

NOTICE OF PUBLIC HEARING

The Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, August 21, 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:

MARK & ALYSON BENNETT: 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: Continuation of six-foot privacy fence abutting neighbor fence line.

The property is located at 2922 Arch Road in "B" Residential Zoning District.

COLIN BECKER: On an application for Special Exception from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1908.1.

The Special Exception requested is as follows: Build a 14' x 24' x 11' shed where a maximum size of 12' x 12' is allowed.

The property is located at 1416 Sandwood Road in "C" Residential Zoning District.

RACHAEL INGBER (FIRST STATE BUILDING & DESIGN): 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: Install fencing up to sidewalk a Plymouth Road, which is considered front yard.

The property is located at 100 Alexander Drive in "A" 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 Rowe, Zoning Officer**

**dc:db
nph8-21-23.not.doc**

APPLICATION/APPEAL TO THE ZONING HEARING BOARD

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

DATE: 6/25/23

(1) Applicant/Appellant's Name and Address: MARK + AYLSON BENNETT
2922 ARCH RD. PLYMOUTH MEETING PA 19462 PHONE NO.: 610 246 3178

(2) Owner's Name and Address: MARK BENNETT 2922 ARCH RD
PLYMOUTH MEETING PA 19462 PHONE NO.: 610 246 3178

(3) Lessee's Name and Address: _____
(If Applicable)

(4) Location of Premises: COUNTY PARCEL # 49-00-00184-00-1

(5) Dimensions of Lot: 2922 ARCH RD PLYM MTF. PA 19462 (SEE SURVEY OF TOWN)

(6) Present Zoning Classification of Premises: RESIDENTIAL

(7) The improvements thereon are: NEW FENCE INSTALLATION (REAR YARD)
(SEE FENCE CONTRACT ENCLOSURE)

and the present use of the land and/or building is PRIMARY RESIDENCE

(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:

Relief from Ordinance Section 1909.E

(10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: CONTINUATION of
6 foot privacy fence abutting neighbor fence line

(11) Describe what is proposed of real estate in question: new
INSTALLATION of fence to
REAR YARD ON PARCEL

(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:

Mark A. Bennett, 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

P. Boghara

SWORN
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS 3rd DAY OF July
2023



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

[Signature]

(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: June 19, 2023

- (1) Applicant/Appellant's Name and Address: Colin Becker 1416 Sandwood Rd
Conshohocken PA 19428 PHONE NO.: 267625 7135
- (2) Owner's Name and Address: Brianna McAnley 1416 Sandwood Rd
Conshohocken PA 19428 PHONE NO.:
- (3) Lessee's Name and Address: _____
- (4) Location of Premises: 1416 Sandwood Rd (If Applicable) Conshohocken PA 19428
- (5) Dimensions of Lot: 75.00 x 0.06; 0.27 acres / 11,775 SF
- (6) Present Zoning Classification of Premises: Residential
- (7) The improvements thereon are: Building shed in backyard



and the present use of the land and/or building is Backyard open

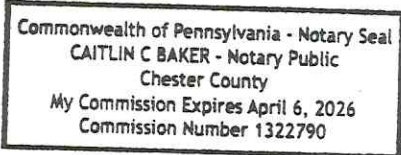
- (8) If this is an application for a SPECIAL EXCEPTION check here and state the specific sections of the PLYMOUTH TOWNSHIP ZONING ORDINANCE upon which the applicant relies:
Section 1908.1 Number and Size of outbuildings
- (9) If this is an appeal from a decision of the BUILDING INSPECTOR/ZONING OFFICER 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: We are hoping to build a shed larger than the allowed size to house physical therapy workout machines & space. I need the extra space to maintain quality of life in relation to my range of motion & overall physical health.
- (11) Describe what is proposed of real estate in question: 14'x 24'x 11' shed in backyard.
+ Gravel pad will be laid prior to build.

(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:

Colin Becker, 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.



Colin J Becker
APPLICANT/APELLANT

SWORN
AFFIRMED AND SUBSCRIBED TO
BEFORE ME THIS 14th DAY OF June,
2023

Caitlin C. Baker, Notary Public

(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.

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 _____ (Newspaper)

On the following dates: _____

DATE POSTED ON PREMISES

ZONING OFFICER

APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462

DATE: 7/26/23

(1) Applicant/Appellant's Name and Address: *Charles Sarrel* 258 Wilmington PK Chads Ford PA PHONE NO.: 302-803-5082

(2) Owner's Name and Address: Rachel Ingber 100 Alexander Dr. Plymouth Meeting PA 19462 PHONE NO.: 610-246-6839

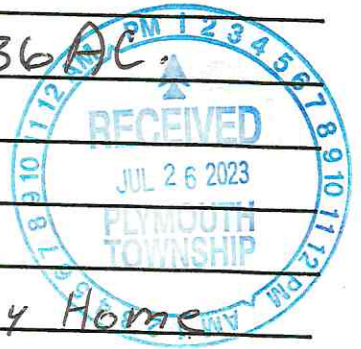
(3) Lessee's Name and Address: _____

(4) Location of Premises: _____ (If Applicable)

(5) Dimensions of Lot: 15,495.70 S.F. 0.36 AC

(6) Present Zoning Classification of Premises: Residential

(7) The improvements thereon are: Fencing



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 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:

1909.E

(10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: Installing Fencing up to sidewalk at Plymouth Rd. which is considered front yard.

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

(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".

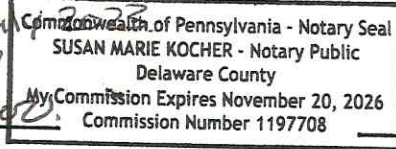
STATE OF PENNSYLVANIA:
SS
COUNTY OF MONTGOMERY:

Charles Jarrell, 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.

First State Building
APPLICANT/APPELLANT

SWORN
AFFIRMED AND SUBSCRIBED TO
BEFORE ME THIS 26 DAY OF July 2023

Susan M Kocher



(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.

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 _____ (Newspaper)

On the following dates: _____

DATE POSTED ON PREMISES

ZONING OFFICER