

NOTICE OF PUBLIC HEARING

The Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, October 17, 2022, commencing at 7:00 p.m., in the Greater Plymouth Community Center, 2910 Jolly Road, Plymouth Meeting, PA 19462 on the following applications:

The following applications will be heard:

DOMINIC CONICELLI: On an application for Variances from the Plymouth Township Zoning Ordinance No. 342, as amended, Article XVI Sections 1601.C.1 and 1603.G.

The Variances requested are as follows: To allow 502.43 square feet of signage (which includes a LED changeable copy sign), where a maximum of 342.79 was previously approved as per the Decision and Order of the Plymouth Township Zoning Hearing Board dated June 20, 2005.

The property is located at 1222 Ridge Pike in a "Commercial" Zoning District.

FREEDOM FENCE (CAROLYN BEAHAN): On an application for a Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1909.

The Variance requested is as follows: To allow a fence in a front yard.

The property is located at 150 Alexander Drive in a "B" Residential Zoning District.

CHERIAN VERGHESE: On an application for Variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Sections 1908.G.1 & 1908.1.

The Variances requested are as follows: To allow a 12' x 16' shed, located less than 10' back from the rearmost portion of the dwelling, where a maximum of 12'x12' is allowed.

The property is located at 505 Anthony Drive in a "AA" Residential Zoning District.

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

The Variance requested is as follows: To allow a fence in a front yard.

The property is located at 130 Sebastian Lane in a "B" Residential Zoning District.

EQT EXETER/FIVE RADNOR CORPORTATE CENTER (POOL 3 OFFICE PA LLC): On an application for a Special Exception from Plymouth Township Zoning Ordinance No. 342, as amended, Article XII, Section 1200.D.2.

The Special Exception requested is as follows: To allow a hospital facility.

The property is located at 525 and 527 Plymouth Road in an "Office Laboratory" Zoning District.

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

The Variance requested is as follows: To allow a fence in a front yard.

The property is located at 128 Sebastian Lane 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**

**dc:db
nph10-17-22.not.doc**

APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462

DATE: 9/7/22

(1) Applicant/Appellant's Name and Address: Dominic Conicelli, 1200 Ridge Pike, Conshohocken, PA
19428 PHONE NO.: (610)828-1400

(2) Owner's Name and Address: Veeco Partnership, 1200 Ridge Pike, Conshohocken, PA 19428
PHONE NO.: (610) 828-1400

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

(4) Location of Premises: 1222 Ridge Pike, Conshohocken, PA 19428

(5) Dimensions of Lot: 3.762 acres, Irregular, Frontage 200'

(6) Present Zoning Classification of Premises: _____

(7) The improvements thereon are: Auto Dealership building, parking areas, signs and appurtenances

and the present use of the land and/or building is Automotive Sales

(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:

Article XVI, § 1601(c)(1) and § 1603 (R)

(10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: (1) with respect to signs "G" and "H" identified on the attached plan, a variance from § 1601(c)(3)(A) permitting an additional 230.46 sq. ft. of signage (in addition to previous sq. footage provided under Order of the Zoning Hearing Board dated June 20, 2005), and (2) with respect to sign "G" a variance from § 1603(R) to permit three rather than two directional signs or alternatively an interpretation that the wall signs are not "directional signs" under the Ordinance.

(11) Describe what is proposed of real estate in question: Install a pylon sign (front and back totalling 216.58 sq. feet and electric message board (13.88 sq. feet)

Plan and sign designs in attached Dealer Presentation Package.

(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.

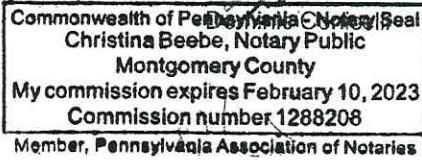
(OVER)

(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:


_____, 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

Commonwealth of Pennsylvania Notary Seal
Christina Beebe, Notary Public
Montgomery County
My commission expires February 10, 2023
Commission number 1288208
Member, Pennsylvania Association of Notaries

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


(OWNER'S SIGNATURE - IF APPLICABLE)


VEECO PARTNERSHIP, by Dominic Conicelli, General Partner

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



NREDI 2.0 Dealer Presentation Package



Conicelli Nissan (3094)
Conshohocken, PA
June 14, 2022

NISSAN NORTH AMERICA

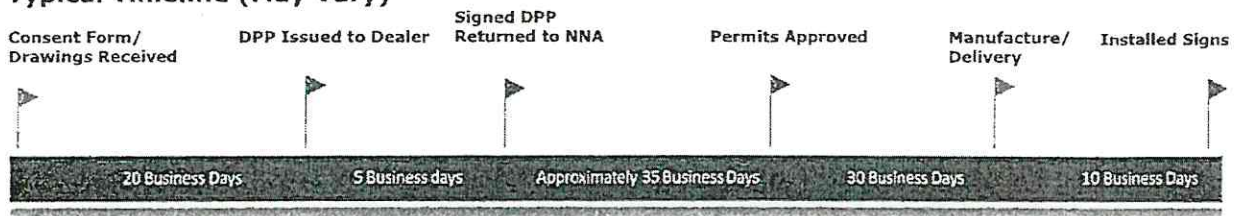
Dealer Presentation Package



PURPOSE

The Dealer Presentation Package (DPP) is issued by Nissan North America, Inc. ("Nissan"). It defines the signage solution for the dealership facility, subject to successful permitting by Architectural Graphics, Inc. ("AGI"). The sign installation process commences upon receipt by Nissan of the Participation Agreement executed by the dealer.

Typical Timeline (May Vary)



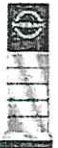
NEXT STEPS

Dealer Principal: Please execute the Participation Agreement provided in this proposal and return to your Nissan Regional Representative.

CONTENTS

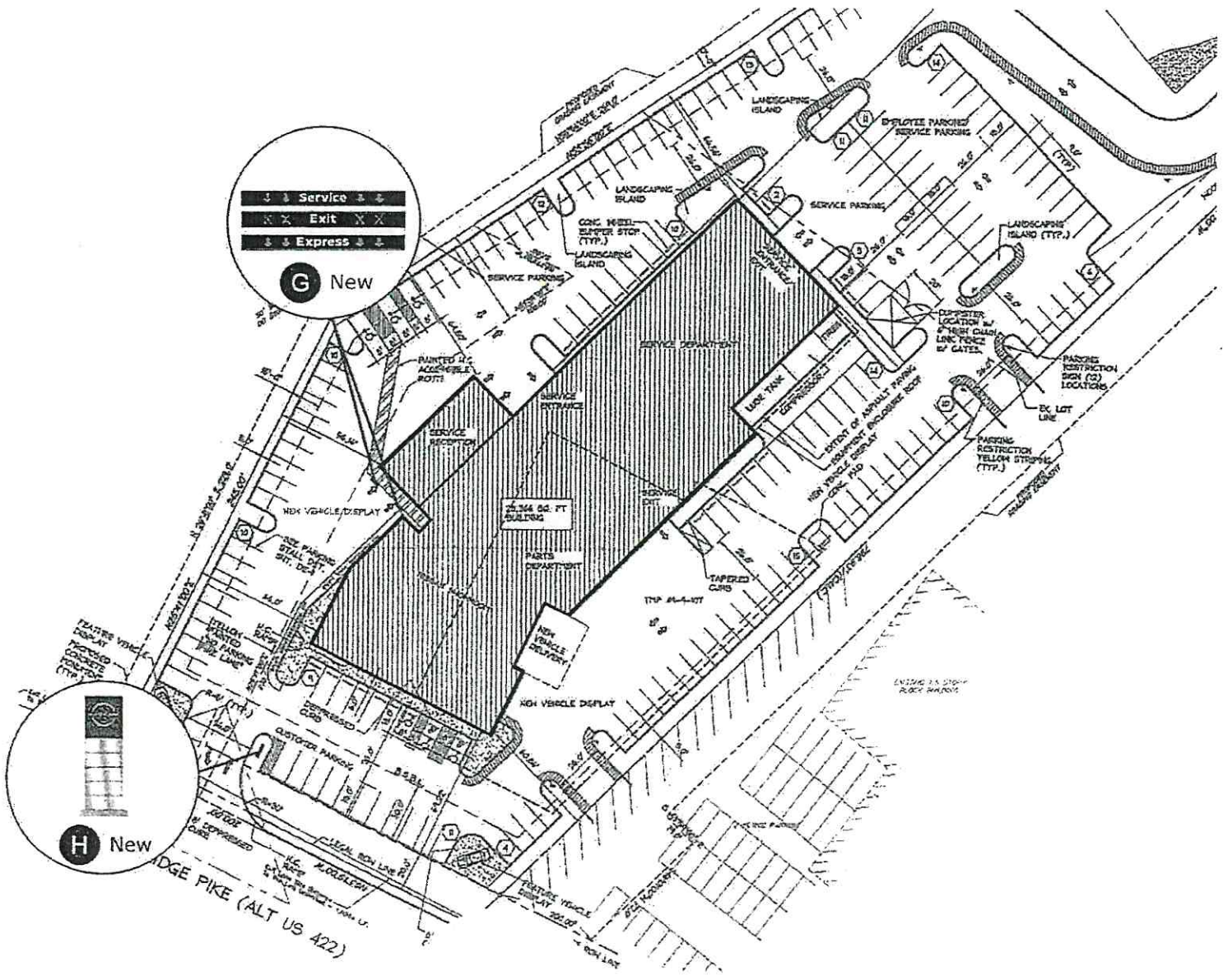
1. Site Plan and Color Renderings
2. Schedule of Signs
3. Dealer Enabling Works
4. Local Municipal Information
5. Participation Agreement, Estimated Lease and Maintenance Payment & Sign Program Rules
6. Non Compliance Variance Approvals

NISSAN NORTH AMERICA Dealer Presentation Package



1. SITE PLAN

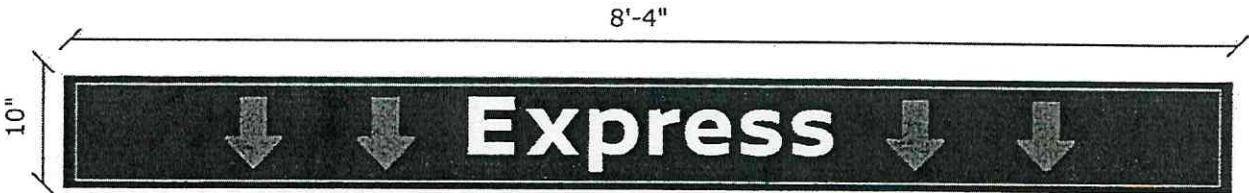
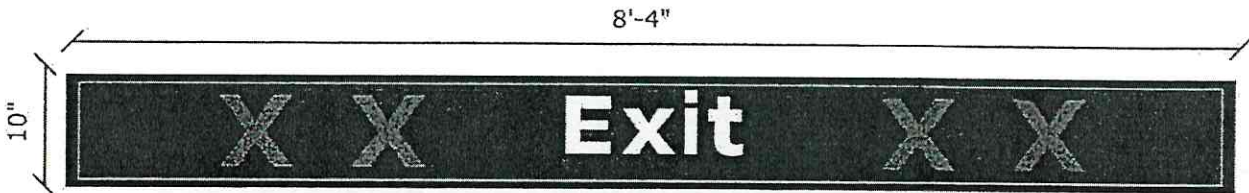
The following provides a visual representation of the prepared schedule:



NISSAN NORTH AMERICA
Dealer Presentation Package



2. SCHEDULE OF SIGNS



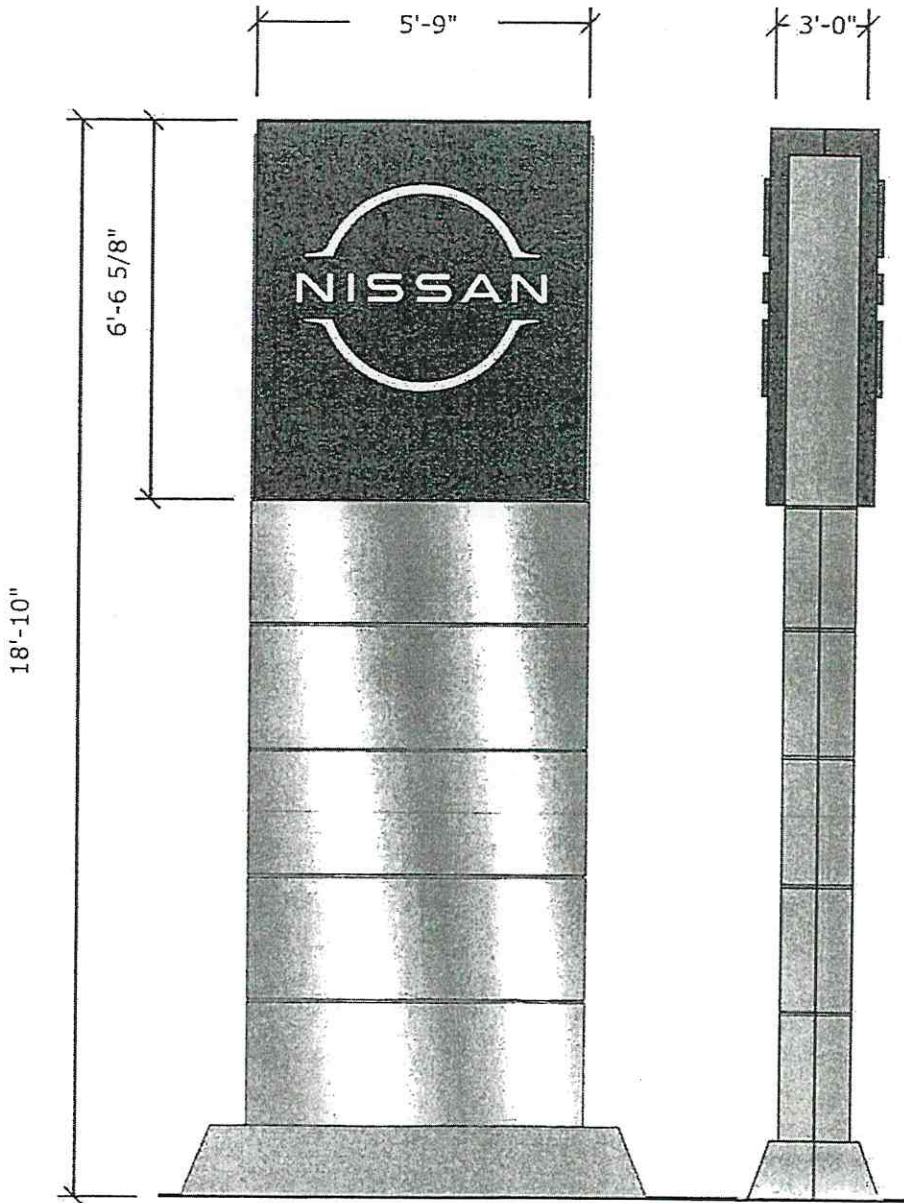
G EMB09
6.94 sf
New

Service Reception Directory
Total of 2

NISSAN NORTH AMERICA Dealer Presentation Package



2. SCHEDULE OF SIGNS



H	P36	Main Brand Pylon
	37.67 sf	Total of 1
	New	

APPLICATION/APEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462



DATE: 8-23-22

- (1) Applicant/Appellant's Name and Address: Freedom Fence 2506 W Main St.
Norristown, PA 19403 PHONE NO.: 215-670-8884
- (2) Owner's Name and Address: Carolyn Beahan 150 Alexander Dr.
Plymouth Meeting, PA 19462 PHONE NO.: 215-584-1385
- (3) Lessee's Name and Address: _____
(If Applicable)
- (4) Location of Premises: 150 Alexander Dr. Plymouth Meeting, PA
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.**

(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".

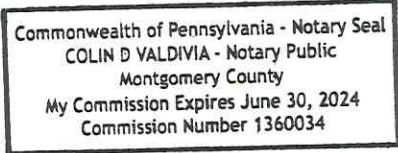
STATE OF PENNSYLVANIA:
SS
COUNTY OF MONTGOMERY:

Carolyn Beahan, 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.

Freedom Fence

APPLICANT/APELLANT

SWORN :
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS 31 DAY OF August: 2022



Carolyn Beahan
(OWNER'S SIGNATURE - IF APPLICABLE)

Colin D Valdivia

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

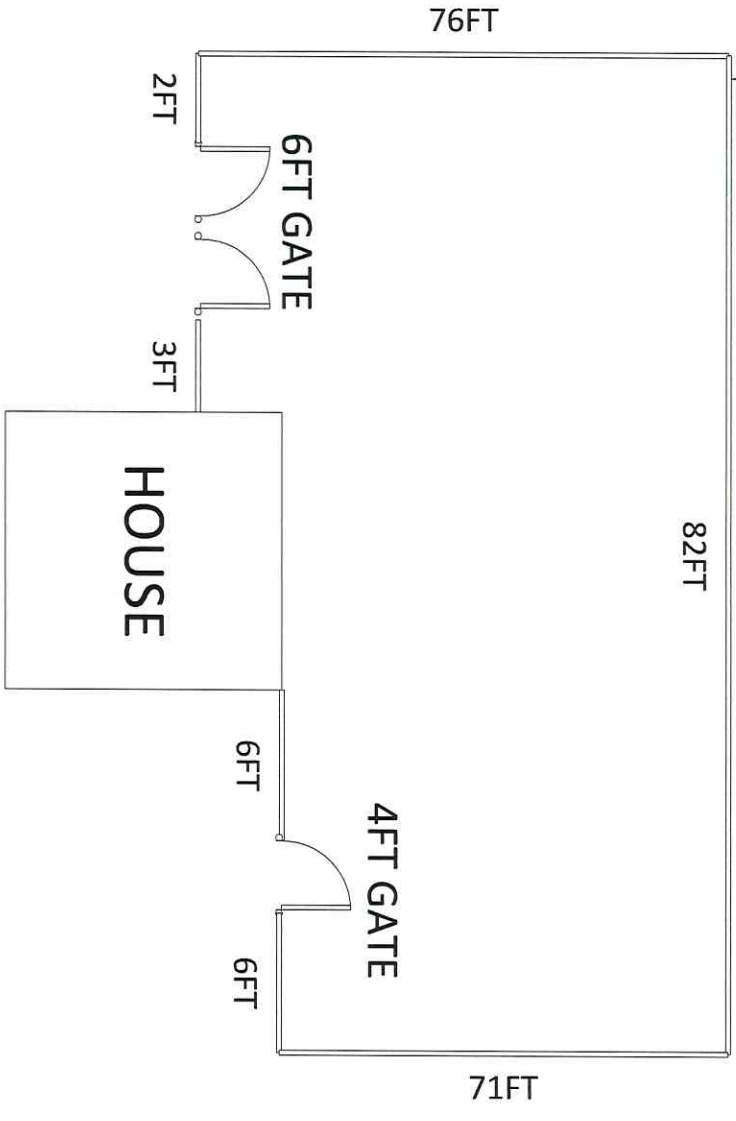
The above application/appeal was advertised in _____
On the following dates: _____ (Newspaper)

DATE POSTED ON PREMISES

ZONING OFFICER

PLYMOUTH ROAD

18FT OFF PLYMOUTH ROAD



ALEXANDER DRIVE

72 1/2"

3 13/16"

3 13/16"

7"

46"

53"

54"

PICKETS: 5/8" x 5/8" | RAILS: 1" x 1" | POSTS: 2"



APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462

RECEIVED
SEP 14 2022
PLYMOUTH TOWNSHIP

DATE: 09/12/2022

- (1) Applicant/Appellant's Name and Address: CHERIAN VERGHESE
505 ANTHONY DRIVE, PLYMOUTH MEETING, PA 19462 PHONE NO.: 610 737 7843
- (2) Owner's Name and Address: CHERIAN VERGHESE, 505 ANTHONY DRIVE
PLYMOUTH MEETING, PA 19462 PHONE NO.: 610 737 7843
- (3) Lessee's Name and Address: N/A
(If Applicable)
- (4) Location of Premises: _____
- (5) Dimensions of Lot: 267' long on East side, 113' W North side, 229' South side.
- (6) Present Zoning Classification of Premises: residential
- (7) The improvements thereon are: Addition of a 12' x 16' garden shed

and the present use of the land and/or building is single family home

(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 from the terms of the PLYMOUTH TOWNSHIP ZONING ORDINANCE check here [] and state the sections of the ORDINANCE as to which the VARIANCE is being sought:

ORIGINAL

(10) The (SPECIAL EXCEPTION) **(VARIANCE)** requested is as follows: We are asking for a 16' wide shed to accommodate sports equipment (kayaks, bicycles), garden tools, garden supplies, bicycles, etc.

(11) Describe what is proposed of real estate in question: Installation of a 12' x 16' garden shed at the end of our parking pad.

(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:

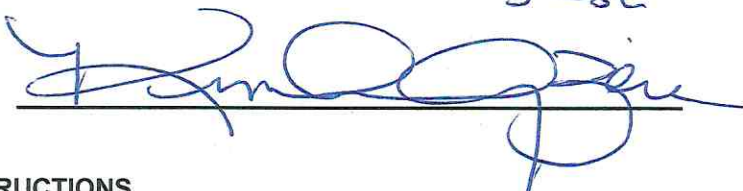
Cherian Verghese, being duly sworn/affirmed according to law, deposes and says that he is the applicant above named and that the facts set forth in the foregoing application/appeal and all documents or exhibits submitted therewith, are true and correct to the best of his knowledge, information and belief.


APPLICANT/APELLANT

SWORN :
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS 14 DAY OF Sept 22


(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 14 day of Sept 20 22
By Cherian Verghese


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

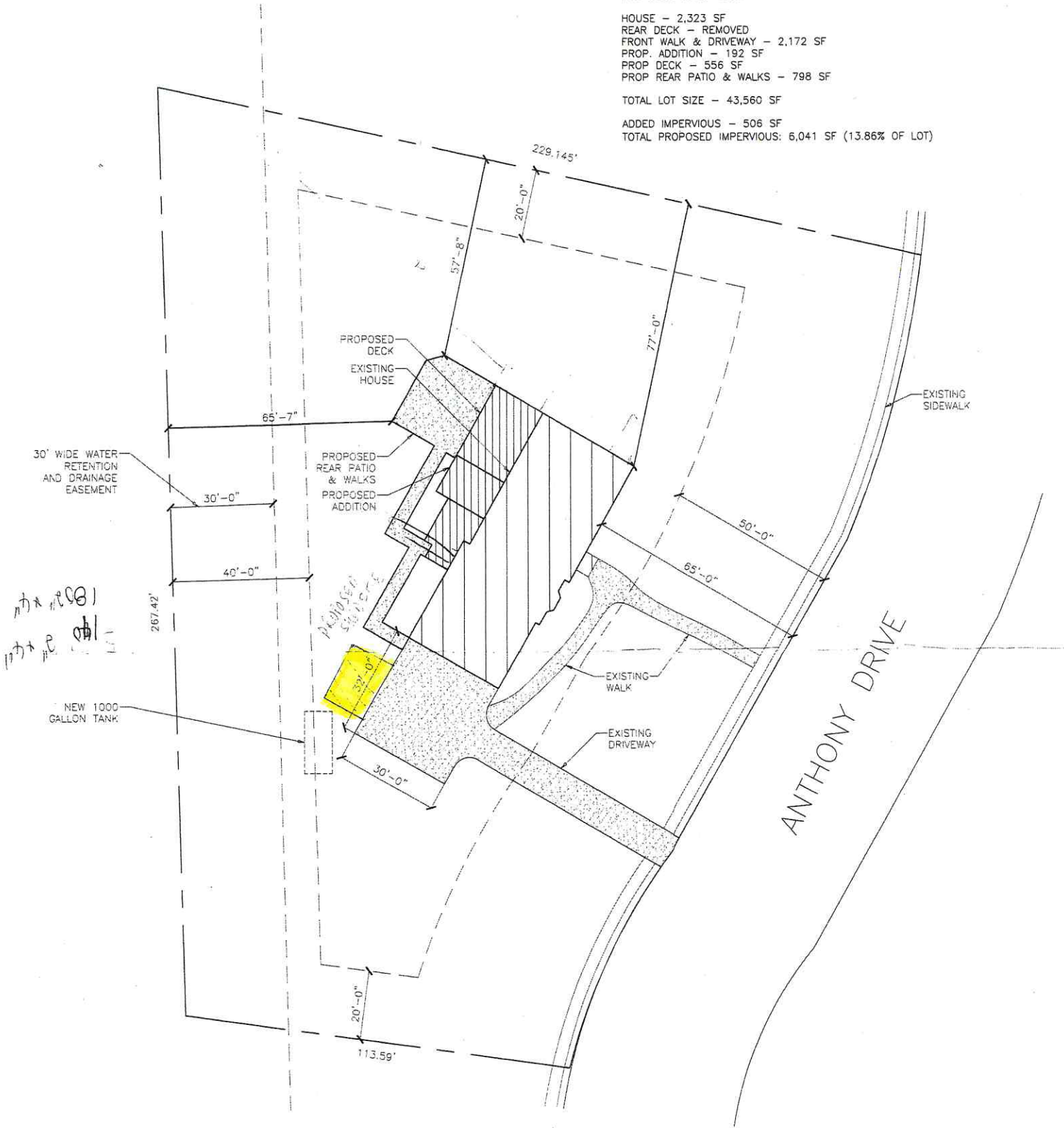
THESE PLANS ARE DESIGNED AND THIS DWELLING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE FOR ONE FAMILY AND TWO FAMILY DWELLINGS AND ALL OTHER STATE AND LOCAL BUILDING CODES.

PROPOSED IMPERVIOUS:

HOUSE - 2,323 SF
 REAR DECK - REMOVED
 FRONT WALK & DRIVEWAY - 2,172 SF
 PROP. ADDITION - 192 SF
 PROP DECK - 556 SF
 PROP REAR PATIO & WALKS - 798 SF

TOTAL LOT SIZE - 43,560 SF

ADDED IMPERVIOUS - 506 SF
 TOTAL PROPOSED IMPERVIOUS: 6,041 SF (13.86% OF LOT)



2
 S-1 1" = 20'

PROPOSED SITE PLAN

APPLICATION/APEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462



DATE: 9-13-22

- (1) Applicant/Appellant's Name and Address: Freedom Fence
2506 W Main St Norristown, PA 19403 PHONE NO.: 215-670-6884
- (2) Owner's Name and Address: Mike Budner 130 Sebastian Ln
Plymouth Meeting, PA 19462 PHONE NO.: 215-380-9312
- (3) Lessee's Name and Address: _____
(If Applicable)
- (4) Location of Premises: 130 Sebastian Ln Plymouth Meeting, PA 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:
- _____
- (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:
- Section 1909
- (10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: Put 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)

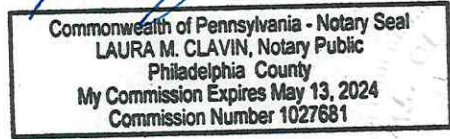
(13) There must be paid herewith for a single-family dwelling and/or any structure appurtenant or accessory thereto a nonrefundable-filing fee of TWO HUNDRED DOLLARS (\$200.00) and for all other structures a nonrefundable filing fee of ONE THOUSAND DOLLARS (\$1,000.00). PLEASE MAKE CHECK PAYABLE TO "PLYMOUTH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

STATE OF PENNSYLVANIA:
SS
COUNTY OF MONTGOMERY:

Michael Budner, 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

[Signature]



SWORN :
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS 13th DAY OF Sept, 2022

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

Laura M Clavin

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

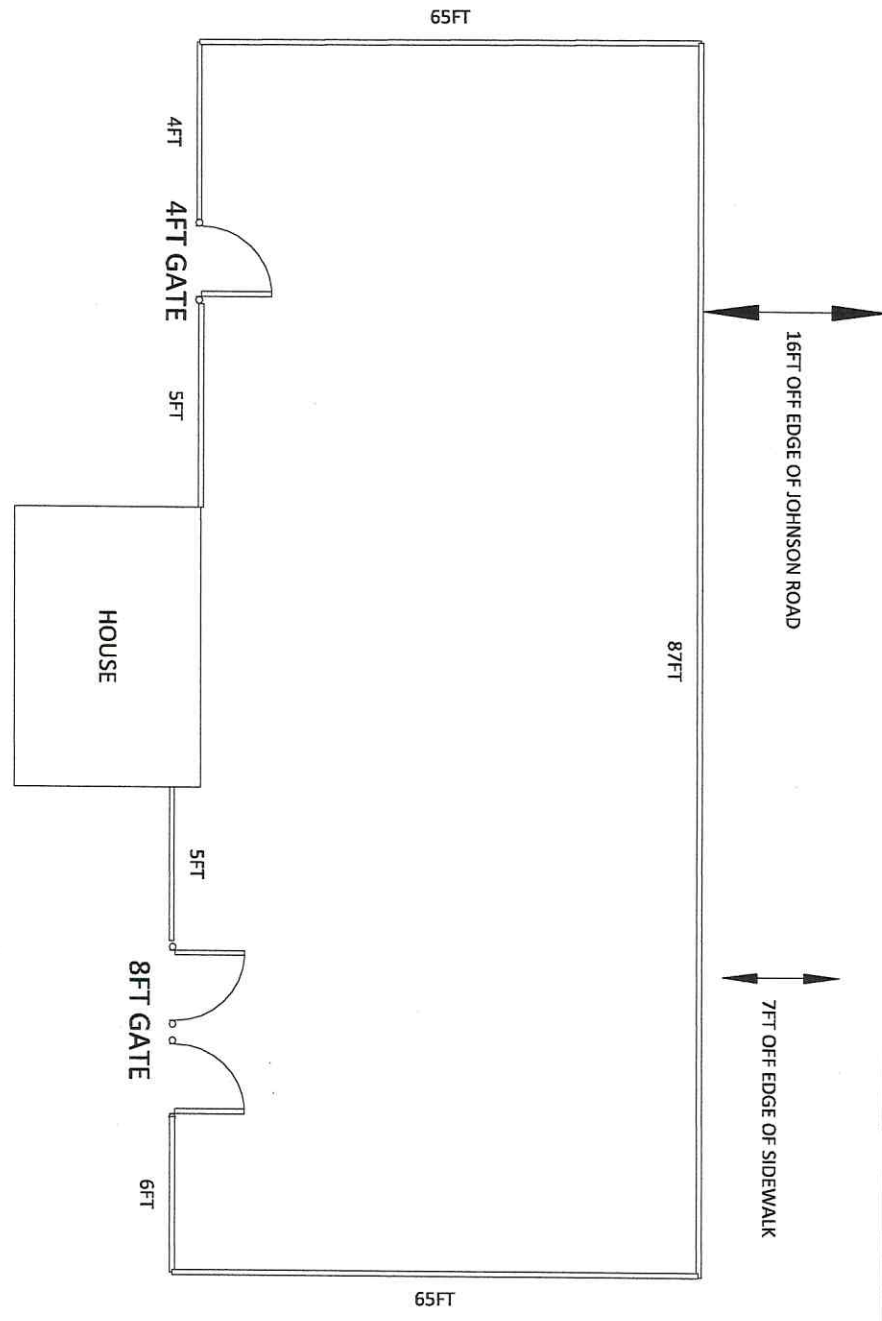
The above application/appeal was advertised in _____
On the following dates: _____ (Newspaper)

DATE POSTED ON PREMISES

ZONING OFFICER

SEBASTIAN LANE

JOHNSON ROAD



APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462



DATE: 09/09/2022

- (1) Applicant/Appellant's Name and Address: EQT Exeter / Five Radnor Corporate Center
100 Matsonford Road, Suite 250, Radnor PA, 19087 PHONE NO.: 610-476-0363
- (2) Owner's Name and Address: Pool 3 Office PA LLC / Five Radnor Corporate Center, 100 Matsonford Road
Suite 250, Radnor PA, 19087 PHONE NO.: 610-828-3200
- (3) Lessee's Name and Address: Haven Behavioral Healthcare / 3102 West End Avenue, Suite 1000, Nashville
TN, 37203
- (4) Location of Premises: 525 and 527 Plymouth Road, Plymouth Meeting, PA 19462
- (5) Dimensions of Lot: 525 Plymouth Road: 6.118 Acres; 527 Plymouth Road: 10.841 Acres; Total: 16.959 Acres
- (6) Present Zoning Classification of Premises: Office-Laboratory (OL)
- (7) The improvements thereon are: Two (2) single-story buildings totaling approximately 75,000 SF with
surface parking for 342 cars.

and the present use of the land and/or building is 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:
Article XII, Section 1200, Paragraph D (2)
- (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: An in-patient and out-patient hospital facility.

(11) Describe what is proposed of real estate in question: Converting of two existing office buildings to a private hospital facility.

(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:

Delaware

EQT Exeter, 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

Bruce R. Hartlein 9/15/2022
By Bruce R. Hartlein, Investment/Leasing Officer

SWORN
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS 15th DAY OF September 2022

Angela Nigro

Commonwealth of Pennsylvania - Notary Seal
ANGELA NIGRO - Notary Public
Delaware County
My Commission Expires March 23, 2026
Commission Number 1328355

(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 _____

BOHLER ENGINEERING

1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1100 FAX: 303.733.1101
WWW.BOHLERENGINEERING.COM

REVISIONS

NO.	DATE	COMMENTS	BY	CHK
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

CALL BEFORE YOU DIG

800.485.5844
WWW.CALLBEFOREYU DIG.COM

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 215110
DATE: 05/14/10
DRAWN BY: J.P.
CHECKED BY: J.P.
SCALE: AS SHOWN

LANDSCAPE SITE IMPROVEMENTS

FOR

ENKETER 527
PLYMOUTH RIDGE
CORPORATE CENTER

481.624.4311
PLYMOUTH RIDGE
MONTEGOMERY COUNTY
PENNSYLVANIA 17022

BOHLER ENGINEERING
1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1100 FAX: 303.733.1101
WWW.BOHLERENGINEERING.COM

D.T. NORTH

REGISTERED PROFESSIONAL ENGINEER
LANDSCAPE ARCHITECTURE

OVERALL IMPROVEMENTS PLAN

SCALE: AS SHOWN

PROJECT NO. 215110

DATE: 05/14/10

DRAWN BY: J.P.

CHECKED BY: J.P.

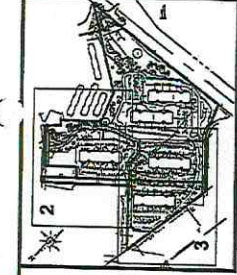
SCALE: AS SHOWN

LANDSCAPE MAINTENANCE NOTES:

1. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
2. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
3. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
4. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
5. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
6. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
7. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
8. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
9. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
10. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.

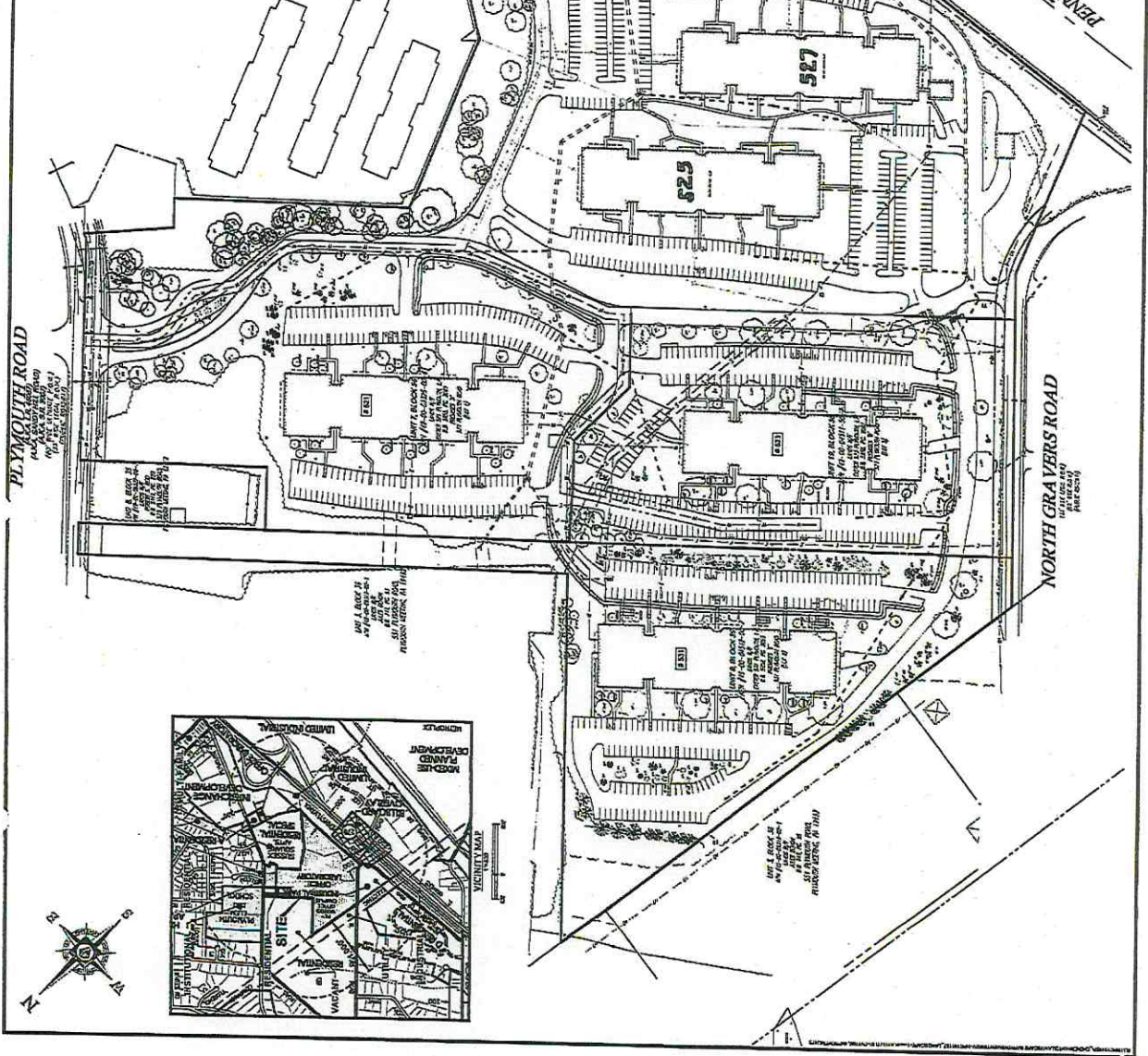
GENERAL NOTES:

1. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND FIELD SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS.
2. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND FIELD SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS.
3. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND FIELD SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS.
4. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND FIELD SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS.
5. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND FIELD SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS.
6. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND FIELD SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS.
7. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND FIELD SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS.
8. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND FIELD SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS.
9. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND FIELD SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS.
10. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND FIELD SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS.



Area Removal Schedule

Area	Removal Date	Remarks
1	05/15/10	Remove existing site
2	05/15/10	Remove existing site
3	05/15/10	Remove existing site
4	05/15/10	Remove existing site
5	05/15/10	Remove existing site
6	05/15/10	Remove existing site
7	05/15/10	Remove existing site
8	05/15/10	Remove existing site
9	05/15/10	Remove existing site
10	05/15/10	Remove existing site



1" = 100'

APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462



DATE: 9-15-22

- (1) Applicant/Appellant's Name and Address: Freedom Fence 2506 W Main St.
Norristown, PA 19403 PHONE NO.: 215-670-8884
- (2) Owner's Name and Address: Kristen Mahoney 128 Sebastian Ln
Plymouth Meeting, PA 19402 PHONE NO.: 610-505-3737
- (3) Lessee's Name and Address: _____
(If Applicable)
- (4) Location of Premises: 128 Sebastian Ln Plymouth Meeting
- (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 a
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:

Kristen R. Mahoney 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

Commonwealth Of Pennsylvania - Notary Seal
Paresh D Boghara, Notary Public
Montgomery County
My Commission Expires August 27, 2023
Commission Number 1355946

SWORN :
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS 16th DAY OF Sept :
2022 :

Kristen R. Mahoney
(OWNER'S SIGNATURE - IF APPLICABLE)

Paresh D Boghara 09/16/2022

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/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)

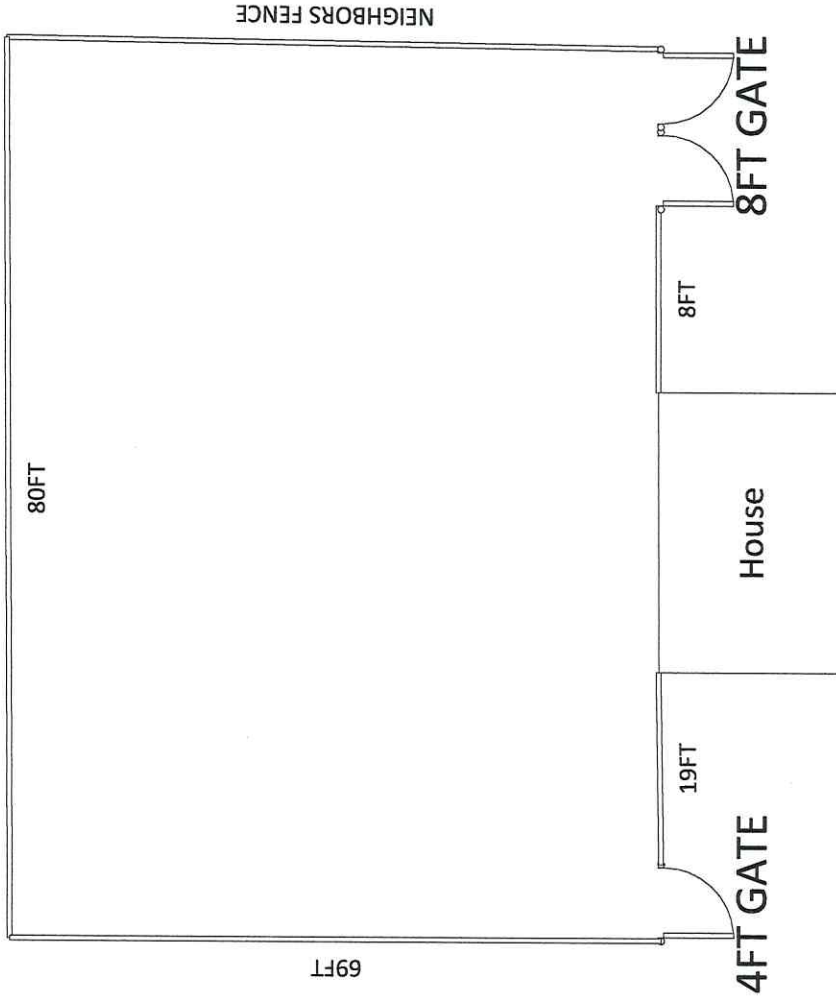
DATE POSTED ON PREMISES

ZONING OFFICER

JOHNSON ROAD

16FT OFF EDGE OF JOHNSON

7FT OF EDGE OF SIDEWALK



SEBASTIAN LANE