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.

<u>COLIN BECKER</u>: 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/	-5
Applicant/Ap	pellant's Name an	nd Address:	MARK + ALY	ON BENNET	5
2922	ARGH BD. 1	Prymount de	LEGITAL RAPHONE N	2 6/0246	317
Owner's Nam	e and Address:	6	BENNETT	7.92	2 A
DLY MOU	MH MAGO	ONG- BO	19462 PHONE	NO.: 616 246	317
/12 A	ne and Address:_				
(If Applicable Location of P	remises: COU	wry PARCE	66 # 49-00-C	00/84-60-1	
Dimensions of	of Lot:	gor HREH	es pun un	F. PA194621	SEE
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(13)	There must be paid herewith for a single-family dwelling and/or any structure appurtenant of thereto a nonrefundable-filing fee of TWO HUNDRED DOLLARS (\$200.00) and for all other snonrefundable filing fee of ONE THOUSAND DOLLARS (\$1,000.00). PLEASE MAKE CHECK PATTERN PROPERTY OF THE PR	4
STATE	TE OF PENNSYLVANIA:	
COUN	SS JNTY OF MONTGOMERY:	
Maga applica exhibit	icant above named and that the facts set forth in the foregoing application/appeal and all doublets submitted therewith, are true and correct to the best of his knowledge, information and belief.	CONTRACTOR OF COMPANY CONTRACTOR
NAME:	Bout on Non	
APPLIC	LICANT/APPELLANT PM 123	
BEFOR	IRMED AND SUBSCRIBED TO: ORE ME THIS 3 DAY OF TUNY: 2023 Paresh D Boghara, Notary Public Montgomery County My Commission Expires August 27, 2023 Commission Number 1355946	
	SPECIAL INSTRUCTIONS	
TWENT THE ZC	RESIDENTIAL APPLICATIONS - ORIGINAL AND FIFTEEN (15) COPIES OF THE APPLICATION PORTING PAPERS, OR FOR COMMERCIAL, INDUSTRIAL, MULTI-FAMILY APPLICATIONS - ORIGINTY-FOUR (24) COPIES OF THE APPLICATION AND ALL SUPPORTING PAPERS SHALL BE FIZONING OFFICER, ZONING OFFICE, PLYMOUTH TOWNSHIP, 700 BELVOIR ROAD, PLYMOUTH 19462. ONLY THE ORIGINAL APPLICATION/APPEAL NEED BE VERIFIED BY AFFIDAVIT.	INAL AND
	IMPORTANT NOTICE	
ENTIRE WRITIN MUST E ZONING UNLESS MORE 1	R APPLICATION WILL BE SCHEDULED FOR A HEARING AT THE NEXT REGULARLY SCHEDULED THE PLYMOUTH TOWNSHIP ZONING HEARING BOARD. YOU MUST BE PREPARED TO PRESE RE CASE AT THIS MEETING. ANY APPLICATION FOR CONTINUANCE OF THE HEARING MUTING, AND YOU MUST GIVE THE REASONS FOR THE REQUEST. THE APPLICATION FOR CONTINUE RECEIVED BY THE ZONING OFFICER NO LATER THAN 3:00 P.M. ON THE THURSDAY BEING HEARING. NO APPLICATIONS FOR CONTINUANCE WILL BE ACCEPTED AFTER THAT ITESS THE APPLICANT APPEARS BEFORE THE ZONING HEARING BOARD TO APPLY FOR A CONTINUE THAN ONE REQUEST FOR A CONTINUENCE ON ANY APPLICATION MUST BE MADE IN PERSENCE THE REQUESTS WILL NOT NORMALLY BE GRANTED UNLESS THERE ARE SPECIAL CIRCUMSTANCE.	ENT YOUR JST BE IN TINUANCE FORE THE DEADLINE INUANCE.
	DO NOT WRITE BELOW THIS LINE	
7.	CERTIFICATION OF ADVERTISEMENT	
The abo	bove application/appeal was advertised in (Newspaper)	
	e following dates: (Newspaper)	
DATE PO	POSTED ON PREMISES ZONING OFFICER	

APPLICA JN/APPEAL TO THE ZONING HEARING LOARD

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
	Londwhochen PA 19428 PHONE NO.: 267625 7135
(2)	Owner's Name and Address: Brianna McCauley 14Mo Semelwood hd
	Constrolochen PA 19428 PHONE NO.:
(3)	Lessee's Name and Address:
(4)	Location of Premises: 1416 Sandwood (If Applicable) Consholvelan PA 19428
(5)	Dimensions of Lot: 75,00 X 0.06; 0.27 acres / 11,775 SF 0101112
(6)	Present Zoning Classification of Premises: Residential
(7)	The improvements thereon are: Building Shell in backyard RECEIVED
	PIVMOUTH
	and the present use of the land and/or building is Buchyard epen
	10 31 11 01 6 B
(8)	If this is an application for a <u>SPECIAL EXCEPTION</u> check here [V] and state the specific sections of the PLYMOUTH TOWNSHIP ZONING ORDINANCE upon which the applicant will be applicant.
(0)	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.
	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
i.	a sheet larger than the allowed size to house physical therapy work out
	relation to my range of motion or ownall physical health.
/4 4 \	
(11)	Describe what is proposed of real estate in question: 14x 24x 11 Sheet in backyard.
	T.XXIVA-
(12)	There must be attached hereto a plot plan, accurately drawn to
	There must be attached hereto a <u>plot plan</u> , 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

(13) There must be paid herewith .Jr a single fan thereto a nonrefundable filing fee of TWO H nonrefundable filing fee of ONE THOUSAND "PLYMOUTH TOWNSHIP".	nily dwelling and/or any structure appurtenant or accessor UNDRED DOLLARS (\$200.00) and for all other structures a DOLLARS (\$1,000.00). PLEASE MAKE CHECK PAYABLE TO
STATE OF PENNSYLVANIA:	
SS COUNTY OF MONTGOMERY:	
applicant above named and that the facts set forth in the	n/affirmed according to law, deposes and says that he is the e foregoing application/appeal and all documents or exhibits
submitted therewith, are true and correct to the best o	f his knowledge, information and belief.
Commonwealth of Pennsylvania - Notary Seal CAITLIN C BAKER - Notary Public Chester County My Commission Expires April 6, 2026	Coln J Bechi
Commission Number 1322790	APPLICANT/APPELLANT
SWORN AFFIRMED AND SUBSCRIBED TO BEFORE ME THIS MATODAY OF June, 2023	
Cartin C. Baker, Notary Public	(OWNER'S SIGNATURE - IF APPLICABLE)
SPECIAL II	NSTRUCTIONS
I WEN I Y-FIVE (25) COPIES OF THE APPLICATION AND	FIFTEEN (15) COPIES OF THE APPLICATION AND ALL STRIAL, MULTI-FAMILY APPLICATIONS - ORIGINAL AND ALL SUPPORTING PAPERS SHALL BE FILED WITH THE SHIP, 700 BELVOIR ROAD, PLYMOUTH MEETING, PA 19462. VERIFIED BY AFFIDAVIT.
	INT NOTICE
CASE AT THIS MEETING. ANY APPLICATION FOR CONYOU MUST GIVE THE REASONS FOR THE REQUEST. THE YOUNG OFFICER NO LATER THAN 3:00 P.M. CAPPLICATIONS FOR CONTINUANCE WILL BE ACCEPTIVE THE THE TOWNS HEADING TO A TOWN OF THE TOWN	RING AT THE NEXT REGULARLY SCHEDULED MEETING OF D. YOU MUST BE PREPARED TO PRESENT YOUR ENTIRE ITINUANCE OF THE HEARING MUST BE IN WRITING, AND HE APPLICATION FOR CONTINUANCE MUST BE RECEIVED ON THE THURSDAY BEFORE THE ZONING HEARING. NO TED AFTER THAT DEADLINE UNLESS THE APPLICANT PPLY FOR A CONTINUANCE. MORE THAN ONE REQUEST BE MADE IN PERSON, AND SUCH REQUESTS WILL NOT LA CIRCUMSTANCES.
DO NOT WRITE	BELOW THIS LINE
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he above application/appeal was advertised in	
n the following dates:	(Newspaper)
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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
)	Applicant/Appellant's Name and Address: FIRST STate Building & De
irre	1258 Wilmington PK Chads FORD PA PHONE NO.: 302-803-508
2)	Owner's Name and Address: Rache Jugber 100 Alexander Dr.
	Plymonth Meeting PA 19462 PHONE NO.: 610-246-683
)	Lessee's Name and Address:
	Location of Premises: (If Applicable)
,	Dimensions of Lot: 15, 495.70 S.F. 0.36 P. 236
	Present Zoning Classification of Premises: Residential Specialist
	The improvements thereon are: Fengusa 2
	SULZ 8 ZUZO SO PLYMUUTI
	and the present use of the land and/or building is
	- 170gre PAMITY HOME
	If this is an application for a SPECIAL EXCEPTION check here [] and state the specific sections of the PLYMOUTH TOWNSHIP ZONING ORDINANCE upon which it
	PLYMOUTH TOWNSHIP ZONING ORDINANCE upon which the applicant relies:
	£
	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.
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10	15 Considered FRONT YAID: MOUTH RD. Which
1	Describe what is proposed of real estate in question:
•	mat to proposed of real estate in question:
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1	There must be attached hereto a <u>plot plan</u> , accurately drawn to scale, of the real estate in question, indicating
	he location and dimensions of the tract and improvements erected thereon as well as those proposed to be

(13) There must be paid herewith for a single family thereto a nonrefundable filing fee of TWO HUN nonrefundable filing fee of ONE THOUSAND DO "PLYMOUTH TOWNSHIP".	dwelling and/or any structure appurtenant or accessory IDRED DOLLARS (\$200.00) and for all other structures a DLLARS (\$1,000.00). PLEASE MAKE CHECK PAYABLE TO
STATE OF PENNSYLVANIA:	*
SS COUNTY OF MONTGOMERY:	
Charles Jamel , being duly sworn/a	ffirmed according to law, deposes and says that he is the
applicant above named and that the facts set forth in the f submitted therewith, are true and correct to the best of h	oregoing application/appeal and all documents or exhibits is knowledge, information and belief.
	First State Building (my)
	APPLICANT/APPELLANT
SWORN :	
AFFIRMED AND SUBSCRIBED TO BEFORE ME THIS 2 DAY OF COMPANIED OF Pennsylvania - N	letan Carl
SUSAN MARIE KOCHER - Notary Delaware County Ayy Commission Expires November	Public
Commission Number 11977	08
SDECIAL INIC	(OWNER'S SIGNATURE - IF APPLICABLE)
SPECIAL INS	
FOR <u>RESIDENTIAL APPLICATIONS</u> - ORIGINAL AND F SUPPORTING PAPERS, OR FOR <u>COMMERCIAL</u> , <u>INDUS</u> TWENTY-FIVE (25) COPIES OF THE APPLICATION AND A ZONING OFFICER, ZONING OFFICE, PLYMOUTH TOWNSH ONLY THE ORIGINAL APPLICATION/APPEAL NEED BE VI	ALL SUPPORTING PAPERS SHALL BE FILED WITH THE
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