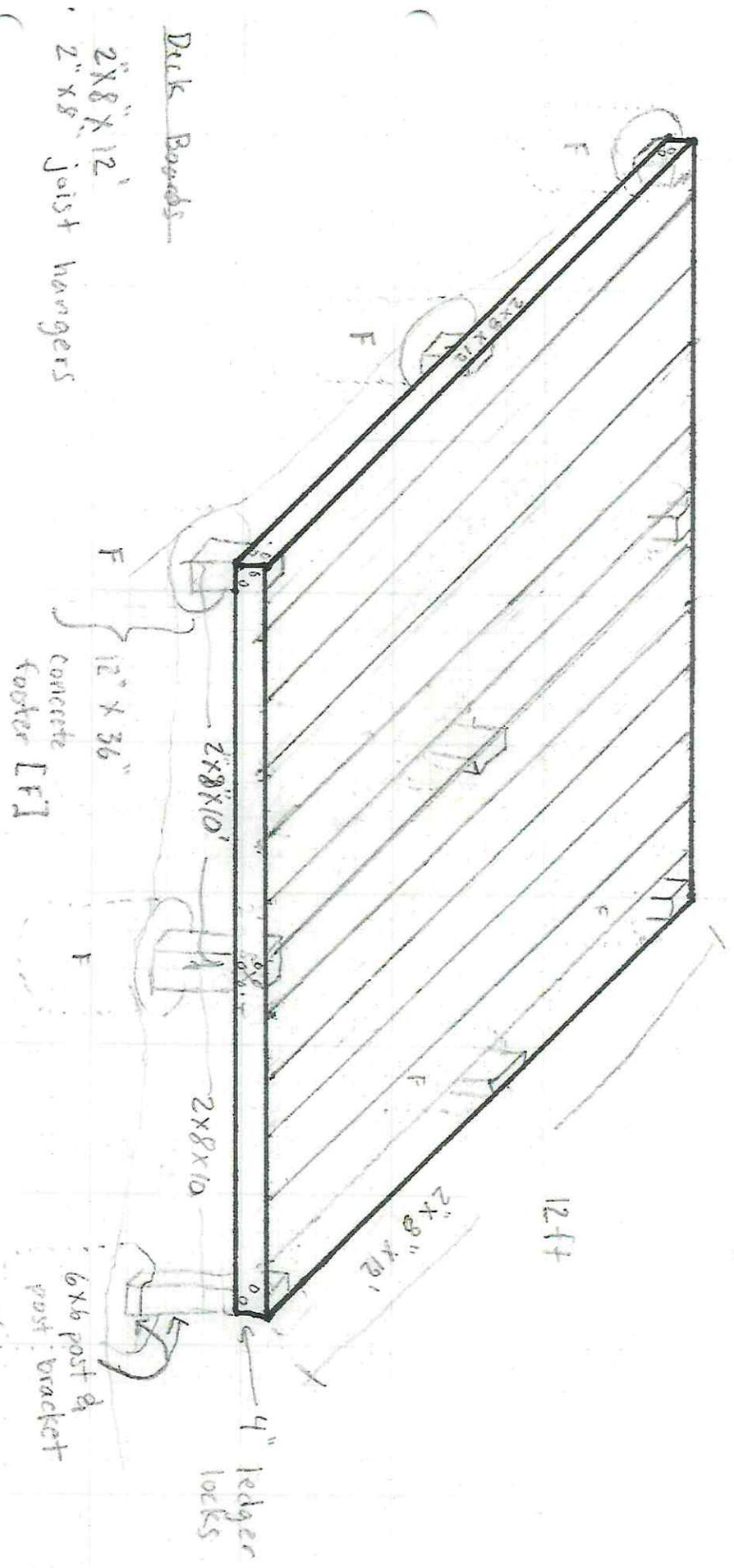
12 X 20 SHED



20 ft

13

12 ft



Deck Boards

2x8x12'

2"x8" Joist Hangers

12" x 36"

concrete footer [F]

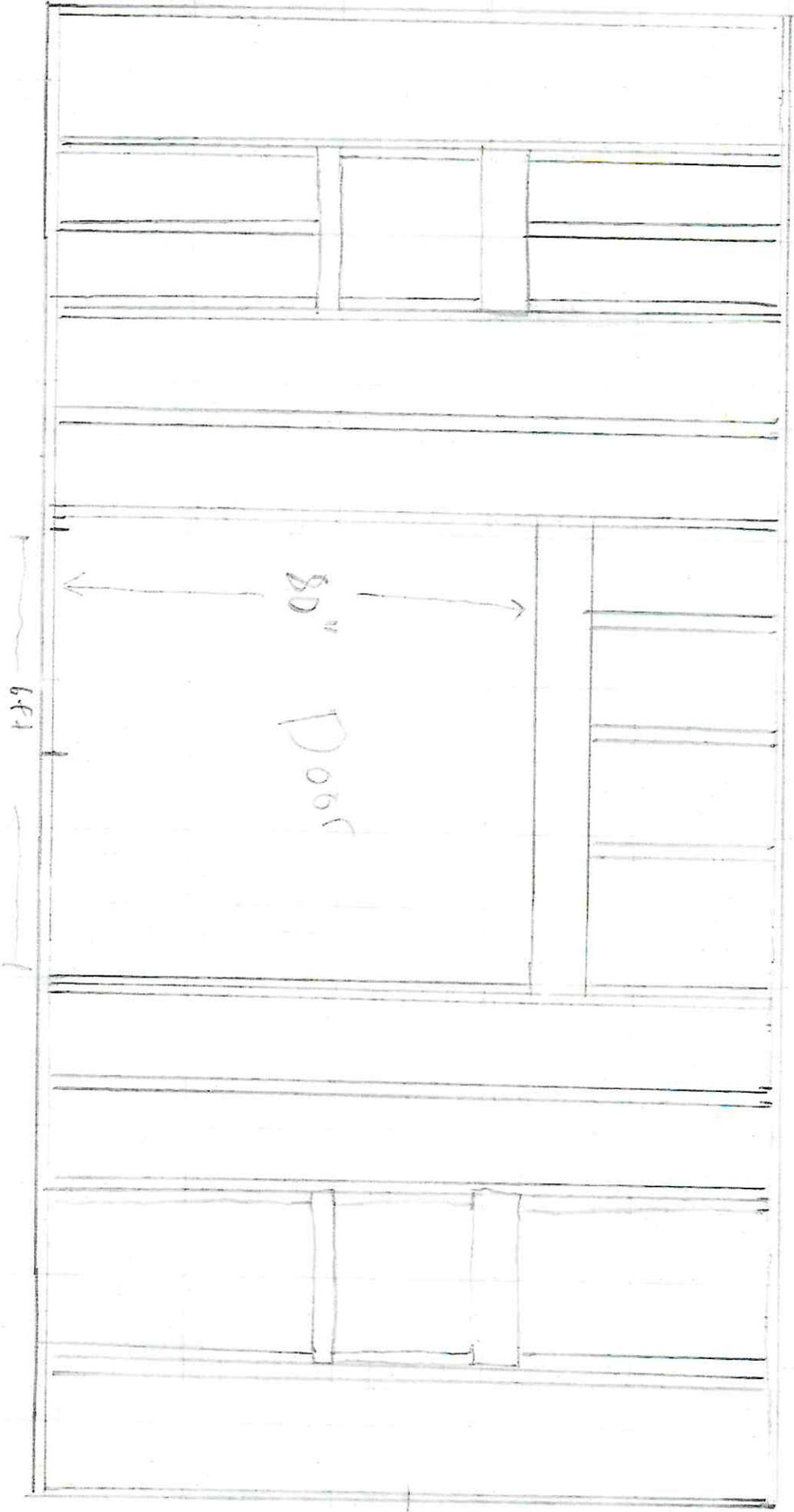
4" ledger locks

6x6 post & post bracket

- 14 (2x8x10)
- 15 (2x8x12)

Shops (wood)
16" centers

Front Side

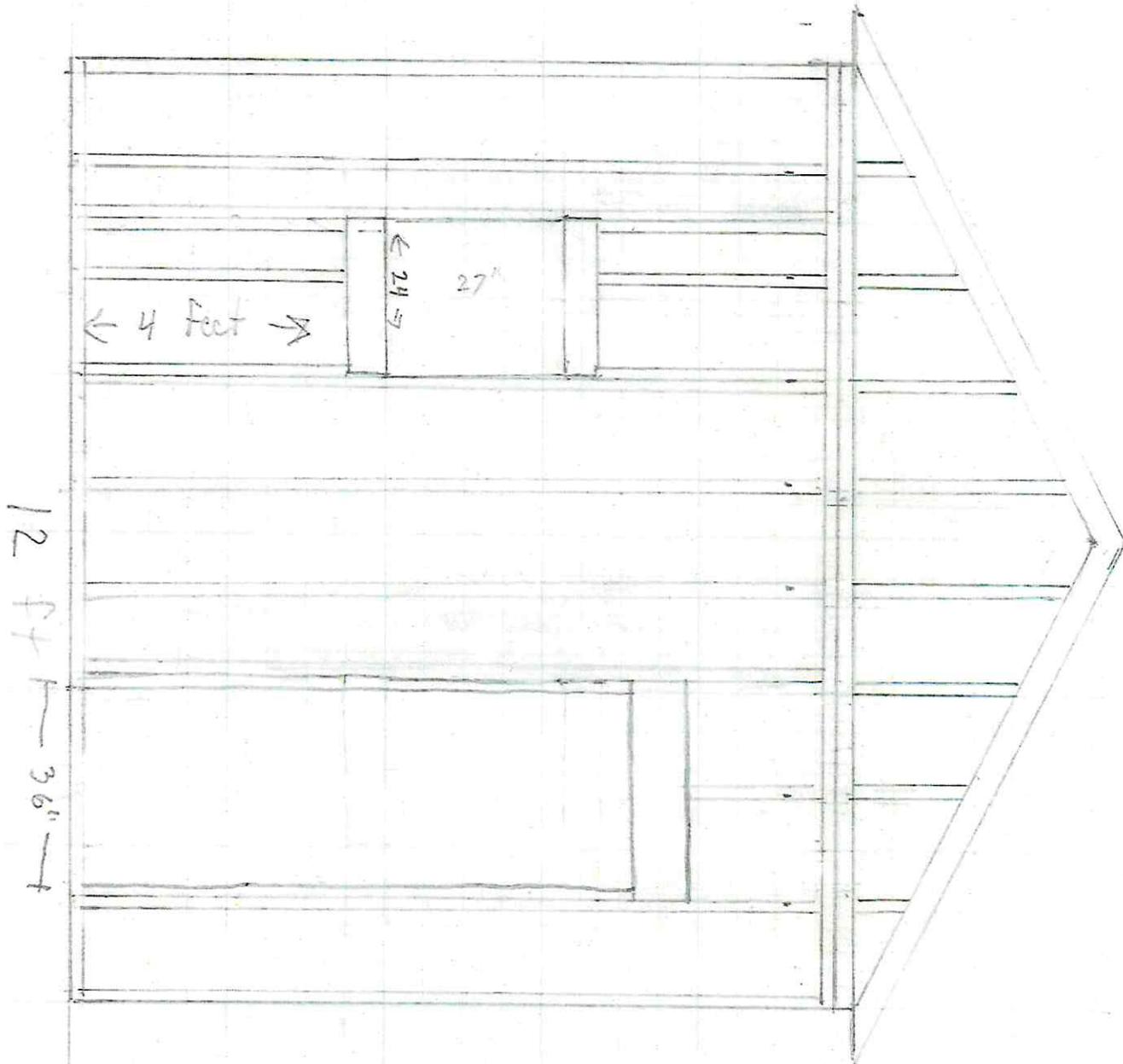


(24) 2x9x10
(3) 2x6x8

6ft
20ft

10 ft

Left Side



15 2x4x10
12 2x4x8

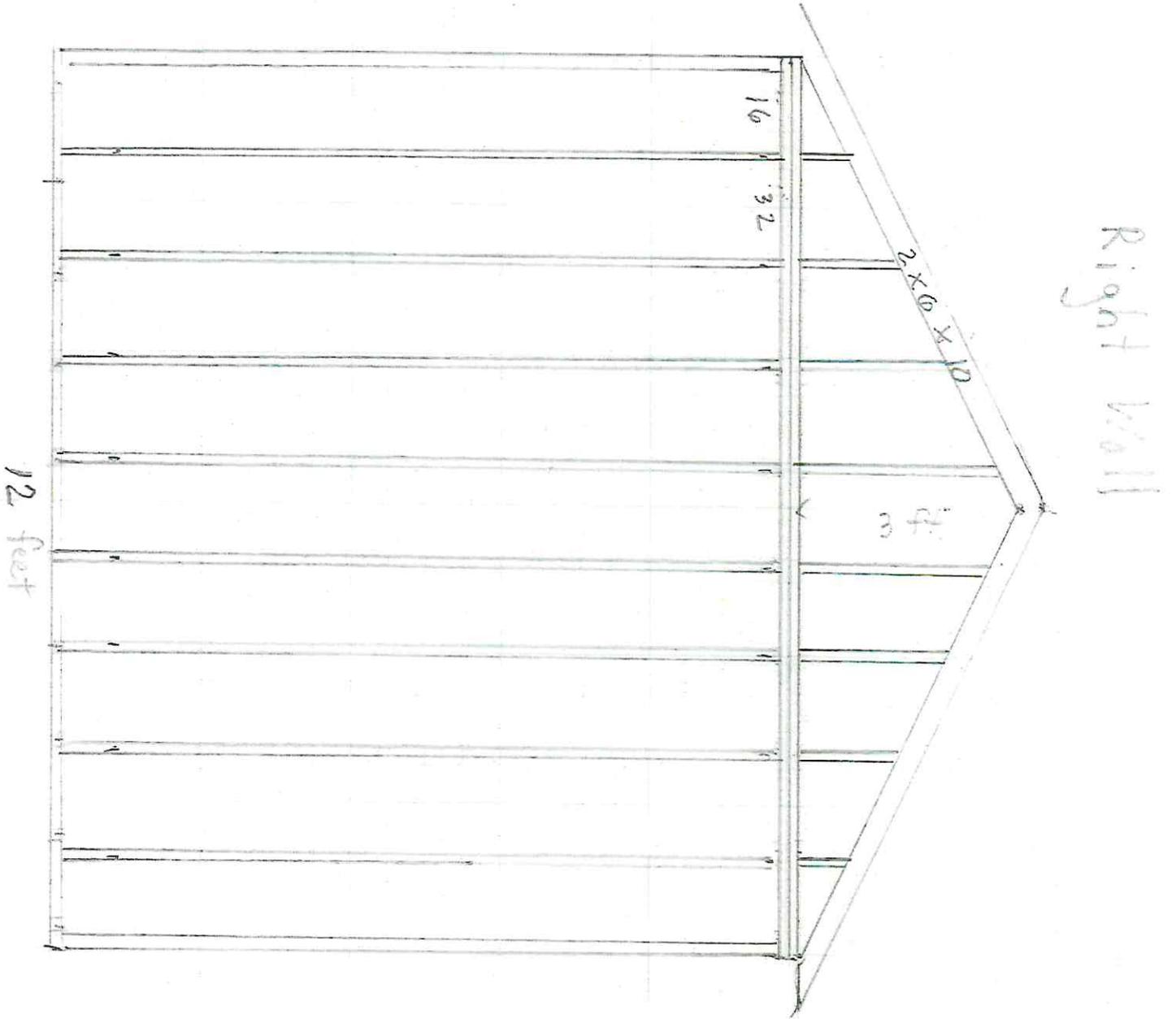
12 ft
36"

← 4 feet →

← 27" →

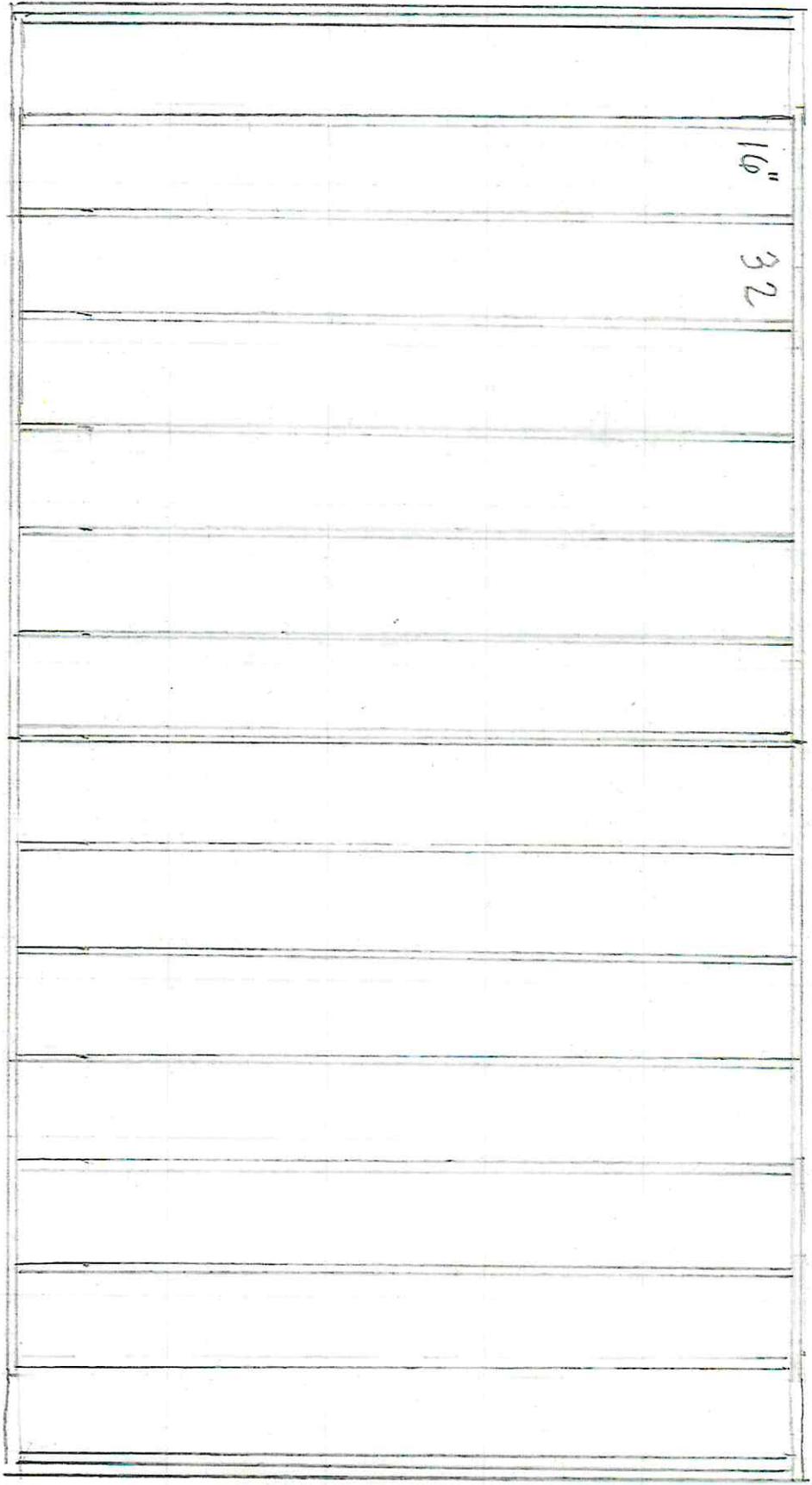
27"

10 ft



10 2x4x10
7 2x4x8

10' feet



(22) 2" x 4" x 10'

20' feet

Rear Wall

12 x 20 Shed

Materials - Estimated cost \$4500

Constructed by Barry Urban
and Contractor Trevor Urban

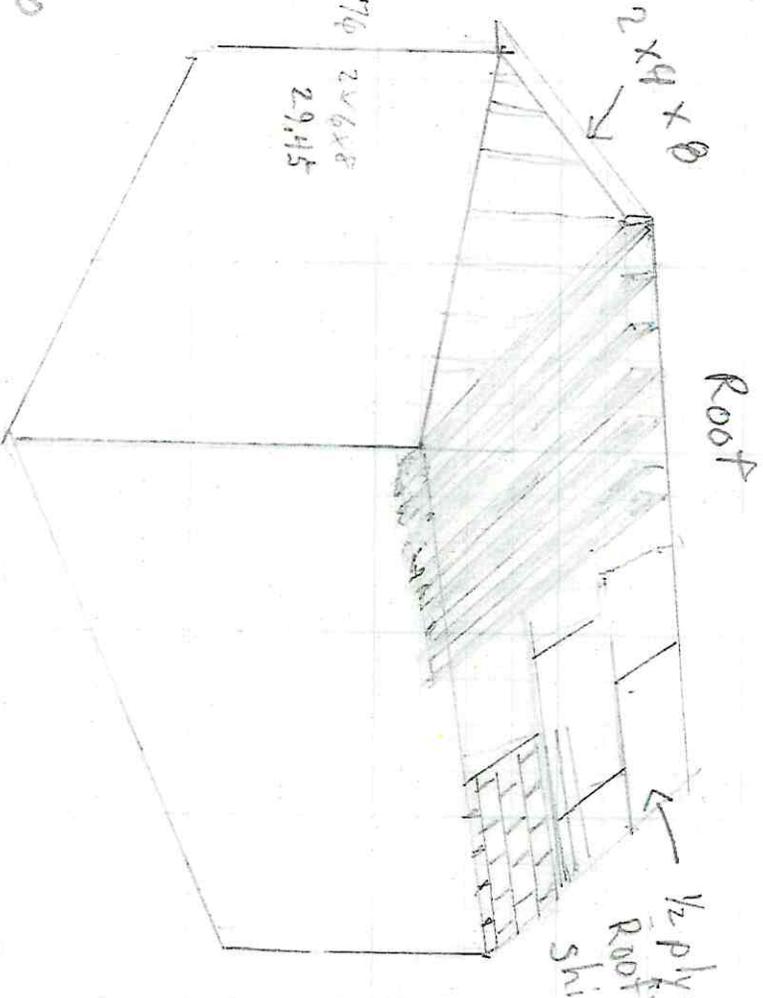
Founders
Concrete } \$460
Post & Brackets }
Sant Tubes }

Floor
4 2x8 x 10 PT \$42
15 2x8 x 12 PT \$211
3/4 plywood \$270

Walls
T1 2x4x10 \$380
35 2x4-8 \$140
3 24'x27" \$312
Windows

Roof
2 2x6 x 10 \$22
10 2x4 x 8 \$286
30 1/2 plywood \$453
5 T-11 \$192
Vinyl siding \$560
Shingles \$500
Tyrod \$70

Misc Hardware \$500



T-11 on front
Vinyl siding on
sides and back

12'

20'

APPLICATION/APEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462



DATE: 6/17/2022

- (1) Applicant/Appellant's Name and Address: Freedom Fence LLC 2506 W main Street Warristown PA 19403 PHONE NO.: 215-670-8894
- (2) Owner's Name and Address: Dana Hermann 13 Malvern Road Plymouth Meeting PA 19462 PHONE NO.: 610-952-8872
- (3) Lessee's Name and Address: _____
(If Applicable)
- (4) Location of Premises: 13 Malvern Road Plymouth Meeting PA 19462
- (5) Dimensions of Lot: _____
- (6) Present Zoning Classification of Premises: B Residential
- (7) The improvements thereon are: Install fence

and the present use of the land and/or building is Residential

(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:
Section 1909

(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:

(10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: Install a fence In front yard

(11) Describe what is proposed of real estate in question: Installation of fence

(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:

Dana Hermann, 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.

Dana Hermann

APPLICANT/APPELLANT

SWORN
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS 17 DAY OF June, 2022

Donna V. Speers
Notary Public

Dana Hermann

(OWNER'S SIGNATURE - IF APPLICABLE)

Commonwealth of Pennsylvania - Notary Seal
DONNA V. SPEERS, Notary Public
Montgomery County
My Commission Expires February 11, 2026
Commission Number 1157855

SPECIAL INSTRUCTIONS

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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 _____

5 1/2" Black Aluminum

