

NOTICE OF PUBLIC HEARING

The Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, March 16, 2026, commencing at 7:00 p.m., in the Plymouth Township Building, 700 Belvoir Road, Plymouth Meeting, PA 19462 on the following applications:

BT PLYMOUTH, LLC C/O BET INVESTMENTS, INC.: On an application for Special Exceptions from Plymouth Township Zoning Ordinance No. 342, as amended, Article X, Section 1000.k.1, Article XVI, Section 1601.C(3)(b) and Variances from Article XVI, Section 1601.C(2) and Article XX1, Section 2108.

The Special Exception requested is as follows: To permit a gasoline filling station (8 multi-product fuel dispensing facilities) in conjunction with the retail store and to permit two or more businesses on the property, by allowing one square foot of sign area for each foot of street frontage in excess of 100 feet, a total sign area on the property of 195 square feet.

The Variances requested are as follows: To permit two or more businesses on the property to each have more than one sign exceeding 40 square feet on a street frontage, and to permit a total sign area at the property of 685.45 square feet, rather than the maximum permitted total sign area of 120 square feet, or 195 square feet if special exception is granted. And to permit applicant two years from the date of the zoning decision and order to obtain a building permit.

The property is located at 625 West Ridge Pike, Conshohocken, PA 19428 in "Commercial" Zoning District..

STEVE AND TISHA WARD: On an application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1908.1.

The Variance requested is as follows: Adding a 16 x 24 shed with 10' walls up against existing south fence.

The property is located at 2905 Jolly Road in "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
Joel Rowe, Zoning Officer**

**PLYMOUTH TOWNSHIP ZONING HEARING BOARD
ADDENDUM TO ZONING APPLICATION**

Applicant/Owner: BT Plymouth, LLC
c/o BET Investments, Inc.
200 Dryden Road, Suite 2000
Dresher, PA 19025

Property: 625 West Ridge Pike
TPN: 49-00-10336-00-1

Zoning District: C Commercial District

Proposed
Redevelopment: Demolition of the 25,588 square foot and of the 5,096 square foot one-story masonry buildings and the construction of a 6,557 square foot retail store with an accessory mobile order pick-up only window, and 8 multi-product fuel dispensing facilities with fueling canopy. Other proposed improvements include parking, lighting, landscaping, and signage.

Relief Requested:

SPECIAL EXCEPTIONS

1. A special exception pursuant to section 1000.K.1 "Use regulations".

To permit a gasoline filling station (8 multi-product fuel dispensing facilities) in conjunction with the retail store.

2. A special exception pursuant to 1601.C(3)(b) "Signs permitted in commercial districts".

To permit two or more businesses on the property, by allowing one square foot of sign area for each foot of street frontage in excess of 100 feet, a total sign area on the property of 195 square feet.

VARIANCES

1. A variance from section 1601.C(2) "Signs permitted in commercial districts".

To permit two or more businesses on the property to each have more than one sign exceeding 40 square feet on a street frontage, and to permit a total sign area at the property of 685.45 square feet, rather than the maximum permitted total sign area of 120 square feet, or 195 square feet if the special exception is granted.

2. A variance from section 2108 "Expiration of decision and order".

To permit applicant 2 years from the date of the zoning decision and order to obtain a building permit.

BACKGROUND

This application proposes the redevelopment and revitalization of a property with 3 one-story office buildings, the majority of which buildings are vacant for lack of tenant interest. The redevelopment includes the relocation of existing tenants into one office building which will remain. The 2 other office buildings are to be demolished and applicant landowner proposes the redevelopment of the remainder of the Property with a retail store with an accessory mobile order pick-up only window, and with fuel dispensing facilities, which will serve the public as well as the existing office building and abutting office properties with the goal of attracting additional office tenants to fill the vacancies within the office buildings.

PROPOSAL AND ZONING RELIEF

Applicant, BT Plymouth, LLC ("Landowner") is the legal owner of 625 West Ridge Pike, Plymouth Township, PA, Montgomery County tax parcel no. 49-00-10336-00-1

Addendum to Zoning Application of BT Plymouth, LLC

("Property"). The Property comprises 5.2 acres, is zoned C Commercial District and has access to West Ridge Pike and Colwell Lane. The Property is improved with 3 one-story office buildings of 25,588 square feet, 25,262 square feet and 5,096 square feet. The buildings are used as professional and medical offices and have many vacancies.

Landowner proposes the demolition of the office buildings comprising 25,588 square feet and 5,096 square feet and will relocate existing tenants in those buildings into other vacant spaces within the larger complex. The office building comprising 25,262 square feet on the Property will remain. Landowner proposes on the remainder of the Property a 6,557 square foot retail store with an accessory mobile order pick-up only window, and 8 multi-product fuel dispensers (16 fueling positions), fueling canopy, 66 parking spaces and associated lighting, landscaping and stormwater management facilities.

Also proposed is 1 double-sided freestanding fuel pricing sign of 94.80 square feet to be located at the driveway entrance on West Ridge Pike. Three building signs are proposed of 42.82 square feet, 121.78 square feet, and 67.71 square feet. A fuel canopy sign of 9 square feet is proposed along with 2 fuel pump spanner signs of 7.5 square feet each. Art and welcome panels comprising a total of 216.80 square feet are also proposed on the building. The remaining office building will maintain its existing building signage totaling 8354 square feet and an existing freestanding property identification/address sign of 34 square feet. Approximately, 29.59 square feet of existing building signage will be removed by virtue of the proposed office building demolition.

Addendum to Zoning Application of BT Plymouth, LLC

Landowner is entitled to the requested special exceptions and variances, outlined above, from the Plymouth Township Zoning Ordinance, as amended (“Ordinance”), for the following reasons:

(1) A gasoline filling station is permitted by special exception at the Property and there are no specific objective criteria for that special exception use. The proposed development meets all of the general subjective criteria that are applicable to all special exception uses as provided in section 2101.D.1 and 3 of the Zoning Ordinance.

(2) The Property is over 5 acres in area, has 3 street frontages, and has multiple medical and professional offices. The proposed signage is necessary for business/use identification, to safely navigate motorists into and through the site, and to comply with State law requirements for display of fuel prices. The building signs are proportionate in size and scale to the building facades to which they are attached.

(3) The Zoning Ordinance has no regulations relating to fuel pricing display. It is the double-sided fuel pricing display (required by State law) portion of the freestanding sign, which the Zoning Ordinance does not regulate, that drives the need for a variance, in addition to the multiple existing professional offices that need to be identified.

(4) The canopy and spanner signs are necessary for business/use identification and branding of the fuel. The canopy and spanner signs are proportionate in size and scale to the structure area to which the signs are attached.

(5) The requested special exception and dimensional variance for signage, if granted, will not alter the essential character of the neighborhood, nor will such special exception and variance substantially or permanently impair the appropriate use or

development of adjacent parcels, nor be detrimental to the public welfare. A Royal Farms development, located approximately 1,000' from the Property, was recently approved by the Township. Royal Farms requested and was granted similar special exception and variance relief for signage as that being requested by Landowner.

(6) The dimensional sign variance requested represents the minimum variance that will afford relief and represents the least modification possible of the regulations in issue.

(7) The requested dimensional sign variance meets the standards set forth in section 910.2(a) the Pennsylvania Municipalities Planning Code, 53 P.S. § 10910.2(a), and section 2101.D.2 and 3 "Standards of Proof" of the Zoning Ordinance.

(8) If the Zoning Hearing Board grants the requested special exceptions and dimensional sign variance, Landowner will need to obtain land development approval from the Township, and all required outside agency permits and approvals, which will take in excess of one year to obtain. Thus, Landowner has requested a variance from Zoning Ordinance section 2108 "Expiration of decision and order" to allow Landowner 2 years to obtain a building permit if the Zoning Hearing Board grants Landowner's requested zoning relief.

Respectfully submitted,

EASTBURN and GRAY, PC



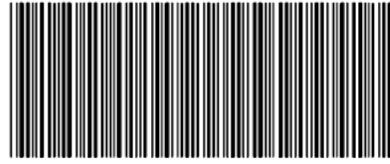
Julie L. Von Spreckelsen, Esquire



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 6374 PG 01555 to 01564
INSTRUMENT # : 2024044507
RECORDED DATE: 08/23/2024 02:05:48 PM



6339918-0021 Z

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 10

Document Type: Deed	Transaction #: 6975797 - 4 Doc(s)
Document Date: 08/02/2024	Document Page Count: 9
Reference Info:	Operator Id: dawhitner

RETURN TO: (Simplifile) Land Services USA 1835 Market St., Suite 420 Philadelphia, PA 19103 (215) 563-5468	PAID BY: LAND SERVICES USA
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* PROPERTY DATA:			
Parcel ID #:	49-00-02585-00-3	49-00-10341-00-5	49-00-10336-00-1
Address:	625 RIDGE PIKE BLDG C & D PA	RIDGE PIKE PA	625 RIDGE PIKE BLDG A & B & F PA
Municipality:	Plymouth Township (100%)	Plymouth Township (0%)	Plymouth Township (0%)
School District:	Colonial	Colonial	Colonial

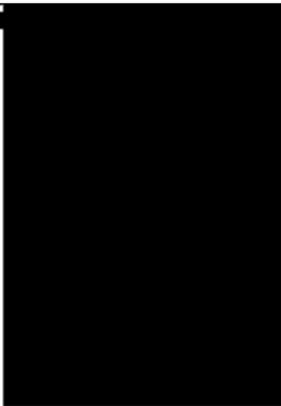
*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMOUNT
TAXABLE AMOUNT:

FEES / TAXES:

Recording Fee:Deed
Additional Pages Fee
Additional Parcels Fee
Affordable Housing Pages
Affordable Housing Parcels
State RTT
Plymouth Township RTT
Colonial School District RTT

Total:



DEED BK 6374 PG 01555 to 01564
Recorded Date: 08/23/2024 02:05:48 PM

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

4

Record and Return to:

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 49-00-02585-00-3 PLYMOUTH TOWNSHIP
 625 RIDGE PIKE BLDG C & D
 CONSHOHOCKEN TITLE HOLDER LLC \$15.00
 B 004 L U 053 4325 08/23/2024 JB

Land Services USA, LLC
 1835 Market Street, Suite 420
 Philadelphia, PA 19103
 Attn: Jenna Lampe, Commercial Title Officer
LSu File No. PAPA23-4656

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 49-00-10341-00-5 PLYMOUTH TOWNSHIP
 RIDGE PIKE
 CONSHOHOCKEN TITLE HOLDER LLC \$15.00
 B 004 L U 038 2900 08/23/2024 JB

Tax parcel numbers: 49-00-02585-00-3, 49-00-10341-00-5, 49-00-10336-00-1 and 49-00-02585-30-9

Property: 625 West Ridge Pike, Conshohocken, PA

SPECIAL WARRANTY DEED

from

CONSHOHOCKEN TITLE HOLDER, LLC, a Delaware limited liability company

to

BT PLYMOUTH, LLC, a Pennsylvania limited liability company

625 West Ridge Pike
 Township of Plymouth
 County of Montgomery
 Commonwealth of Pennsylvania

Tax Map Parcel Nos. 49-00-02585-00-3, 49-00-10341-00-5, 49-00-10336-00-1 and 49-00-02585-30-9

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 49-00-10336-00-1 PLYMOUTH TOWNSHIP
 625 RIDGE PIKE BLDG A & B & F
 CONSHOHOCKEN TITLE HOLDER LLC \$15.00
 B 004 L U 008 4325 08/23/2024 JB

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 49-00-02585-30-9 PLYMOUTH TOWNSHIP
 625 RIDGE PIKE BLDG E & CELL
 CONSHOHOCKEN TITLE HOLDER LLC \$15.00
 B 004 L 2 U 054 4331 08/23/2024 JB

THIS INDENTURE is dated the 2nd day of August, 2024 but effective the 22nd day of August, 2024, between **CONSHOHOCKEN TITLE HOLDER, LLC**, a Delaware limited liability company, (hereinafter called the Grantor), of the one part, and **BT PLYMOUTH, LLC**, a Pennsylvania limited liability company (hereinafter called the Grantee), of the other part.

WITNESSETH, that the Grantor, for and in consideration of the sum of [REDACTED] lawful money of the United States of America, unto it well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the Grantee, its successors and assigns, the premises described as follows:

ALL THAT CERTAIN lot or piece of ground more particularly described on **Exhibit "A"** attached hereto and forming a part hereof.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise 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 Grantor, as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

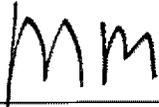
UNDER AND SUBJECT, only to the matters described on **Exhibit "B"** attached and forming a part hereof (however, the reference to the foregoing shall not serve to reimpose the same to the extent same are invalid or unenforceable).

TO HAVE AND TO HOLD the said lot or piece of ground above described together with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the Grantee, its successors and assigns forever, under and subject as aforesaid.

AND the Grantor, for itself and its successors does covenant, grant and agree, to and with the Grantee, its successors and assigns, by these presents, that it, the Grantor and its successors, all and singular the buildings, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns against it, the Grantor and its successors, and against all and every person and persons whomsoever 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.

The undersigned certifies that the precise residence and complete post office address of the above-named Grantee is:

BT PLYMOUTH, LLC
c/o BET Investments, Inc.
200 Dryden Road, Suite 2000
Dresher PA 19025



Michael P. Markman, Manager

EXHIBIT "A" to DEEDLegal Description of the Property

PARCEL 1

ALL THAT CERTAIN tract or parcel of land situate in the Township of Plymouth, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan entitled "ALTA/ACSM Land Title Survey, Plymouth Corporate Center", prepared by Nave, Newell, Inc., King of Prussia, PA, dated December 11, 2006, bounded and described as follows:

BEGINNING AT A POINT in the Northwesterly right-of-way line of Colwell Lane (50 feet wide) where the same is intersected by the Southwesterly line of Tax Map 49, Block 4, Unit 18 and from said beginning point runs; thence, along said right-of-way line of Colwell Lane, (1) South 35° 37' 32" West, 181.56 feet to a point corner in the same and Parcel-2, (Tax Map 49, Block 4, Unit 53), thence, along said Parcel-2, (2) North 55° 15' 53" West, 839.55 feet to a point corner to and in the Southeasterly right-of-way line of Interstate 476, (S. R. 0476), (Mid County Expressway); thence, along said Interstate 476 the following four (4) courses and distances: (3) North 38° 44' 00" East, 56.20 feet to a point; thence, (4) Along the arc of a circle, curving to the right having a radius 496.96 feet, a central angle of 16° 39' 00" and an arc length of 144.42 feet, said arc subtended by a chord bearing North 47° 03' 30" East, a chord distance of 143.91 feet to a point; thence, (5) South 72° 18' 02" East, 81.59 feet to a point corner to the same; thence, (6) North 34° 46' 16" East, 104.83 feet to a point corner to the same and in the Southwesterly right-of-way line of Ridge Pike (variable width); thence, along the same, the following three (3) courses and distances: (7) South 55° 13' 44" East, 201.24 feet to a point; thence, (8) North 34° 46' 16" East, 15.00 feet to a point; thence, (9) South 55° 13' 44" East, 279.90 feet to a point corner to Unit 18; thence, along the same the following two (2) courses and distance: (10) South 34° 37' 01" West, 159.06 feet to a point corner; thence, (11) South 55° 22' 59" East, 248.19 feet to the Point and Place of BEGINNING.

Said above described tract of land containing within said bounds 5.2276 acres.

BEING Lot #1 as shown on the above mentioned plan.

BEING PARCEL NO. 49-00-10341-00-5 & BEING PARCEL NO. 49-00-10336-00-1

PARCEL 2:

ALL THAT CERTAIN tract or parcel of land situate in the Township of Plymouth, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan entitled "ALTA/ACSM Land Title Survey, Plymouth Corporate Center", prepared by Nave, Newell, Inc., King of Prussia, PA, dated December 11, 2006, bounded and described as follows:

BEGINNING AT A POINT in the Northwesterly right-of-way line of Colwell Lane (50 feet wide) where the same is intersected by the Southwesterly line of Parcel-1, Tax Map 49, Block 4, Unit 8, and from said beginning point runs; thence, along said right-of-way line of Colwell Lane the following two (2) courses and distances, (1) South 35° 37' 32" West, 8.79 feet to a point in the same; thence, (2) South 35° 40' 03" West, 41.22 feet to a point corner to the same and Parcel-3, Tax Map 49, Block 4, Unit 54; thence, along the Northeasterly line of Parcel-3, the following two (2) courses and distances, (3) North 55° 15' 53" West, 315.04 feet to a point corner in the same; thence, (4) South 35° 40' 03" West, 543.79 feet to a point corner to the same and in the Northeasterly line of Colwell Manor (Plan Book A-7, Page 80) Tax Map 49, Block 4C, Unit 14; thence, along the said line of Colwell Manor, (5) North 54° 34' 44" West, 325.02 feet to a point corner in the same and unit 73; Thence, along the line of unit 73, (6) North 10° 14' 45" West, 259.52 feet to a point corner to the same and where intersected by the Southeasterly line of Interstate 476 (S.R. 0476) (Mid-County Expressway) (Ramp A) (Variable width) (L.R. 1010); Thence, along said Interstate 476 the following (2) two courses and distances: (7) North 33° 17' 58" East, 366.86 feet to a point in the same; thence, (8) North 38° 44' 00" East, 39.61 feet to a point in the same and corner to the aforementioned Parcel-1; thence, along said Parcel-1, (9) South 55° 15' 53" East, 839.55 feet to the Point and Place of BEGINNING.

Said above described tract of land containing within said bounds 6.9856 acres.

BEING Lot #3 as shown on the above-mentioned plan.

BEING PARCEL NO. 49-00-02585-00-3

PARCEL 3:

ALL THAT CERTAIN tract or parcel of land situate in the Township of Plymouth, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan entitled "ALTA/ACSM Land Title Survey, Plymouth Corporate Center", prepared by Nave, Newell, Inc., King of Prussia, PA, dated December 11, 2006, bounded and described as follows:

BEGINNING at a point in the Northwesterly right-of-way line of Colwell Lane (50 feet wide) where the same is intersected by the Southwesterly dividing line between Parcel-3, (Tax Map 49, Block 4, Unit 54) and Parcel-2, (Tax Map 49, Block 4, Unit 53) and from said beginning point runs; thence along said right-of-way line of Colwell Lane: (1) South 35° 40' 03" West, 547.56 feet to a point corner in the same and Unit 19 of Colwell Manor, Plan Book A-7, Page 80; thence, along the Northeasterly line of said Colwell Manor, (2) North 54° 34' 44" West, 315.00 feet to a point in the same and corner to Parcel-2; thence, along said Parcel-2, the following two (2) courses and distances, (3) North 35° 40' 03" East, 543.79 feet to a point corner to the same; thence, (4) South 55° 15' 53" East, 315.04 feet to the Point and Place of BEGINNING.

Said above described tract of land containing within said bounds 3.9461 acres.

BEING Lot #2 as shown on the above-mentioned plan.

BEING PARCEL NO. 49-00-02585-30-9

BEING the same premises which Conshohocken Operating Company, LLC, a Delaware limited liability company by Deed dated 3/29/2018 and recorded 5/24/2018 in the County of Montgomery in Deed Book 6091, Page 676, conveyed unto Conshohocken Title Holder, LLC, a Delaware limited liability company, in fee.

APPLICATION/APPEAL TO THE ZONING HEARING BOARD

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

DATE: _____

- (1) **Applicant/Appellant's Name and Address:** BT Plymouth, LLC c/o BET Investments, Inc.
200 Dryden Road, Suite 2000, Dresher, PA 19025 **PHONE NO.:** 215-416-2110
- (2) **Owner's Name and Address:** BT Plymouth, LLC c/o BET Investments, Inc.
200 Dryden Road, Suite 2000, Dresher, PA 19025 **PHONE NO.:** 215-416-2110
- (3) **Lessee's Name and Address:** N/A
(If Applicable)
- (4) **Location of Premises:** 625 West Ridge Pike, Parcel No. 49-00-10336-00-1
- (5) **Dimensions of Lot:** 5.2 acres; 339' x 839'
- (6) **Present Zoning Classification of Premises:** C-Commercial District
- (7) **The improvements thereon are:** three one-story masonry buildings of 25, 558 sq ft, 25,262 sq ft, and 5,096 sq ft.
Other improvements include parking, landscaping, and shared vehicular and pedestrian access with abutting lots.
and the present use of the land and/or building is medical and professional offices, many of which are vacant.
- (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 X, Section 1000.K.1 and Article XVI, Section 1601.C(3)(b)
- (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:** See attached addendum.
Article X, Section 1000.K.1-Special Exception
Article XVI, Section 1601.C(3)(b) - Special Exception
Article XVI, Section 1601.C(2) - Variance
Article XXI, Section 2108 - Variance
- (11) **Describe what is proposed of real estate in question:** See attached addendum for additional detail.
A retail store with accessory mobile order pickup window only and gasoline filling station.
Signage is also proposed.
- (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:

PETER CLELLAND, 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

BT PLYMOUTH, LLC
C/O BET INVESTMENTS, INC.
AUTHORIZED AGENT

SWORN :
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS 5TH DAY OF FEBRUARY

Commonwealth of Pennsylvania - Notary Seal
Kathleen Lipski, Notary Public
Montgomery County
My commission expires September 12, 2028
Commission number 1300735
Member, Pennsylvania Association of Notaries

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

Kathleen Lipski 2/5/2026

SPECIAL INSTRUCTIONS

FOR RESIDENTIAL APPLICATIONS – ORIGINAL, DIGITAL AND FIFTEEN (15) COPIES OF THE APPLICATION AND ALL SUPPORTING PAPERS, OR FOR COMMERCIAL, INDUSTRIAL, MULTI-FAMILY APPLICATIONS – ORIGINAL, DIGITAL 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



February 5, 2026

Mr. Peter J. Clelland, Vice President of Development
 BET Investments, Inc.
 200 Dryden Road, Suite 2000
 Dresher, PA 19025

RE: Conshohocken Ridge Corporate Center – Convenience Market with Fuel
 Plymouth Township, Montgomery County, PA
 Bowman Project No. 313923

Dear Mr. Clelland:

As requested, Bowman Consulting Group, Ltd. (Bowman) prepared this trip generation comparison for the proposed redevelopment of a portion of the Conshohocken Ridge Corporate Center in Plymouth Township, Montgomery County, PA. We understand it is proposed to raze two existing office buildings (Building A at 25,283 square feet and Building F at 5,000 square feet) for development of a new 6,557 square foot convenience market with 16 fuel positions located at the northern corner of the site. The proposed convenience store has frontage along Ridge Pike (SR 3056), located between the existing Conshohocken Ridge Corporate Center right-in/right-out driveway and the I-476 northbound ramps intersection with Ridge Pike. Furthermore, the proposed convenience store shares the internal circulation system with the Conshohocken Ridge Corporate Center, as well as access to Ridge Pike and Colwell Lane.

The traffic volumes generated by the existing office buildings and the proposed convenience store are based on trip generation data compiled from numerous studies contained in the Institute of Transportation Engineers publication, *Trip Generation Manual, 12th Edition*. The ITE trip generation formulas are presented in **Table 1** for the existing office land use and the proposed convenience store with fuel land use.

Table 1. ITE Trip Generation⁽¹⁾ Calculation Methodology

Land Use	ITE Land Use Code	Weekday Morning Peak Hour		Weekday Afternoon Peak Hour		Saturday Midday Peak Hour	
		Formula	Enter/Exit	Formula	Enter/Exit	Formula	Enter/Exit
Existing Office (Buildings A and F)	710	$T = 1.12(X) + 19.95$	88%/12%	$T = 0.99(X) + 31.14$	16%/84%	$T = 0.88(X)$	54%/46%
Proposed Convenience Store with Fuel	945	$T = 64.97(X)$	51%/49%	$T = 61.09(X)$	50%/50%	$T = 54.02(X)$	50%/50%

X = Independent Variable (ksf) | T = Trips

(1) Based on ITE *Trip Generation Manual, 12th Edition*.

Table 2 below presents the trip generation results and the comparison between the existing and proposed land uses. The proposed redevelopment introduces a retail use to the site, which creates a mixed-use environment, whereas today the Conshohocken Ridge Corporate Center exists as an office campus only. As a mixed-use development, internalization of trips will occur, whereby traffic associated with the existing office uses will also patronize the new convenience store, thereby decreasing the newly generated external site trips. Furthermore, a portion of the convenience store trips occur as pass-by trips, which are vehicle trips to the convenience store that are made by motorists who are already traveling on the adjacent road network and choose to enter the site as part of an existing trip to another destination. As such, the convenience store will draw pass-by trips from Ridge Pike and Colwell Lane, and these pass-by trips decrease the newly generated external site trips. The estimate of the convenience store internal and pass-by trips is based on data published by the Institute of Transportation Engineers.

Table 2. Proposed Redevelopment Vehicle Trip Generation Comparison⁽¹⁾

Land Use	Size	Trip Type	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour			Saturday Midday Peak Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
Existing Office	30,283 square feet ⁽²⁾	Total / New	47	7	54	10	51	61	14	13	27
Proposed Convenience Store/Gas Station	6,557 square feet 16 fuel positions	Total	217	209	426	200	201	401	177	177	354
		-Internal ⁽³⁾	-20	-21	-41	-4	-6	-10	-1	-3	-4
		-Pass-by ⁽⁴⁾	-150	-143	-293	-147	-146	-293	-114	-113	-227
		New	47	45	92	49	49	98	62	61	123
CHANGE IN TRIPS		New Trips	+0	+38	+38	+39	-2	+37	+48	+48	+96

- (1) Based on the ITE publication *Trip Generation Manual, 12th Edition*.
- (2) Building A at 25,283 square feet and Building F at 5,000 square feet.
- (3) Accounts for internalization with the balance of the Conshohocken Ridge Corporate Center based on the internalization procedure outlined in the NCHRP Report 684: *Enhancing Internal Capture Estimation for Mixed-Use Developments*, the internalization percentages provided in Table 6.1 and 6.2 of the ITE publication *Trip Generation Handbook, 3rd Edition*, and PennDOT policy for internalization capture rates.
- (4) Based on pass-by rates published within the ITE publication *Trip Generation Manual, 12th Edition* which equate to 76% during the weekday morning peak hour and 75% during the weekday afternoon peak hour. Consistent with PennDOT policy, the pass-by rate for the Saturday peak hour is ten percent less than the weekday afternoon peak hour (i.e. 65%).

As shown in Table 2, based on ITE data, the convenience store generates more total traffic than the existing office uses; however, given that a large portion of the convenience store traffic is comprised of internalized trips and pass-by trips, the actual newly generated traffic to the area is much less. During the weekday commuter peak hours, the convenience store generates approximately 37 and 38 additional new trips, or approximately one additional new trip every two minutes. During the Saturday peak hour, since the office use generates less traffic, the added new trips generated by the convenience store are higher, at approximately 96 additional new trips.

Realizing this site is located in close proximity to several major roads and intersections, including the interchange with I-476 and the intersection of Ridge Pike (SR 3056) and Colwell Lane / North Lane / Chemical Road (SR 3015), it is our opinion the added site traffic will be distributed across the surrounding roads and intersections in all directions, and as such, this development traffic will not create a negative impact on area traffic operations.

Furthermore, construction is currently underway for a major road improvement program for the Ridge Pike corridor. This project includes road widening in certain areas, as well as reconfiguration of the I-476 and Ridge Pike interchange. This project is expected to improve traffic operations along the Ridge Pike corridor.

If you questions, or require further information, please feel free to contact me at 610.594.9995 or cwilliams@bowman.com.

Sincerely,



Christopher J. Williams, PE

CJW/ab

Q:\PA-EXTO-MC\mcm\eng\BETINV1\313923 - Conshocken Ridge Plym Twp\Correspondence\Out\2026-02-05_Clelland_BET_Conshohocken Ridge_Trip Gen Comp.docx



Eastburn and Gray, PC

Attorneys at Law

Julie L. Von Spreckelsen, Esquire

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Blue Bell, PA 19422

Main: 215-345-7000

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Fax: 215-542-9421

jvonspreckelsen@eastburngray.com

February 6, 2026

VIA HAND-DELIVERY (jrowe@plymouthtownship.org)

Joel Rowe, Zoning/Planning Officer

Plymouth Township

700 Belvoir Road

Plymouth Meeting, PA 19462

**Re: Application/Appeal to the Zoning Hearing Board of BT Plymouth, LLC
Property: 625 West Ridge Pike, Plymouth Township**

Dear Mr. Rowe:

On behalf of BT Plymouth, LLC enclosed are the following documents and supporting materials constituting a zoning application submission to the Zoning Hearing Board:

1. an original and 24 copies of the application/appeal to the Plymouth Township Zoning Hearing Board with attached addendum;
2. 25 full size copies of the plan entitled “Existing Conditions Plan” prepared by Bohler Engineering dated February 6, 2026;
3. 25 full size copies of the rendered plan entitled “Zoning Plan” prepared by Bohler Engineering dated February 6, 2026;
4. 25 full size copies of the plan entitled “Sign Details” prepared by Bohler Engineering dated February 6, 2026;
5. 25 copies of the Trip Generation Comparison letter prepared by Bowman Consulting Group, LTD. dated February 5, 2026;
6. 25 copies of the redacted deed dated August 2, 2024, between Conshohocken Title Holder, LLC (“Grantor”) and BT Plymouth, LLC (“Grantee”) recorded with the Montgomery County Recorder of Deeds in deed book 6374 page 01555;

7. the application fee in the amount of \$1,000.00 check made payable to Plymouth Township; and
8. 1 digital copy of the complete Application/Appeal to the Zoning Hearing Board with accompanying documents submitted via flash drive included in the hand-delivered zoning application submission.

The packages are collated.

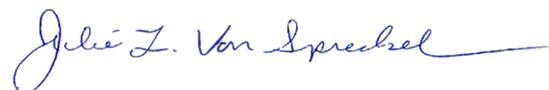
We request a hearing on this application.

Please:

- confirm the date this application will be scheduled for a hearing before the Zoning Hearing Board;
- provide me with copies of any correspondence, reviews, and comments sent or received by the Township with regard to this application; and
- provide me with advance notice of any meeting of a Township Council, board, commission, agency, or committee which intends to discuss or consider this application.

Thank you for your consideration.

Very truly yours,



Julie L. Von Spreckelsen

Enclosures

cc: BET Investments, Inc. (w/o enclosures)
Bohler Engineering (w/o enclosures)
Bowman Consulting Group, LTD (w/o enclosures)

LIST OF SPECIAL EXCEPTIONS REQUESTED

- A SPECIAL EXCEPTION FROM ZONING §1000.K.1. TO PERMIT A GASOLINE FILLING STATION (8 MULTI-PRODUCT FUEL DISPENSING FACILITIES) IN CONJUNCTION WITH THE RETAIL STORE.
- A SPECIAL EXCEPTION FROM ZONING §1601.C.(3)(b) TO PERMIT TWO OR MORE BUSINESSES ON THE PROPERTY, BY ALLOWING ONE SQUARE FOOT OF SIGN AREA FOR EACH FOOT OF STREET FRONTAGE IN EXCESS OF 100 FEET, A TOTAL SIGN AREA ON THE PROPERTY OF 195 SQUARE FEET.

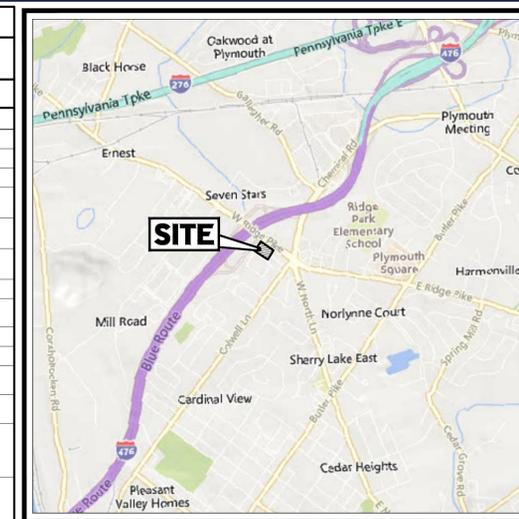
LIST OF VARIANCES REQUESTED

- A VARIANCE FROM ZONING §1601.C.(2). TO PERMIT TWO OR MORE BUSINESSES ON THE PROPERTY TO EACH HAVE MORE THAN ONE SIGN EXCEEDING 40 SQUARE FEET ON A STREET FRONTAGE, AND TO PERMIT A TOTAL SIGN AREA AT THE PROPERTY OF 685.45 SQUARE FEET, RATHER THAN THE MAXIMUM PERMITTED TOTAL SIGN AREA OF 120 SQUARE FEET, OR 195 SQUARE FEET IF THE SPECIAL EXCEPTION IS GRANTED.
- A VARIANCE FROM ZONING §2108 TO PERMIT THE APPLICANT 2 YEARS FROM THE DATE OF THE ZONING DECISION AND ORDER TO OBTAIN A BUILDING PERMIT.

PARKING REQUIREMENTS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN REQUIRED PARKING (RETAIL - UP TO AND INCLUDING 50,000 SF GLFA)	§ 1700.D.1.	6 SPACES PER 1,000 SF GLFA 6,557 SF X 6/1000 = 40 SPACES REQ'D	N/A	66 SPACES PROVIDED
MIN REQUIRED PARKING (OFFICE - UP TO AND INCLUDING 50,000 SF GLFA)	§ 1700.D.4.	4.5 SPACES PER 1,000 SF GLFA 25,262 SF X 4.5/1000 = 114 SPACES REQ'D	N/A	114 SPACES PROVIDED
MIN REQUIRED PARKING (OFFICE - 50,000 SF TO 100,000 SF GLFA)	§ 1700.D.4.	4 SPACES PER 1,000 SF GLFA 55,946 SF X 4/1000 = 224 SPACES REQ'D	261 SPACES PROVIDED	N/A

SIGN KEY LEGEND				
KEY	DESCRIPTION	AREA (SF)	QUANTITY	TOTAL AREA (SF)
A	ART PANEL	28.00	7	196.00
B	WELCOME PANEL	20.80	1	20.80
C	BUILDING SIGN	42.82	1	42.82
D	BUILDING SIGN	67.71	1	67.71
E	BUILDING SIGN	121.78	1	121.78
F	SPANNER SIGN	7.50	2	15.00
G	CANOPY SIGN	9.00	1	9.00
H	PYLON SIGN	47.40	2 SIDES	94.80
I	EXISTING MONUMENT SIGN	17.00	2 SIDES	34.00
J	EXISTING BUILDING SIGN	28.51	1	28.51
K	EXISTING BUILDING SIGN	22.83	1	22.83
L	EXISTING BUILDING SIGN	32.20	1	32.20
TOTAL SIGN AREA ON LOT				685.45

ZONING TABLE				
ZONE: C - COMMERCIAL				
EXISTING USE: OFFICE (P)				
PROPOSED USE: OFFICE (P) AND RETAIL SALES (P) WITH GASOLINE FILLING STATION (SE)				
BULK REQUIREMENTS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MAX HEIGHT	§ 1001.	35 FT	1 STORY	26.9 FT
MIN LOT AREA	§ 1002.A.2.	9,000 SF	226,293 SF (5.20 AC)	226,293 SF (5.20 AC)
MIN LOT WIDTH AT BUILDING LINE	§ 1002.A.2.	60 FT	481.3 FT	481.3 FT
MIN FRONT YARD (WEST RIDGE PIKE)	§ 1002.B.	30 FT	30.0 FT	177.9 FT
MIN FRONT YARD (COLWELL LANE)	§ 1002.B.	30 FT	88.3 FT	88.3 FT
MIN FRONT YARD (I-476)	§ 1002.B.	30 FT	24.9 FT (ENC)	180.7 FT
MIN SIDE YARD (EA)	§ 1002.C.2.(a)	10 FT	54.1 FT	54.1 FT
MIN SIDE YARD (AGG)	§ 1002.C.2.(a)	30 FT	54.1 FT	54.1 FT
MIN REAR YARD	§ 1002.D.	30 FT	2.0 FT (ENC), 4.6 FT (ENC)	4.6 FT (ENC), 73.1 FT
MAX BUILDING COVERAGE	§ 1002.E.2.	25%	24.7% (55,946 SF)	14.1% (31,803 SF)
MAX IMPERVIOUS SURFACE COVERAGE	§ 1002.F.	65%	82.5% (186,708 SF) (ENC)	71.7% (162,154 SF) (ENC)
MIN GREEN SPACE AREA REQUIREMENT	§ 1002.G.	35%	17.5% (39,585 SF) (ENC)	28.3% (64,139 SF) (ENC)
PARKING AREA BERMING LOCATIONS	§ 1707.A.	BETWEEN ANY PARKING AREA AND ANY PUBLIC OR PRIVATE STREET	NO BERMS EXIST BETWEEN PARKING AND WEST RIDGE PIKE NOR COLWELL LANE (ENC)	WILL COMPLY
MIN GASOLINE FILLING STATION SETBACK (WEST RIDGE PIKE)	§ 1904.	15 FT FROM FRONT LOT LINE	N/A	53.9 FT
MAX TOTAL SIGN AREA ON ANY ONE STREET FRONTAGE OF A PROPERTY IN SINGLE AND SEPARATE OWNERSHIP INVOLVING 2 OR MORE BUSINESSES	§ 1601.C.(2)	ONE SIGN NOT EXCEEDING 40 SF FOR EACH BUSINESS	32.20	121.78 (V)
MAX TOTAL SIGN AREA ON ANY LOT	§ 1601.C.(2)	120 SF	117.54	685.45 (V)
MAX SIGN OF LARGER SIZE ON LOTS WITH STREET FRONTAGE IN EXCESS OF 110 SF FOR TWO OR MORE BUSINESS USES ON THE PROPERTY WHEN AUTHORIZED AS A SPECIAL EXCEPTION	§ 1601.C.(3)	1 SF SIGN AREA FOR EACH FT OF STREET FRONTAGE IN EXCESS OF 100 FT BUT IN NO EVENT SHALL THE SIGN AREA FOR ANY ONE BUSINESS EXCEED 65 SF NOR SHALL THE TOTAL SIGN AREA ON ANY LOT EXCEED 195 SF	117.54	685.45 (SE)
MAX SIGN HEIGHT WHEN NOT ATTACHED TO A BUILDING	§ 1601.C.(4)	20 FT	15.2 FT	20 FT
MIN SIGN DISTANCE FROM STREET CURBLINE	§ 1603.B.	15 FT	15.9 FT	16.5 FT



LOCATION MAP
SCALE: 1" = 2,000'
SOURCE: MICROSOFT BING

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

NOT APPROVED FOR CONSTRUCTION

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 807 OF 2014 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

PROJECT No.: PAA240108-00-B
DRAWN BY: JHT
DATE: 02/06/2026
CAD LID: P-ZONING-ZONE

ZONING PLAN

FOR

BT PLYMOUTH, LLC

RETAIL SALES WITH GASOLINE FILLING STATION

WEST RIDGE PIKE AND COLWELL LANE
PLYMOUTH TOWNSHIP
MONTGOMERY COUNTY
CONSHOHOCKEN, PENNSYLVANIA 19428

BOHLER

1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

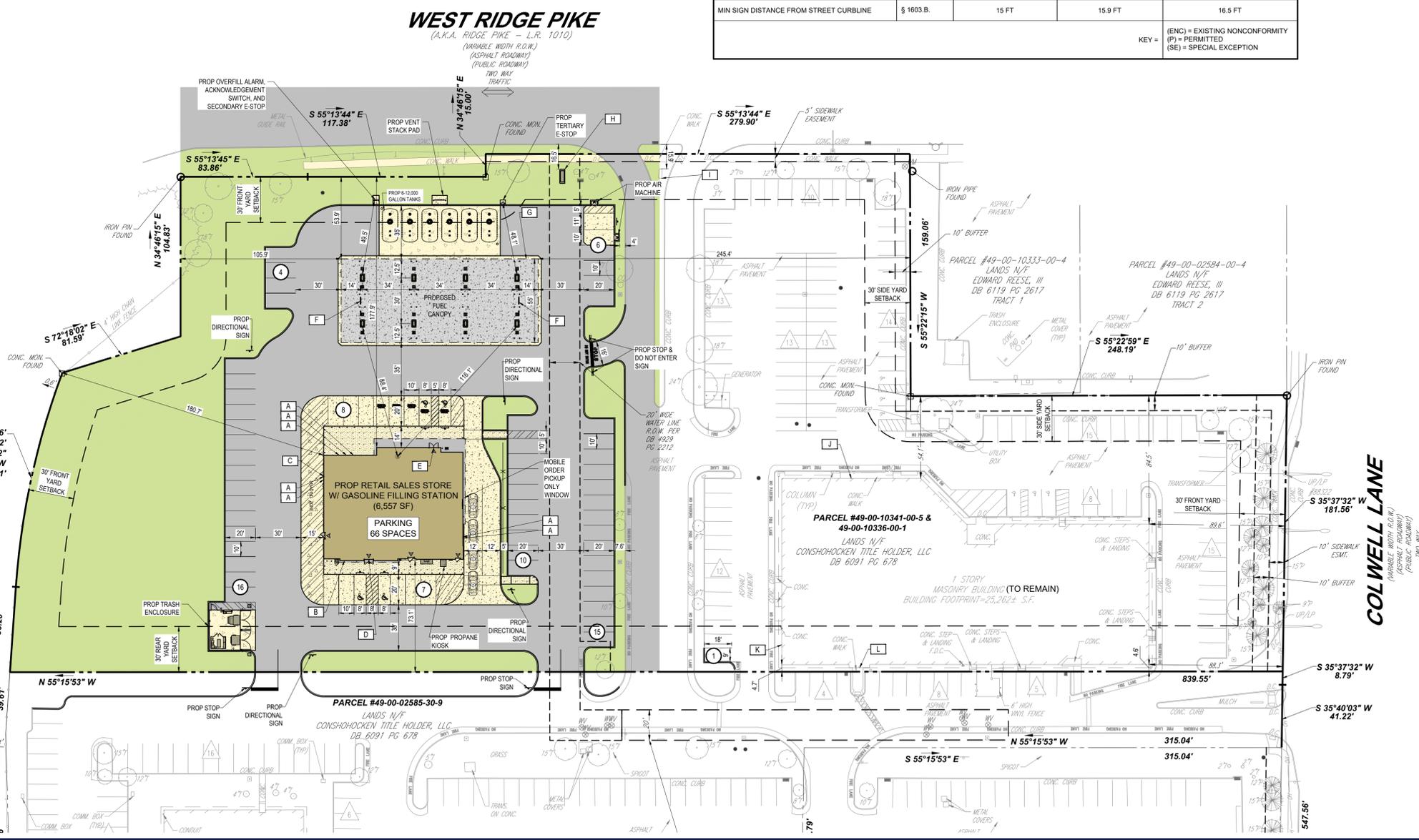
T.R. KNAB

REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. LA003352

ZONING PLAN

SHEET NUMBER: **2**

ORG. DATE - 02/06/2026



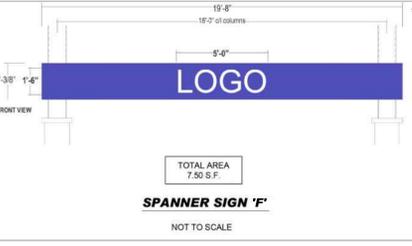
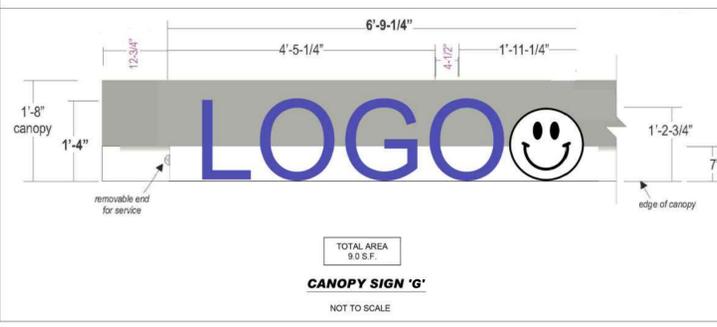
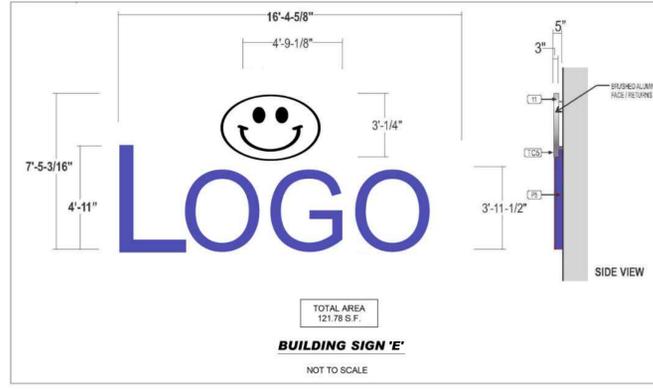
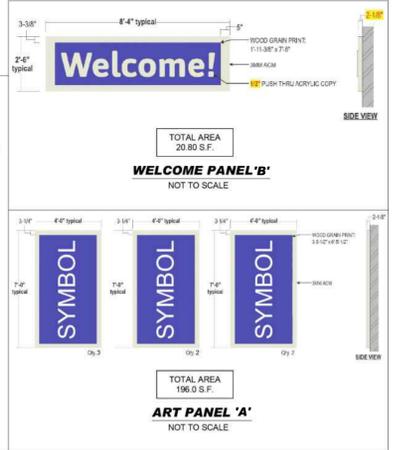
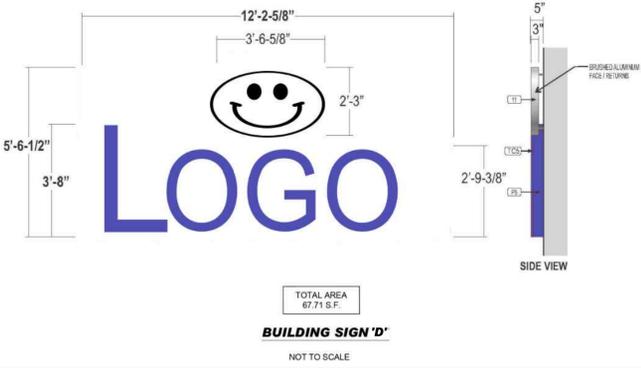
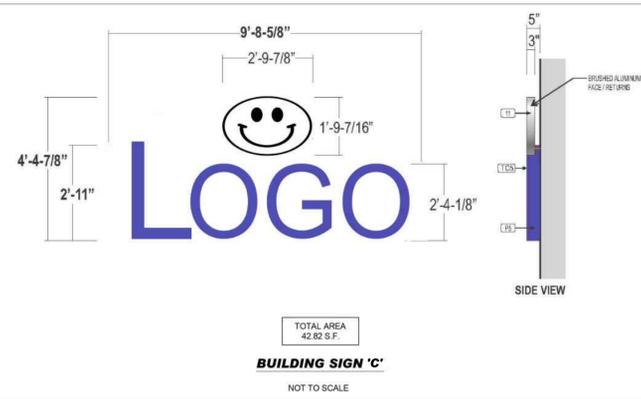
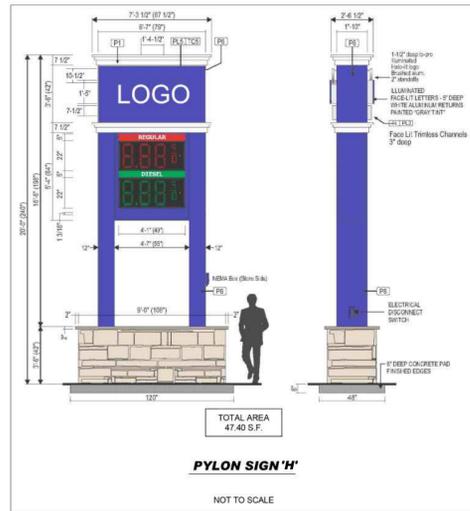
EXISTING LEGEND	
FIRE HYDRANT	⊕
WATER VALVE	⊕
GAS VALVE	⊕
OVERHEAD WIRES	—OH—
UTILITY POLE	⊕
SANITARY MANHOLE	⊕
STORM DRAIN MANHOLE	⊕
WATER METER	⊕
SIGN	⊕
MAIL BOX	⊕
BOLLARD	⊕
METAL GUARDRAIL	—X—
FENCE	—X—
LANDSCAPED AREA	LSA
AREA LIGHT	⊕
CLEAN OUT	⊕
PAINTED ARROWS	→
PARKING SPACE COUNT	⊕
BENCHMARK	⊕
STREET LIGHT	⊕
GUY WIRE	⊕
TREE (SIZE AS NOTED)	⊕

PROP SITE LEGEND	
PROPERTY LINE	—
EASEMENT LINE	—
SETBACK LINE	—
CURB	—
TYPICAL SIGN	⊕
BOLLARD	⊕
UTILITY POLE W/ LIGHT	⊕
PARKING COUNT	⊕



FEB 06, 2026
BOHLERENGINEERING.COM\PROJECTS\2026\PA240108-00-B\DRAWINGS\PLAN SETS\ZONING PLAN\ZONING PLAN.PAA240108-00-B\LAYOUT.C-002 ZONING PLAN (RENDERING)

Feb 06, 2026
 BOHLER ENGINEERING (PA) PROJECT 2026 PAAZ40108.ZONING PLAN SETS ZONING PLAN SETS DRAWINGS PLAN SETS ZONING PLAN SETS PAAZ40108.00-08 LAYOUT: C-003 SIGN DETAILS



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

NOT APPROVED FOR CONSTRUCTION

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 807 OF 2014 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

WWW.PA.CALL.ONE
 #BOHLERXXXXXXXXXX | #SERVEYOUXXXXXXXXXX

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAA240108.00-0B
 DRAWN BY: JHT
 CHECKED BY: TRK
 DATE: 02/06/2026
 CAD ID: P-ZONING-ZONE

ZONING PLAN

FOR

BT PLYMOUTH, LLC

RETAIL SALES WITH GASOLINE FILLING STATION

WEST RIDGE PIKE AND COLWELL LANE
 PLYMOUTH TOWNSHIP
 MONTGOMERY COUNTY
 CONSHOHOCKEN,
 PENNSYLVANIA 19428

BOHLER

1600 MANOR DRIVE, SUITE 200
 CHALFONT, PA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9102
 www.BohlerEngineering.com

T.R. KNAB

REGISTERED LANDSCAPE ARCHITECT
 PENNSYLVANIA LICENSE No. LA003352

SHEET TITLE:
SIGN DETAILS

SHEET NUMBER:
3

ORG. DATE - 02/06/2026

APPLICATION/APEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462

DATE: 2/8/2026

(1) Applicant/Appellant's Name and Address: STEVE AND TISHA WARD
2905 Jolly Rd. Plymouth Mtg, PA 19462 PHONE NO.: 610-737-7599 STEVE
973-960-1350 TISHA

(2) Owner's Name and Address: STEVE AND TISHA WARD
2905 Jolly Rd. Plymouth Mtg, PA 19462 PHONE NO.: 610-737-7599 STEVE
973-960-1350 TISHA

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

(4) Location of Premises: _____

(5) Dimensions of Lot: 33x320 (GARAGE SIDE OF PROPERTY) 270' LENGTH CHURCH SIDE OF PROPERTY

(6) Present Zoning Classification of Premises: RESIDENTIAL

(7) The improvements thereon are: Adding A Shed (over sized)

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:

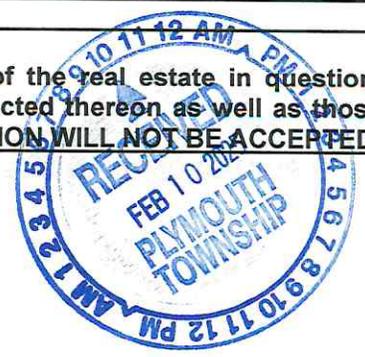
(9) If this is an appeal from a decision of the BUILDING INSPECTOR/ZONING OFFICER seeking a VARIANCE from the terms of the PLYMOUTH TOWNSHIP ZONING ORDINANCE check here [] and state the specific sections of the ORDINANCE as to which the VARIANCE is being sought:

(10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: Adding A 16x24 Shed with 10' walls. Near on up against existing south fence.

(11) Describe what is proposed of real estate in question: An oversize shed for storage.

(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)



P/AN A - 16' x 24' x 10' WA

P/AN B - 14' x 24' x 10' WA/LS

320'

SHARED
Driveway

SHARED
Garage

existing
Fence

Location of
New SHed
16' x 24'

10' WA/LS

House
2905

Jolly Rd. EAST ↓

Fence
102M

Approx. 18500 sq. ft. lot

existing
Fence

270'

↓ Current boundary ↓