

## NOTICE OF PUBLIC HEARING

The Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, April 17, 2023, commencing at 7:00 p.m., in the Greater Plymouth Community Center, 2910 Jolly Road, Plymouth Meeting, PA 19462.

The following application(s) will be heard:

**PENNSYLVANIA REAL ESTATE INVESTMENT TRUST:** On an application for Special Exception from Plymouth Township Zoning Ordinance No. 342, as amended, Article XI, Section 1100.E.

The Special Exception requested is as follows: PREIT proposes to demolish the existing building on the IKEA parcel and construct a 4/5 story mid-rise apartment building containing 300 residential units ("Proposed Mid-Rise Apartment Development"). Prior application was denied on September 21, 2021 by the Zoning Hearing Board. An Appeal of that decision is presently pending before the Commonwealth Court.

The property is located at Germantown Pike and Hickory Road in "Shopping Center" Zoning District.

**JONATHAN & ALYSIA DOMERS:** On an application for Variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article VII, Section 702.F and Section 702.G.

The Variances requested are as follows: Increase maximum impervious coverage by 82 sq. ft. to 36.1 % where 35% is allowed and the minimum green space by 82 sq. ft. to 63.9 % where 65% is allowed.

The property is located at 99 Kirk Street in "C" Residential Zoning District.

**VINCE S. YIP:** On an application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article VI, Section 600.

The Variance requested is as follows: Remodel in-law suite section of property to be a home kitchen take-out style of Chinese noodle house and bubble tea shop.

The property is located at 710 Township Line Road in "B" Residential Zoning District.

**GREG & J. ERIN BISHOP:** 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 front yard.

The property is located at 148 Alexander Drive in "B" Residential Zoning District.

**HICKORY VETERINARY HOSPITAL LLC:** On an application for Variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article VI, Section 401 and Article XVIII, Section 1800.E.

The Variances requested are as follows: To permit expansion of the current non-conforming use of the property as a veterinary care facility and to permit expansion of a building with a non-conforming use by more than 25% of the building area, with such building area determined on the date the lawful non-conforming use of the building was first made

The property is located at 2303 Hickory Road in "AA" Residential Zoning District.

**W. SCOTT WINGER, AIA:** On an application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article IV, Section 402.B.

The Variance requested is as follows: Front yard setback as an existing non-conforming condition. Applicant seeks to erect an accessory structure, proposed to align with the same non-conforming line of the existing house setback, which will require less impervious coverage.

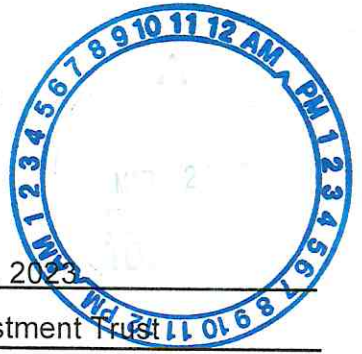
The property is located at 305 Killybegs Lane in "AA" Residential Zoning District.

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  
Joel Rowé, Zoning Officer

APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP  
700 BELVOIR ROAD  
PLYMOUTH MEETING, PA 19462



DATE: March 1, 2023

- (1) Applicant/Appellant's Name and Address: Pennsylvania Real Estate Investment Trust  
2005 Market Street, Philadelphia, PA 19103 c/o Dan Pascale  
PHONE NO.: (215) 875-0419
- (2) Owner's Name and Address: Pennsylvannia Real Estate Investment Trust  
2005 Market Street, Philadelphia, PA 19103 c/o Dan Pascale  
PHONE NO.: (215) 875-0419
- (3) Lessee's Name and Address: N/A  
(If Applicable)
- (4) Location of Premises: Germantown Pike and Hickory Road
- (5) Dimensions of Lot: 75.6 +/- acres
- (6) Present Zoning Classification of Premises: SC - Shopping Center District
- (7) The improvements thereon are: Shopping Center and two (2) story office building  
  
and the present use of the land and/or building is Shopping Center
- (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 1100.E
- (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:  
N/A
- (10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: See Attached Addendum
- (11) Describe what is proposed of real estate in question: See Attached Addendum
- (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".

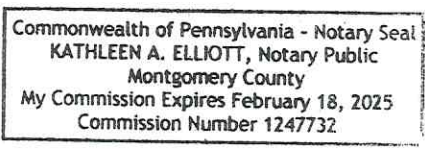
STATE OF PENNSYLVANIA:  
SS  
COUNTY OF MONTGOMERY:

Marc B. Kaplin,  
Attorney for Applicant, 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.

*Marc Kaplin*

APPLICANT/APELLANT

SWORN :  
AFFIRMED AND SUBSCRIBED TO :  
BEFORE ME THIS 1<sup>st</sup> DAY OF *march* :



*Kathleen A. Elliott*

(OWNER'S SIGNATURE - IF APPLICABLE)

**SPECIAL INSTRUCTIONS**

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

**IMPORTANT NOTICE**

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

**DO NOT WRITE BELOW THIS LINE**

**CERTIFICATION OF ADVERTISEMENT**

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

DATE POSTED ON PREMISES

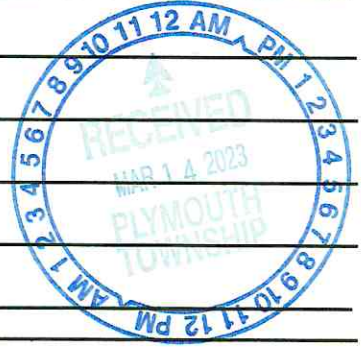
ZONING OFFICER

APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP  
700 BELVOIR ROAD  
PLYMOUTH MEETING, PA 19462

DATE: 3/13/2023

- (1) Applicant/Appellant's Name and Address: JONATHAN & Alysia DOMERS  
99 KIRK ST, CONSHOHOCKEN, PA 19428 PHONE NO.: \_\_\_\_\_
- (2) Owner's Name and Address: JONATHAN & Alysia DOMERS  
99 KIRK ST, CONSHOHOCKEN, PA 19428 PHONE NO.: \_\_\_\_\_
- (3) Lessee's Name and Address: NA
- (4) Location of Premises: 99 KIRK STREET
- (5) Dimensions of Lot: 80' x 90'
- (6) Present Zoning Classification of Premises: C RESIDENTIAL
- (7) The improvements thereon are: DWELLING, DRIVEWAY, WOOD DECK



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:

(10) The (~~SPECIAL EXCEPTION~~) (VARIANCE) requested is as follows:  
SECTION 702.F TO INCREASE THE MAXIMUM IMPERVIOUS COVERAGE BY 82SF TO 36.1% VERSUS THE ALLOWABLE 35%.  
SECTION 702.G TO DECREASE THE MINIMUM GREEN SPACE BY 82SF TO 63.9% VERSUS THE ALLOWABLE 65%

(11) Describe what is proposed of real estate in question:  
OWNER HAS ADDED A DECK THAT IS 82SF LARGER THAN WHAT WAS SHOWN ON THE SUBDIVISION PLAN

(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:

\_\_\_\_\_, 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.

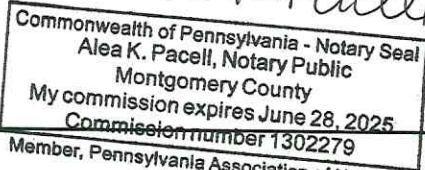


APPLICANT/APELLANT

SWORN :  
AFFIRMED AND SUBSCRIBED TO :  
BEFORE ME THIS 13 DAY OF March :  
2023



(OWNER'S SIGNATURE - IF APPLICABLE)

Commonwealth of PA  
County of Montgomery  
Sworn and subscribed to before me  
on this 13 day of March, 20 23  
  
Commonwealth of Pennsylvania - Notary Seal  
Alea K. Pacell, Notary Public  
Montgomery County  
My commission expires June 28, 2025  
Commission number 1302279  
Member, Pennsylvania Association of Notaries

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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

original

**APPLICATION/APPEAL TO THE ZONING HEARING BOARD**

**PLYMOUTH TOWNSHIP  
700 BELVOIR ROAD  
PLYMOUTH MEETING, PA 19462**

DATE: 03/10/2023

(1) **Applicant/Appellant's Name and Address:** Vince S. Yip  
710 Township Line Rd, Plymouth Meeting, Pa 19462 **PHONE NO.:** 267-808-1878

(2) **Owner's Name and Address:** Vince S. Yip  
710 Township Line Rd, Plymouth Meeting, Pa 19462 **PHONE NO.:** 267-808-1878

(3) **Lessee's Name and Address:** \_\_\_\_\_  
(If Applicable)

(4) **Location of Premises:** 1st Floor, In-law suite section, the front lawn area for the parking lot.

(5) **Dimensions of Lot:** (20' X 10') + (18' X 25') = 650 sqf

(6) **Present Zoning Classification of Premises:** Residential

(7) **The improvements thereon are:** A take-out bubble tea and take-out noodle house for the in-law suite section.  
8 parking spots in the front section of the property.

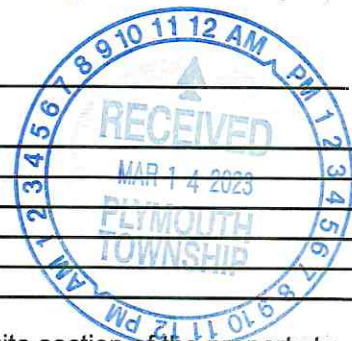
**and the present use of the land and/or building is** residential

(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 [X] and state the specific sections of the ORDINANCE as to which the VARIANCE is being sought:**

Sec. 600 use Regulations

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



(11) **Describe what is proposed of real estate in question:** remodel the in-law suite section of the property to be a home kitchen take-out style of Chinese noodle house and bubble tea shop.

(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".

Commonwealth of Pennsylvania - Notary Seal  
JOSEPH MASTROCOLA - Notary Public  
Montgomery County  
My Commission Expires November 8, 2025  
Commission Number 1410855

STATE OF PENNSYLVANIA:  
SS  
COUNTY OF MONTGOMERY:

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

[Signature]

APPLICANT/APELLANT

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

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

Vince Yip

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\_\_\_\_\_  
ZONING OFFICER

APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP  
700 BELVOIR ROAD  
PLYMOUTH MEETING, PA 19462

DATE: \_\_\_\_\_

(1) Applicant/Appellant's Name and Address: GREG & J. ERIN BISHOP

PHONE NO.: 267 572 1094

(2) Owner's Name and Address: GREG & J. ERIN BISHOP

PHONE NO.: 717 873 8767

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

(4) Location of Premises: 148 ALEXANDER DR.

(5) Dimensions of Lot: 87' x 73'

(6) Present Zoning Classification of Premises: RESIDENTIAL

(7) The improvements thereon are: 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~~ ORD No. ~~1579~~ 1579-1 GEB

(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:

~~N/A~~ SECTION 1909 ORD No. ~~1579~~ 1579-1 GEB.

(10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: OUR HOME ALONG WITH SEVERAL OTHER IN PLYMOUTH VALLEY ESTATE, HAVE PROPERTY LINES THAT BACK UP TO ALEXANDER DR (FRONT) & JOHNSON RD (REAR OF HOUSE). WE WOULD LIKE TO INSTALL A PRIVACY FENCE ON THE REAR OF OUR HOME THAT BACKS UP TO JOHNSON ROAD, WHICH IS IN-LINE WITH OTHER PROPERTIES WITHIN THE DEVELOPMENT.

(11) Describe what is proposed of real estate in question: TO DECLARE THE PROPERTY LINE ENDING ON JOHNSON RD A "BACK YARD" TO ALLOW INSTALLATION OF PRIVACY 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:

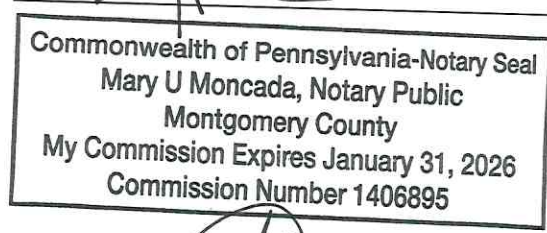


Gregory Bishop Jr, being duly sworn/affirmed according to law, deposes and says that he is the applicant above named and that the facts set forth in the foregoing application/appeal and all documents or exhibits submitted therewith, are true and correct to the best of his knowledge, information and belief.

APPLICANT/APPELLANT

MUR

SWORN  
AFFIRMED AND SUBSCRIBED TO :  
BEFORE ME THIS 9 DAY OF March, 2023



MUR  
(OWNER'S SIGNATURE - IF APPLICABLE)

[Signature]

**SPECIAL INSTRUCTIONS**

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\_\_\_\_\_  
ZONING OFFICER

**APPLICATION/APPEAL TO THE ZONING HEARING BOARD**

**PLYMOUTH TOWNSHIP  
700 BELVOIR ROAD  
PLYMOUTH MEETING, PA 19462**

**DATE:** March 17, 2023

- (1) **Applicant/Appellant's Name and Address:** Hickory Veterinary Hospital, LLC  
2303 Hickory Road, Plymouth Meeting, PA 19462 **PHONE NO.:** 610-828-3054
- (2) **Owner's Name and Address:** Hickory Land Holdings, LLC  
2303 Hickory Road, Plymouth Meeting, PA 19462 **PHONE NO.:** 610-828-3054
- (3) **Lessee's Name and Address:** N/A  
**(If Applicable)**
- (4) **Location of Premises:** 2303 Hickory Road, Plymouth Meeting, PA 19462
- (5) **Dimensions of Lot:** +/- 9.28 Acres
- (6) **Present Zoning Classification of Premises:** AA Residential District
- (7) **The improvements thereon are:** 1 1/2 story office building; one story boarding facility; MRI unit, veterinary clinic and surgical center; kennel; 2 sheds; an incinerator; paved parking; stormwater management  
**and the present use of the land and/or building is** Veterinary practice with surgical capability
- (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:**  
N/A
- (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:**  
N/A
- (10) **The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows:** The variances sought are: a variance from Section 401 - to permit an expansion of the current non-conforming use of the property as a veterinary care facility; and a variance from Section 1800.E. - To permit an expansion of a building with a non-conforming use by more than 25 percent (25%) of the building area, with such building area determined on the date the lawful non-conforming use of the building was first made.
- (11) **Describe what is proposed of real estate in question:** See attached Overall Zoning Plan, Hickory Veterinary Hospital Parking Concept Sketches and Zoning Plan, Hickory Veterinary Hospital Parking Concept Sketches (2 sheets), prepared by Nave Newell dated March 13, 2023.
- (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:

Commonwealth of Pennsylvania - Notary Seal  
Patricia R. O'Donnell, Notary Public  
Montgomery County  
My commission expires September 6, 2025  
Commission number 1214198  
Member, Pennsylvania Association of Notaries

David J. Brooman, Esquire, 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.

*Patricia R. O'Donnell*

APPLICANT/APPELLANT

SWORN :  
AFFIRMED AND SUBSCRIBED TO :  
BEFORE ME THIS 17 DAY OF March, 2023

*David J. Brooman*

(OWNER'S SIGNATURE - IF APPLICABLE)

David J. Brooman, Esquire, Attorney for Applicant

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.

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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

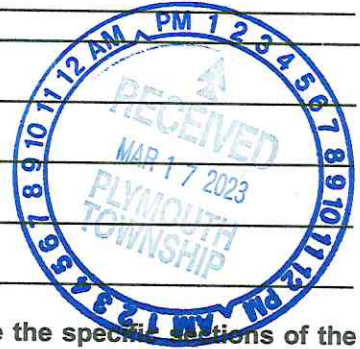
ZONING OFFICER

**APPLICATION/APPEAL TO THE ZONING HEARING BOARD**

**PLYMOUTH TOWNSHIP  
700 BELVOIR ROAD  
PLYMOUTH MEETING, PA 19462**

**DATE:** March 17, 2023

- (1) **Applicant/Appellant's Name and Address:** W. Scott Winger, AIA  
621 Ashurst Rd. Havertown, PA 19083 **PHONE NO.:** 215-850-0651
- (2) **Owner's Name and Address:** Justin and Megan Saracena  
305 Killybegs Lane, Plymouth Meeting, PA 19462 **PHONE NO.:** 215-983-0488
- (3) **Lessee's Name and Address:** N/A  
**(If Applicable)**
- (4) **Location of Premises:** 305 Killybegs Lane, Plymouth Meeting, PA  
Irregular Lot, 1.2 acres, Lot width at Bldg Line = 225.3', Front Yard = 42.1', Side Yard = 42.6'.
- (5) **Dimensions of Lot:** Property dimensions are shown on enclosed site plan.
- (6) **Present Zoning Classification of Premises:** AA Residential
- (7) **The improvements thereon are:** Property is as it was purchased.
- and the present use of the land and/or building is** Single Family Dwelling



- (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:**  
Front Yard Set Back - Section 402.ii There shall be a front yard on each lot which shall be not less than 50 feet in depth.
- (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:**  
N/A
- (10) **The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows:**  
The applicant seeks a variance to the Front Yard set back, noting the existing house has a small corner of the current structure protruding approximately 7.83 feet into the front yard set back as an existing non-conforming condition. The applicant seeks to erect an accessory structure, proposed to align with the same non-conforming line of the existing house set back, placing a small corner of the new accessory structure into the front yard set back at a distance no greater than the existing non-conforming set back. The result will require less impervious coverage to the site. Aligning the accessory structure to the existing house provides a stronger composition to the existing house improving its aesthetic in the community.
- (11) **Describe what is proposed of real estate in question:**  
Applicant seeks to construct an accessory structure per the drawings attached. The accessory structure is planned to be a two car garage with a home office / study on the second floor. The accessory structure is planned to have a covered breezeway connecting it to the existing house. The accessory structure as shown on drawing A-1 is planned to be no more that 20'-0" above grade.
- (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:

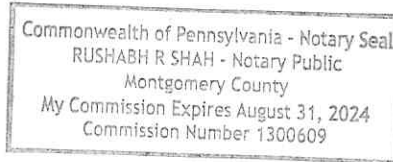
*W. Scott Winger*

\_\_\_\_\_ , 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.

W. Scott Winger

APPLICANT/APPELLANT

SWORN :  
AFFIRMED AND SUBSCRIBED TO :  
BEFORE ME THIS 17 DAY OF *March* : 2023



(OWNER'S SIGNATURE - IF APPLICABLE)

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