

NOTICE OF PUBLIC HEARING

The Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, April 18, 2022, commencing at 7:00 p.m., in the Greater Plymouth Community Center, 2910 Jolly Road, Plymouth Meeting, PA 19462 on the following applications:

The following application(s) will be heard:

TWO FARMS INC./CONICELLI ALAN WOOD ROAD LP: On an application for Special Exceptions and Variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article X, Section 1000.K.1 and Article XVI, Sections 1601.C.1, 1601.C.3.a, 1601.C.4 & 1603.R.

The Special Exceptions and Variances requested are as follows: To allow a gasoline filling station with a convenience store; to allow 460.46 square feet of signage, where a maximum of 130 square feet is allowed; to allow a double-faced pylon sign 25' in height, where a maximum height of 20' is allowed; to allow a 16 square foot directional sign, with the business name located on it, where a maximum of 4 square feet is allowed.

The property is located at 906 Ridge Pike in a "Commercial" Zoning District.

FREEDOM FENCE/ELLIS GEER: On an application for a Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1909.E.

The Variance requested is as follows: To install a fence within a front yard setback.

The property is located at 120 Sebastian Lane in a "B" Residential Zoning District

FREEDOM FENCE/KERRI HECKERT: On an application for a Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1909.E.

The Variance requested is as follows: To install a fence within a front yard setback.

The property is located at 117 Alexander Drive in a "B" Residential Zoning District

FREEDOM FENCE/ERIK OLMO: On an application for a Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1909.E.

The Variance requested is as follows: To install a fence within a front yard setback.

The property is located at 124 Sebastian Lane in a "B" Residential Zoning District

FREEDOM FENCE/SALLIE HAAS: On an application for a Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1909.E.

The Variance requested is as follows: To install a fence within a front yard setback.

The property is located at 2116 Sierra Road in a "C" Residential Zoning District.

LISA MARIE FITZPATRICK: On an application for a Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1909.E.

The Variance requested is as follows: To install a fence within a front yard setback.

The property is located at 1804 Johnson Road in an "A" Residential Zoning District.

STEPHEN AND HEATHER LASH: On an application for Variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article VII, Sections 702.F & 702.G.

The Variances requested are as follows: To allow 42.4% impervious coverage, where a maximum of 35% is allowed; to allow 57.6% green space, where a minimum of 65% is required.

The property is located at 114 Keys Street in a "C" Residential Zoning District.

MATTHEW LAVIOLA: On an application for a Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1908.1.

The Variance requested is as follows: To allow for two (2) sheds on property, where only one shed is allowed.

The property is located at 3005 Meredith Lane in a "B" Residential Zoning District.

Any citizen of Plymouth Township or interested party may attend the public hearing and have an opportunity to be heard.

PLYMOUTH TOWNSHIP ZONING
HEARING BOARD
David Conroy, Zoning Officer

APPLICATION/APEAL TO THE ZONING HEARING BOARD

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

DATE: February 25, 2022

(1) Applicant/Appellant's Name and Address: Two Farms Inc, 3611 Roland Avenue, Baltimore, MD 21211

PHONE NO.: _____

(2) Owner's Name and Address: Conicelli Alan Wood Road LP, 1100 Ridge Pike, Conshohocken, PA 19426

PHONE NO.: _____

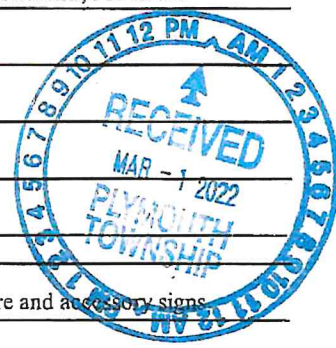
(3) Lessee's Name and Address: _____
(If Applicable)

(4) Location of Premises: 906 Ridge Pike, Conshohocken, PA 19428

(5) Dimensions of Lot: Approx. 4 +/- acres

(6) Present Zoning Classification of Premises: Commercial

(7) The improvements thereon are: Proposed gasoline filling station with convenience store and accessory signs



and the present use of the land and/or building is Vacant land with existing asphalt pavement

(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), Article XVI, Section 1601.C(3)(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:

(10) The (**SPECIAL EXCEPTION**) (**VARIANCE**) requested is as follows: Please see attached Addendum.

Article X, Section 1000.K(1) - Special Exception

Article XVI, Section 1601.C(3)(a) - Special Exception

Article XVI, Section 1601.C(1) - Variance

Article XVI, Section 1601.C(4) - Variance

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

Proposed gasoline filling station with convenience store. Two (2) proposed Pylon Signs per Street Frontage with a area of 162 square feet each. Proposed signs per the plan details.

(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:

Neil Andrew Stein, 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.



APPLICANT/APELLANT

Neil Andrew Stein, Esquire
Attorney for Applicant

SWORN :
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS 1st DAY OF March 2024

Commonwealth of Pennsylvania - Notary Seal
DANIELLE M GOSCINIAK - Notary Public
Montgomery County
My Commission Expires Feb 26, 2024
Commission Number 1215840



(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

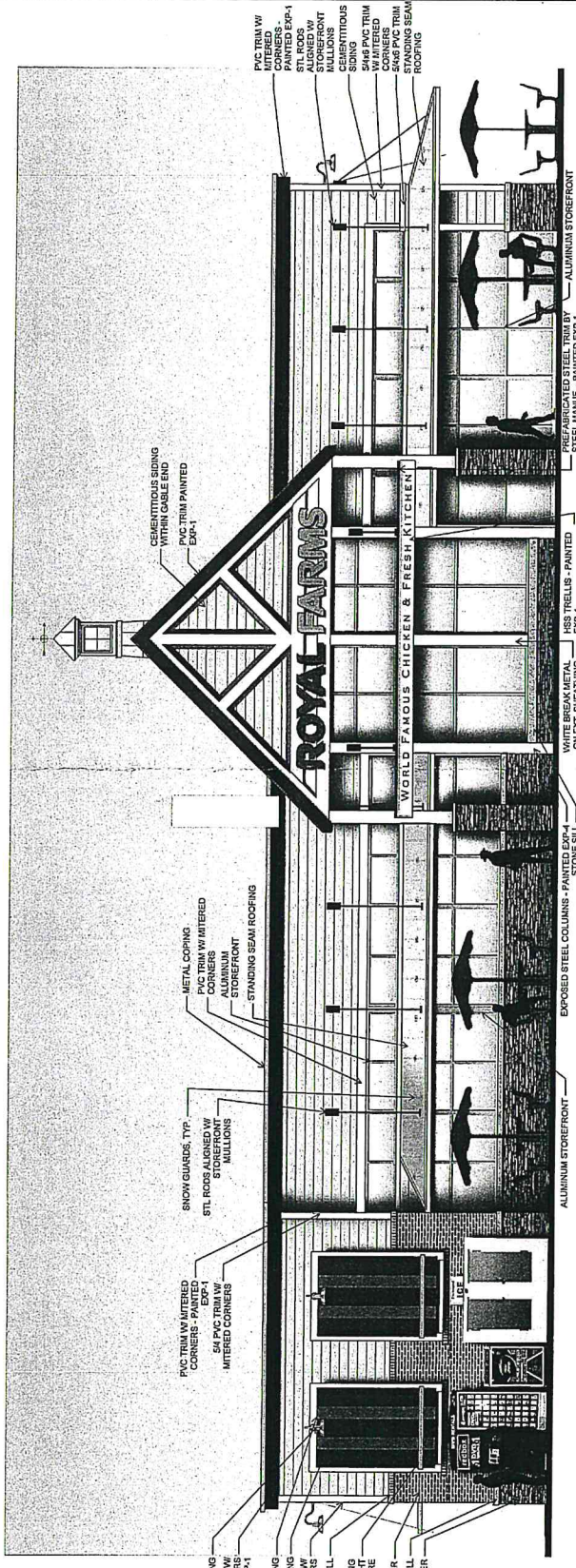
ZONING OFFICER

ELEVATIONS

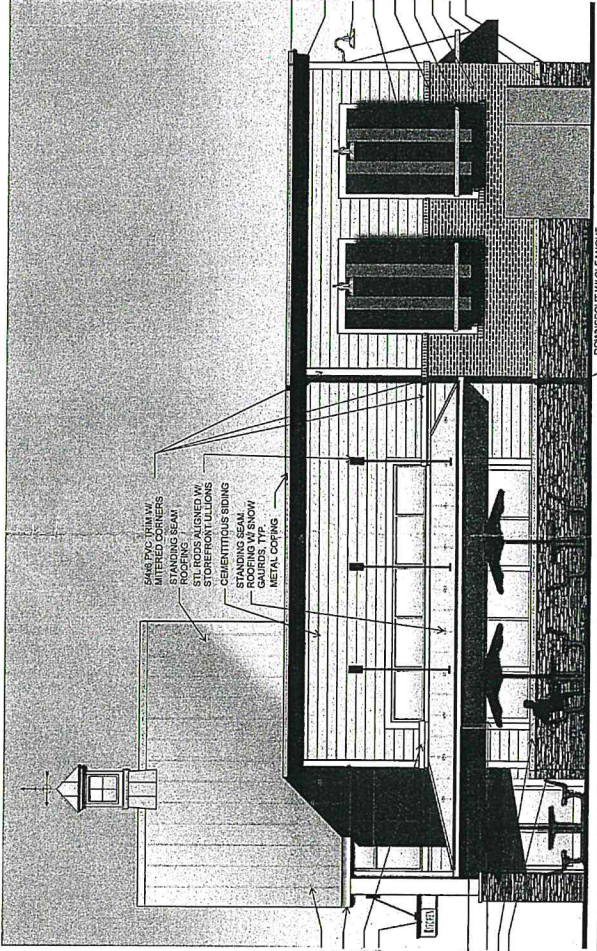
#	REVISED DATE	CONTENT
1		EXHIBIT
2		EXHIBIT
3		EXHIBIT
4		EXHIBIT
5		EXHIBIT
6		EXHIBIT
7		EXHIBIT
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100		EXHIBIT

SCALE 1/4" = 1'-0"
 DRAWN BY: STAFF
 CHECKED BY: STAFF
 DATE: 02.24.22

A2.0



1 FRONT ELEVATION
 SCALE = 1/4" = 1'-0"



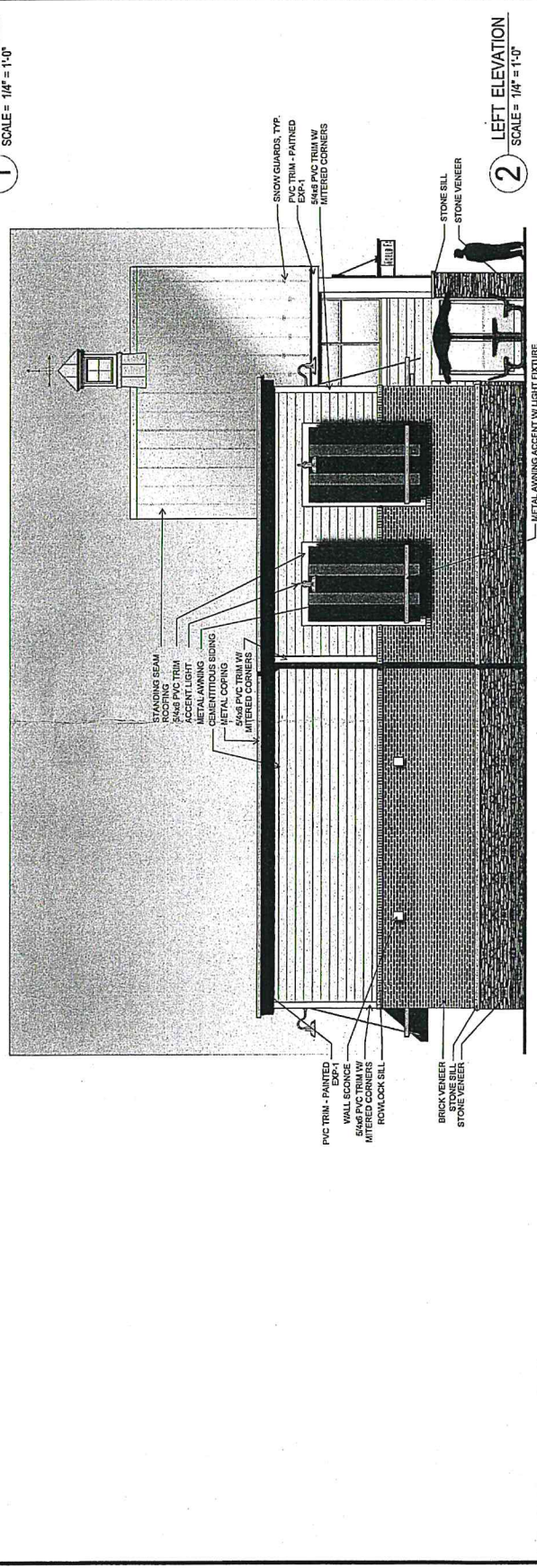
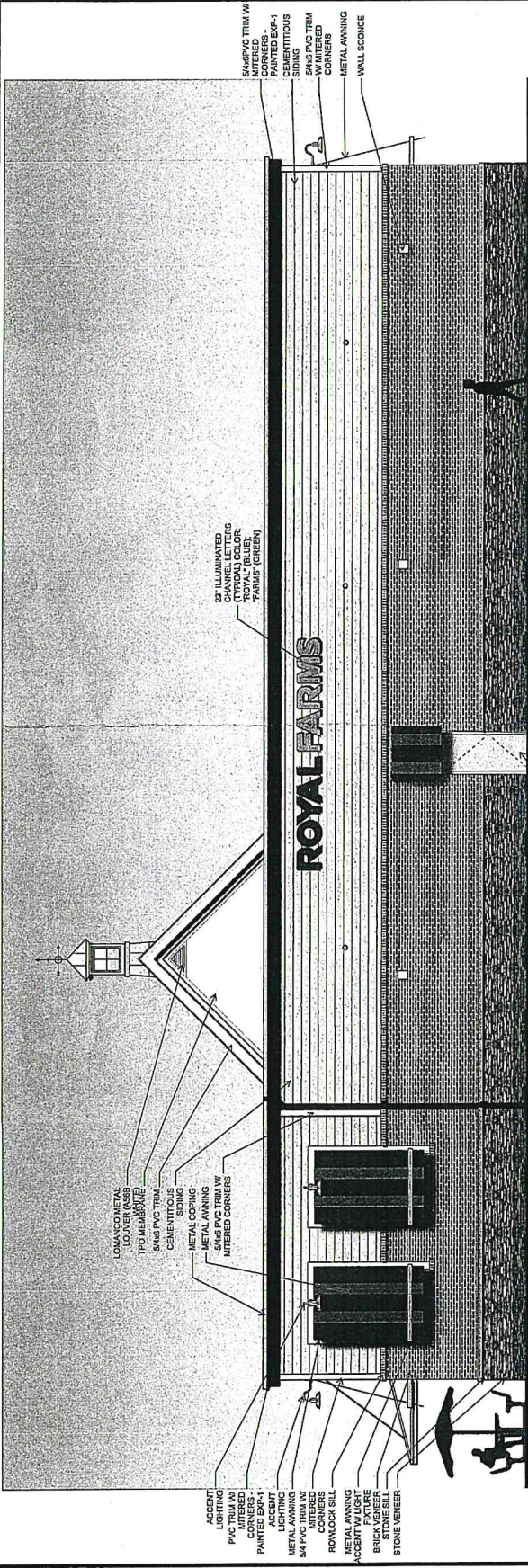
2 RIGHT ELEVATION
 SCALE = 1/4" = 1'-0"

ELEVATIONS

#	REVISED DATE	CONTENT
1		REVIT SET
2		3D SET
3		CONSTRUCTION SET
4		02.24.22 EXHIBIT

SCALE: 1/4" = 1'-0"
 DRAWN BY: STAFF

A2.1





THE NATIONAL MAP BY U.S.G.S. LOCATED MAP SCALE 1:25000

REQUIREMENTS	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
CROSS LOT AREA	15,533 (36,823)	-	-
NET LOT AREA (P/W)	17,474 S.F. (398 S.F.)	17,474 S.F. (398 S.F.)	17,474 S.F. (398 S.F.)
NET LOT WIDTH AT R.E.S.B.L.	148 FT.	148 FT.	148 FT.
FRONT YARD SETBACK	30 FT.	30 FT.	30 FT.
SIDE YARD SETBACK	30 FT.	30 FT.	30 FT.
REAR YARD SETBACK	30 FT.	30 FT.	30 FT.
MAX. BUILDING COVERAGE	35%	35%	35%
MAX. GROUND SPACE	35%	35%	35%

ZONING: COMMERCIAL DISTRICT

SITE NOTES:

1. EXISTING AND PROPOSED LOTS ARE IDENTICAL TO THOSE SHOWN ON THE RECORD MAP.
2. THE PROPOSED LOTS ARE IDENTICAL TO THOSE SHOWN ON THE RECORD MAP.
3. THE PROPOSED LOTS ARE IDENTICAL TO THOSE SHOWN ON THE RECORD MAP.
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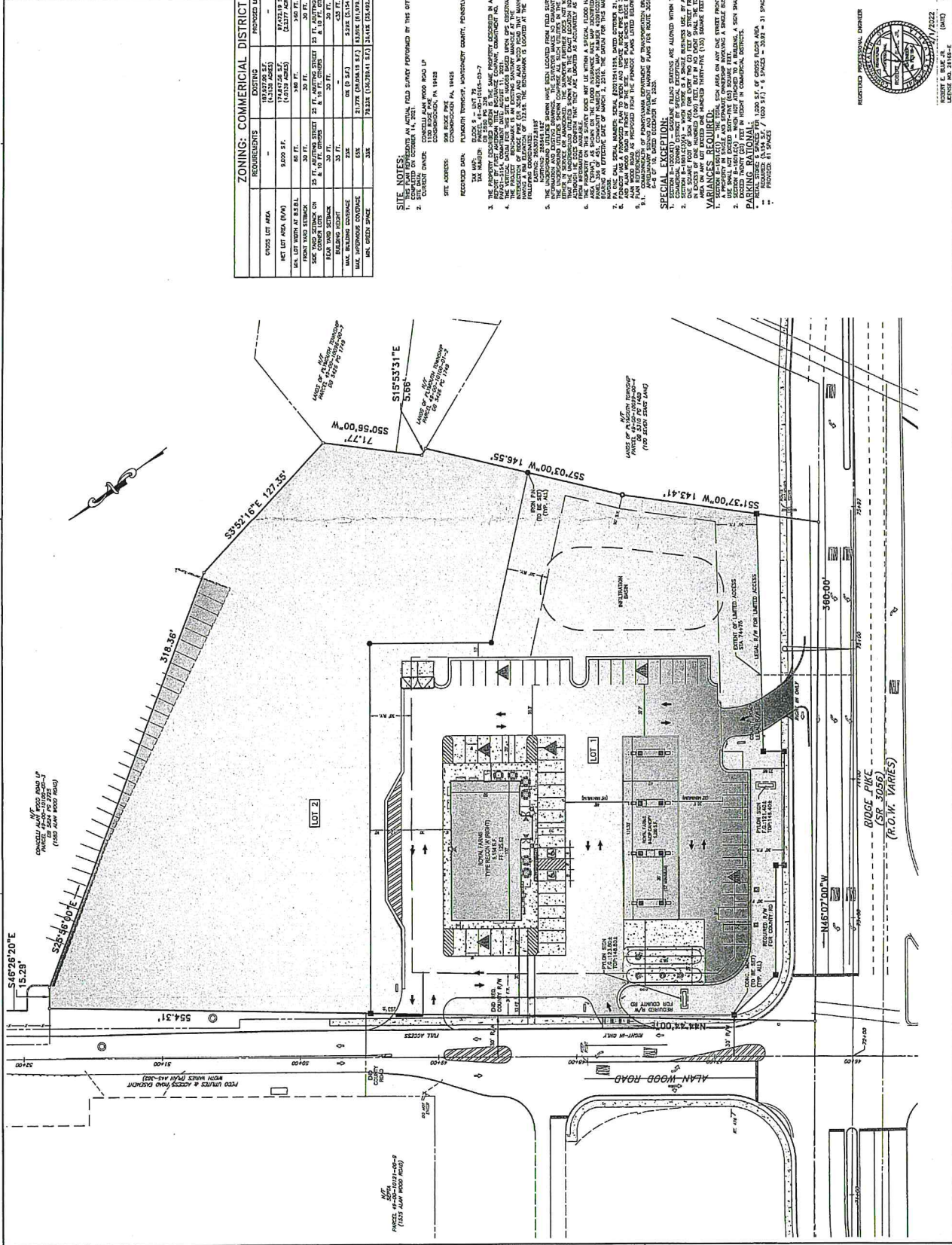
Robert e. blue
consulting engineers, p.c.
148 S. 5th Street, Suite 200
Plymouth, PA 15862
Tel: (814) 277-9441 Fax: (814) 277-9997
www.robertblue.com email: rblue@robertblue.com

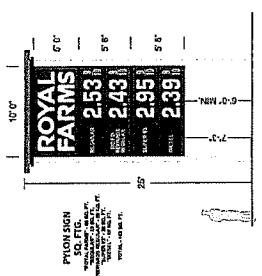
ROBERT E. BLUE & ASSOCIATES
CONSULTING ENGINEERS, P.C.
3511 FARM ROAD
BALTIMORE, MD 21211

ROYAL FARMS #476
ZONING HEARING BOARD PLAN

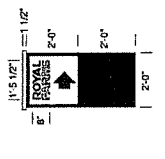
PROFESSIONAL ENGINEER
PROFESSIONAL LAND SURVEYOR

DATE: 11/1/2022
DRAWN BY: R.E.B.
CHECKED BY: R.E.B.





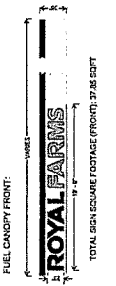
1 2020 GOALPOST WITHOUT CAR WASH
NET TO SCALE



3 STANDARD DIRECTIONAL SIGN
NET TO SCALE

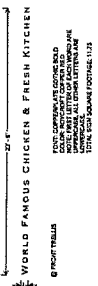


2 ROYAL FARMS BUILDING CHANNEL LETTERS
NET TO SCALE

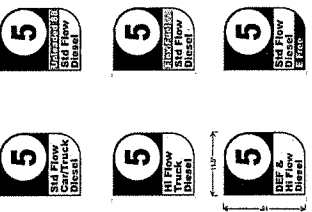
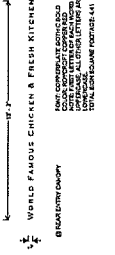


FUEL CANOPY FRONT:
ROYAL FARMS
TOTAL SIGN SQUARE FOOTAGE (FRONT): 37.68 SQFT

5 ROYAL FARMS FUEL CANOPY CHANNEL LETTERS
NET TO SCALE



2a WORLD FAMOUS CHICKEN & FRESH KITCHEN
NET TO SCALE



7 TOTAL SIGN SQUARE FOOTAGE: 12
PUMP DESIGNATOR BLADE SIGNS
NET TO SCALE

ROYAL FARMS #476
PUNGSOUTH TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

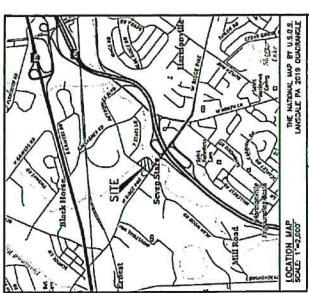
TWO FARMS INC.
3611 BOWLAND AVENUE
BALTIMORE, MD 21211

Robert e. blue
consulting engineers, p.c.
118 Shiprock Pike, Blue Bell, PA 19222
(610) 277-5444
www.robertblue.com email: blue@robertblue.com

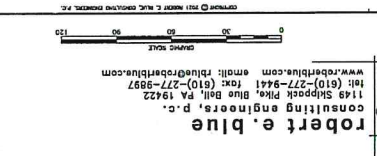
REGISTERED PROFESSIONAL ENGINEER
ROBERT E. BLUE, P.E.
LICENSE NO. 1518P-1 (04/21)

DATE: 03/27/2022
PROJECT: 1518P-1 (04/21)

SIGNAGE DETAILS



REVISIONS		
NO.	DATE	DESCRIPTION



robert e. blue
consulting engineers, p.c.
1143 SHEPHERD PIKE BLUE BELT, PA 15222
TEL: (814) 277-9441 FAX: (814) 277-9897
WWW.ROBERTEBLUE.COM EMAIL: RBL@ROBERTEBLUE.COM

TWO FARMS INC.
PREPARED FOR
3611 RYLAND AVENUE
BALTIMORE, MD 21211

EXISTING FEATURES PLAN

ZONING: COMMERCIAL DISTRICT	
GROSS LOT AREA	EXISTING (41,527.32 S.F.) 1,948,000 S.F.
NET LOT AREA (S/4)	9,000 S.F.
MIN. LOT WIDTH AT R/W	60 FT.
FRONT YARD SETBACK	20 FT.
SIDE YARD SETBACK ON 20' R/W ADJUTING STREET	20 FT.
REAR YARD SETBACK	20 FT.
MAX. BUILDING COVERAGE	25%
MAX. FLOOR AREA RATIO	1.5
MIN. STORY HGT.	10 FT.

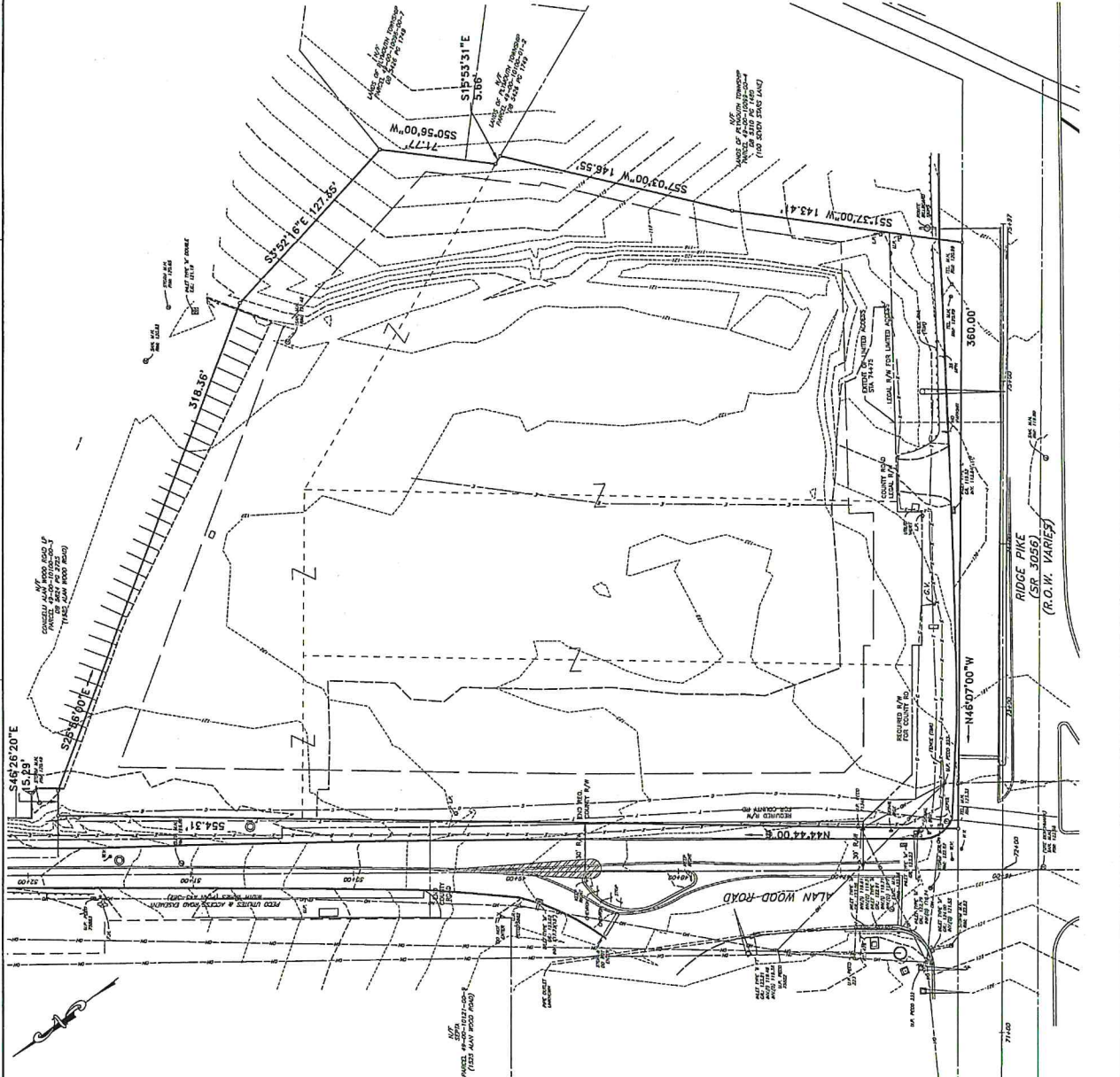
SURVEY NOTES:

- THIS PLAN IS FOR CONVEYANCE IN ACCORDANCE WITH THE SURVEY PERFORMED BY THE OFFICE OF ROBERT E. BLUE CONSULTING ENGINEERS, P.C. ON 03/11/2022.
- THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PENNSYLVANIA SURVEYING ACT, P.S.
- THE CONVEYANCE IS SUBJECT TO ALL APPROPRIATE RECORDS, DEEDS, EASEMENTS, AND INTERESTS.

RECORDED DATA:
RECORDED IN BOOK 8 - PAGE 78
RECORDED IN BOOK 8 - PAGE 79
RECORDED IN BOOK 8 - PAGE 80
RECORDED IN BOOK 8 - PAGE 81

PROFESSIONAL SEAL:

ROBERT E. BLUE, PE
LICENSE NO. 24184-E
DATE: 1/10/2022



PROFESSIONAL SEAL:

ROBERT E. BLUE, PE
LICENSE NO. 24184-E
DATE: 1/10/2022

**EXHIBIT "A" TO APPLICATION
ADDENDUM TO APPLICATION OF TWO FARMS, INC.
PLYMOUTH TOWNSHIP ZONING HEARING BOARD**

I. APPLICATION

The Applicant, Two Farms, Inc. (the "**Applicant**") hereby applies to the Plymouth Township Zoning Hearing Board (the "**Board**"), *to the extent necessary*, for the following interpretations and/or relief (the "**Relief**") from the Plymouth Township Zoning Ordinance, as amended (the "**Code**" or "**Zoning Code**") to permit the use of the Property (herein defined) for a Royal Farms convenience store and gasoline filling station, together with associated signage and related improvements (the "**Proposed Use**").

II. REQUESTED RELIEF

The Proposed Use requires the following relief ("**Proposed Relief**"):

- (1) **Article X, Section 1000-K.1.** A special exception to permit a gasoline filling station accessory to the Royal Farms convenience store.
- (2) **Article XVI, Section 1601C.(3)(a).** A special exception to permit a sign of larger size on a lot with a street frontage in excess of one hundred ten (110) feet, by allowing one (1) square foot of sign area for every two (2) feet of street frontage in excess of one hundred (100) feet, but not in excess of one hundred thirty-five (135) square feet.
- (3) **Article XVI, Section 1601C.(1).** A variance to permit the total sign area on any one street frontage to exceed sixty-five (65) square feet.
- (4) **Article XVI, Section 1601C.(4).** A variance to permit a free-standing sign to exceed twenty (20) feet in height.
- (5) Such other relief as the Board may deem necessary or appropriate.

III. FACTS AND BACKGROUND

1. **Name and Address of Applicant.** The Applicant is Two Farms, Inc., c/o Matthew John DiGiulio, Adaptive Real Estate, 606 Gordon Drive, Exton, PA 19341; telephone: (610) 613-3301; e-mail: mdigiulio@acre-dev.com. The Applicants' attorney is Neil Andrew Stein, Esquire, 910 Harvest Drive, Blue Bell, Pennsylvania 19422; telephone: (610) 941-2469; e-mail: nstein@kaplaw.com.

2. **Subject Property.** The subject property ("**Property**") is located at 906 Ridge Pike, Parcel #49-00-10105-00-7 (Block #9, Unit #79). The Subject Property consists of approximately four (4) acres. The Proposed Use will be located on a to be subdivided lot of approximately 2.2377 acres.

3. **Zoning Classification.** The Property is located in the Township's C-Commercial zoning district (the "**C District**").

4. **Surrounding Area.** The Property is located on Ridge Pike, a heavily travelled commercial corridor, at its intersection with Alan Wood Road. Many commercial, industrial and automotive uses are located in the immediate vicinity.

5. **Existing Improvements.** The Property is presently vacant.

6. **Proposed Use.** The Proposed Use consists of Royal Farms gasoline filling station and a convenience store of approximately 5, 154 square feet. The Proposed Use is compatible with the surrounding uses. Since 1959, Royal Farms has been known for serving locally sourced fresh food, particularly the world-famous Royal Farms Chicken.

7. **Parking.** Sixty-one (61) parking spaces are proposed, well in excess of the required thirty-one (31) spaces.

8. **Proposed Access.** The Proposed Use will have a right-in only access on Ridge Pike, and a right-in only access and a full-service access on Alan Wood Road. These access points will be coordinated with the proposed PennDot improvements.

9. **Signage.** The Applicant respectfully requests permission to install the following signs (the "**Proposed Signs**");

- (a) Pylon sign of 162 square feet) and 25 feet in height;
- (b) Wall-mounted "Royal Farms" sign of 37.85 square feet;
- (c) Front trellis sign of 11.75 square feet;
- (d) Rear entry canopy sign of 4.41 square feet;
- (e) Front facing canopy sign of 37.85 square feet;
- (f) Rear facing canopy sign of 24.2 square feet; and
- (g) A directional sign of 1 square foot.

IV. LEGAL AUTHORITIES

The Applicant is requesting the Proposed Relief for the following reasons:

(1) Due to the intensity of surrounding uses and the volume of traffic on Ridge Pike, the Property is very suitable for the Proposed Use and is consistent with the intent of the C District;

(2) The Proposed Use will be beneficial to the community;

(3) The Proposed Use will not adversely affect traffic or roadways;

(4) There is adequate public water and public sewage disposal;

(5) Off-street parking is provided in accordance with Code;

(6) The Proposed Signs are consistent with relief granted to Wawa by the Board in a similar application and are necessary to provide motorists with safe and sufficient advance notice of the Proposed Use;

(7) The authorization of the Proposed Relief is necessary to enable the reasonable use of the Property;

(8) The unnecessary hardship suffered by the Applicant has not been self-inflicted, but rather has been created by conditions beyond the control of the Applicant;

(9) The Relief will not alter the essential character of the C District or the surrounding community; and

(10) The Relief represents the minimum relief necessary and represents the least modification possible of the regulations of the Code.

WHEREFORE, the Applicant respectfully requests that the Board grant the relief requested herein.

Respectfully submitted,

By: 

NEIL ANDREW STEIN, ESQUIRE
Attorney for the Applicant
Union Meeting Corporate Center
910 Harvest Drive, 2nd Floor
Blue Bell, Pennsylvania 19422
(610) 941-2469
nstein@kaplaw.com

Dated: February 22, 2022

***APPLICATION OF TWO FARMS, INC. TO THE
PLYMOUTH TOWNSHIP ZONING HEARING BOARD
APPLICATION EXHIBIT LIST***

- Exhibit #1: Zoning Hearing Board Plan Set prepared by Robert E. Blue Consulting Engineers, P.C. (unless otherwise noted)
- A. Signage Details prepared by Robert E. Blue Consulting Engineers, P.C.
 - B. Aerial Plan prepared by Robert E. Blue Consulting Engineers, P.C.
 - C. Existing Features Plan prepared by Robert E. Blue Consulting Engineers P.C.
 - D. Existing Features Plan (Per PennDOT Improvements) prepared by Robert E. Blue Consulting Engineers P.C.
- Exhibit #2: Royal Farms Building Elevations prepared by Ratcliffe Architects
- Exhibit #3: Deed for 906 Ridge Pike
- Exhibit #4: Wawa Zoning Hearing Board Decision



robert e. blue consulting engineers, p.c.

LETTER OF TRANSMITTAL

TO: Plymouth Township	DATE: March 1, 2022
700 Belvoir Rd	JOB #: 2012-13E
Plymouth Meeting, PA 19462	ATTN: Mr. David Conroy
	PHONE: 610-277-4103

RE: **Royal Farms No. 476**

The following items will be hand delivered to t

WE ARE SENDING YOU:

<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Plans	<input type="checkbox"/> CD	<input type="checkbox"/> Copy of Letter
<input type="checkbox"/> Change Order	<input checked="" type="checkbox"/> Other		

Copies

Description

	Check #29795 for Zoning Application
--	-------------------------------------

<input type="checkbox"/> For approval	<input checked="" type="checkbox"/> For your use	<input type="checkbox"/> As requested	<input type="checkbox"/> For bids due
<input type="checkbox"/> Review/Comment	<input type="checkbox"/> Other		

REMARKS:

SIGNED:

Cc: Daniel Glass, EIT; REBPC
Neil Stein, Esquire

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1149 Skippack Pike, Blue Bell, Pennsylvania 19422 • Telephone 610-277-9441 • Facsimile 610-277-9897

www.robertblue.com • e-mail: rblue@robertblue.com

Neil Andrew Stein
Direct Dial: (610) 941-2469
Direct Fax: 610-684-2029
Email: nstein@kaplaw.com
www.kaplaw.com

February 28, 2022

VIA HAND DELIVERY

David P. Conroy, Zoning Officer
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462



Re: Sketch Plan Application
906 Ridge Pike, Parcel #49-00-10105-00-7

Dear Dave:

I have enclosed an original and twenty-four (24) copies of an Application to the Zoning Hearing Board. The required application fee will be sent under separate cover.

Thank you for your cooperation and assistance.

Very truly yours,

A handwritten signature in blue ink, consisting of a large loop followed by several vertical strokes and a long horizontal tail.

Neil Andrew Stein

nas
Enclosures

Neil Andrew Stein
Direct Dial: (610) 941-2469
Direct Fax: 610-684-2029
Email: nstein@kaplaw.com
www.kaplaw.com

March 1, 2022

VIA HAND DELIVERY

David P. Conroy, Zoning Officer
Plymouth Township
700 Belvoir Road
Plymouth Meeting, PA 19462

**Re: Zoning Hearing Board Application
906 Ridge Pike, Parcel #49-00-10105-00-7**

Dear Dave:

I have enclosed an original notarized Application to the Zoning Hearing Board. The required application fee will be coming directly from Royal Farms.

Thank you for your cooperation and assistance.

Very truly yours,


Neil Andrew Stein

nas
Enclosures

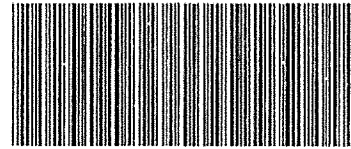




RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

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 5860 PG 00326 to 00331
INSTRUMENT # : 2013000793
RECORDED DATE: 01/03/2013 01:15:17 PM



2846814-0013U

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed	Transaction #: 2802534 - 3 Doc(s)
Document Date: 12/31/2012	Document Page Count: 5
Reference Info:	Operator Id: thordije
RETURN TO: (Simplifile) Central Montgomery Abstract Co., Inc. 1904-06 Swede Rd East Norriton, PA 19401 (610) 279-2975	PAID BY: CENTRAL MONTGOMERY ABSTRACT CO INC

*** PROPERTY DATA:**


Parcel ID #:	49-00-10105-00-7
Address:	906 RIDGE PIKE
	CONSHOHOCKEN PA 19428
Municipality:	Plymouth Township (100%)
School District:	Colonial

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$1.00
TAXABLE AMOUNT:	\$5,500,000.00
FEES / TAXES:	
Recording Fee:Deed	\$78.00
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$4.00
State RTT	\$55,000.00
Plymouth Township RTT	\$27,500.00
Colonial School District RTT	\$27,500.00
Total:	\$110,084.00

DEED BK 5860 PG 00326 to 00331
Recorded Date: 01/03/2013 01:15:17 PM

I hereby CERTIFY that
this document is
recorded in the
Recorder of Deeds
Office in Montgomery
County, Pennsylvania.



Nancy J. Becker

Nancy J. Becker
Recorder of Deeds

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.



This instrument was prepared by
and after recording, please return
this instrument to:

Central Montgomery Abstract Co., Inc.
1904-1906 Swede Road
East Norriton, Pa., 19401
Phone Number: 610-279-2975
39682-B(2)

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
49-00-10105-00-7 PLYMOUTH TOWNSHIP
906 RIDGE PIKE
RIDGE PIKE FRONT LP
B 009 L U 079 2308 01/03/2013

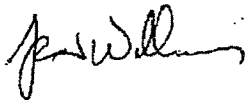
\$10.00
JU

PARCEL NUMBER 49-00-10105-00-7

DEED

The address of the within
named Grantee is:

1100 Ridge Pike
Conshohocken, PA 19428



THIS DEED, Made the 31st day of December, 2012.

BETWEEN Ridge Pike Front, L.P., a Pennsylvania limited partnership (hereinafter called the Grantor) of the one part AND
Conicelli Alan Wood Road, LP,
a Pennsylvania limited partnership
(hereinafter called the Grantee) of the other part.

WITNESSETH, That the said Grantor, for and in consideration of the sum of one (\$1.00) dollar, lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released, and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Plymouth, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof made by Will D. Hiltner, Registered Surveyor, dated December, 1950, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Ridge Pike, a corner of land of Armand Barbone, at the distance of 100 feet Northwesterly from the Northwesterly right of way line of Plymouth Branch of the Reading Railroad; thence extending from said beginning point, North 46 degrees, 34 minutes West along the Northeasterly side of the Ridge Pike, 160 feet to a point; thence extending along other land of Casper Puche, of which this was a part, the two following courses and distances: (1) North 44 degrees, 33 minutes East, 404.19 feet to a point, and (2) South 16 degrees, 21 minutes East, 237 feet to a point; thence extending along land of the said Armand Barbone, the two following courses and distances to wit: (1) South 56 degrees, 36 minutes West, 146.61 feet to a stake, and (2) South 51, 10 minutes West, 143.41 feet to the Northeasterly side of Ridge Pike, the first mentioned point and place of beginning.

ALSO, ALL THAT CERTAIN lot or piece of land, Situate in the Township of Plymouth, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Will D. Hiltner, R. C. E. June 1951, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Ridge Turnpike (50 feet wide) at the distance of 260 feet Northwesterly from the Northwesterly right of way of the Plymouth Branch of the Reading Company (33 feet wide) a corner of this and land of Ludwig Braun; thence extending along said side of Ridge Turnpike, North 46 degrees, 34 minutes West, 100 feet to a point, a corner of this and land of Casper Puche which this was a part; thence extending along said Puche's land, North 44 degrees, 17 minutes



East, 404.19 feet to a point, a corner of this and other land of said Casper Puche; thence extending along said Puche's land, South 46 degrees, 33 minutes East, 101.88 feet to a point, a corner of this and land of said Ludwig Braun; thence extending along said Braun's land, South 44 degrees, 33 minutes West, 404.19 feet to the first mentioned point and place of beginning.

ALSO, ALL THAT CERTAIN lot or piece of land, Situate in the Township of Plymouth, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Will D. Hiltner, R.C.E., in the month of June, 1951, as follows, to wit:-

BEGINNING at a point on the Northeasterly side of Ridge Turnpike (50 feet wide) at the distance of 360 feet Northwesterly from the Northwesterly right of way line of the Plymouth Branch of the Reading Company (33 feet wide), a corner of this and land of Adolf Florig; thence extending along said Northeasterly side of said Ridge Turnpike, North 46 degrees, 34 minutes West, 100 feet to a point, a corner of this and land of Casper Puche which this was a part; thence extending along Puche's land, North 44 degrees, 17 minutes East, 404.19 feet to a point, a corner of this and other land of said Casper Puche; thence extending along said Puche's land, South 46 degrees, 33 minutes East, 100 feet to a point, a corner of this and land of said Adolf Florig; thence extending along said Florig's land, South 44 degrees, 33 minutes West, 404.19 feet, to the first mentioned point and place of beginning.

AND ALSO, ALL THAT CERTAIN tract or parcel of land, Situate in the Township of Plymouth, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey of property made for Florig Equipment Company by George C. Heilman, Registered Surveyor, dated December 10, 1963 and revised December 20, 1963, as follows, to wit:

BEGINNING at an interior point, which point is at the distance of North 45 degrees, 00 minutes East, 404.24 feet from a point on the Northeasterly side of Ridge Pike, which said point is at the distance of South 46 degrees 34 minutes East, 200 feet from other lands of Casper Puche of which this was a part; thence extending North 46 degrees, 34 minutes West along other lands of Florig Equipment Company, 201.88 feet to a point, a corner of other lands of Casper Puche; thence extending North 44 degrees, 44 minutes East along lands of Casper Puche, 155.81 feet to a point, a corner; thence extending along lands of the said Casper Puche the two following courses and distances to wit: (1) South 25 degrees, 56 minutes, 15 seconds East, 334.56 feet to a point, and (2) South 08 degrees, 32 minutes East, 130.88 feet to a point, a corner; thence extending along lands of said Casper Puche, South 54 degrees, 47 minutes West, 80.69 feet to a point, a corner of land now or late of Josephine Hurchalla; thence extending by land of the said Josephine Hurchalla, North 15 degrees, 28 minutes West, 235.88 feet to a point, being the first mentioned point and place of beginning.

CONTAINING in area 1.009 acres of land.



ALL comprising Parcel Number 49-00-10105-00-7 of the Montgomery County Commissioners Registry.

BEING the same premises which Florig Equipment Company, Inc., by Deed dated December 28, 2011, as recorded January 12, 2012, in the Office of the Recorder of Deeds of Montgomery County, PA., in Deed Book 5824 page 2480 &c., granted and conveyed unto Ridge Pike Front, L.P., a Pennsylvania limited partnership, in fee.

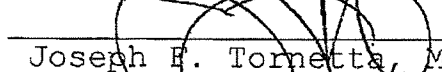
Together with all and singular the and all buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.


To have and to hold the said lot or piece of ground described, buildings and improvements, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for itself and its successors does hereby covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor and its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said 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 **SPECIALLY WARRANT** and forever **DEFEND**.

In Witness Whereof, the Grantor has caused these presents to be duly executed, as of the day and year first above written.

Ridge Pike Front, L.P., a
Pennsylvania limited partnership
By: Ridge Pike Front GP, LLC, a
Pennsylvania limited liability company

By: 
Joseph F. Tornetta, Manager

By: 
Charles J. Tornetta, Manager

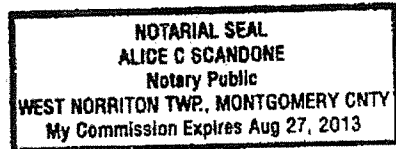
THE TOTAL, TRUE, ACTUAL AND FACTUAL CONSIDERATION IS
\$5,500,000.00.



COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF MONTGOMERY :

ON THIS, the 31st day of December, 2012, before me, a Notary Public, the undersigned officer, personally appeared Joseph F. Tornetta, who acknowledged himself to be a Manager of Ridge Pike Front GP, LLC, the limited liability company named in the foregoing instrument as the General Partner of Ridge Pike Front, L.P., a limited partnership, and that he as such Manager of the General Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained in the name of such Limited Partnership by himself as a Manager of the General Partner, on behalf of said Limited Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF MONTGOMERY :

ON THIS, the 31st day of December, 2012, before me, a Notary Public, the undersigned officer, personally appeared Charles J. Tornetta, who acknowledged himself to be a Manager of Ridge Pike Front GP, LLC, the limited liability company named in the foregoing instrument as the General Partner of Ridge Pike Front, L.P., a limited partnership, and that he as such Manager of the General Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained in the name of such Limited Partnership by himself as a Manager of the General Partner, on behalf of said Limited Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



PLYMOUTH
MONTGOMERY COUNTY



TOWNSHIP
PENNSYLVANIA

COUNCIL
CHRISTOPHER G. MANERO, CHAIR
KAREN R. BRAMBLETT, VICE CHAIR
KATHERINE BANDISH
LYNNE M. VISCIO
NICHOLAS R. WHITNEY
KAREN B. WEISS, MANAGER
MICHAEL P. CLARKE, SOLICITOR

PLYMOUTH TOWNSHIP BUILDING
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462
PHONE: (610) 233-0608
FAX: (610) 277-1452
EMAIL: plymouth@plymouthtownship.org

January 24, 2022

Robert E. Blue,
Consulting Engineers, P.C.
1149 Skippack Pike
Blue Bell, PA 19422

Dear Bob:

Thank you for writing to Plymouth Township with your request for information pursuant to the Pennsylvania Right – To – Know law.

On January 21, 2022 you requested “the signage zoning relief that Wawa may have received at 1300 E. Ridge Pike”. Your request is granted and the requested responsive documents are enclosed.

Very truly yours,

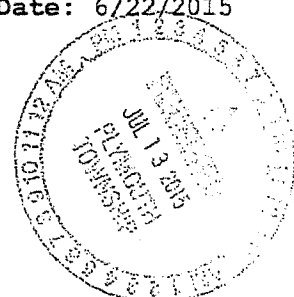
Karen B. Weiss
Manager

KBW/l
AD/righttoknow.ltr

BEFORE THE ZONING HEARING BOARD OF PLYMOUTH
TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

Application of: CIAN, LLC : Hearing Date: 6/22/2015

Property: East Ridge Pike & : Decision Date: 6/22/2015
Diamond Avenue,
Plymouth Meeting, :
Plymouth Township,
Pennsylvania :



DECISION

A Public Hearing on the above Application having been held on Monday, June 22, 2015, at 7:00 P.M. at the Plymouth Township Building, 700 Belvoir Road, Plymouth Meeting, Pennsylvania, pursuant to Notice as required by the Plymouth Township Zoning Ordinance of 1960, as amended, (hereinafter "Ordinance") and the Pennsylvania Municipalities Planning Code, and having considered the evidence and testimony presented, the Zoning Hearing Board of Plymouth Township, makes the following Order:

ORDER

Accordingly, based upon the evidence and testimony presented with respect to the Application of CIAN, LLC, 2997 Brambling Lane, East Norriton, PA, 19403, for the premises located at East Ridge Pike and Diamond Avenue, Plymouth Meeting, Plymouth Township, PA, for the following relief from the Plymouth Township Zoning Ordinance No. 342, as amended to permit

the construction of a 5,051 square foot retail store with gasoline sales within a Commercial District:

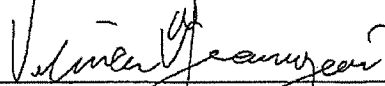
- Special Exception pursuant to Article X, Section 1000.K.1 to permit a gasoline filling station;
- Variance from Article X, Section 1002.D. to permit a proposed trash enclosure 12 feet from the rear property line where a minimum of 30 feet is required;
- Variance from Article XVI, Section 1601.C.1. and Special Exceptions pursuant to Article XVI, Section 1601.C.3 and Section 1601.C.3.A. to permit a total of 385.97 square feet of signage;
- Variance from Article XVI, Section 1603.G. to permit a moving, LED signage which changes gasoline prices;
- Special Exception pursuant to Article XVI, Section 1604.C.4. to permit the illumination of changeable signs between the hours of 11:00 P.M. and 7:00 A.M.; and
- Variance from Article XVII, Section 1707 A. to permit less than a 3 foot high berm along street frontages;

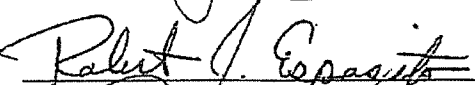
is hereby **GRANTED**, subject to the following conditions:

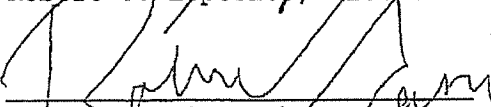
1. Applicant shall make all reasonable efforts to consider the spill-over effects of the lighting for signage that abuts residential properties on Ridge Pike, Diamond Avenue and all other points where the project abuts residential development and shall do so through the Land Development process;
2. Applicant shall obtain Land Development Plan approval from the Township;
3. The LED signage shall change the message not more than one time in 24 hours;
4. The berm shall be 36 inches on the site; and
5. The trash removal/compactor operation shall occur during daytime hours and shall be consistent with the Township regulations regarding same.


The Board reserves the right to prepare Findings of Fact and Conclusions of Law to support the Decision if an Appeal is filed.

Plymouth Township
Zoning Hearing Board


Vince Frangiosa, Chairman


Robert J. Esposito, Vice-Chairman


Robert Sassi, Member


David Raimondo, Member

Order Entered: June 22, 2015

Circulation Date:

NOTE TO APPLICANT:

There is a thirty (30) day period after the date of a decision for an aggrieved person to file an appeal in the Court of Common Pleas of Montgomery County to contest an approval or denial by the Zoning Hearing Board. If the Applicant has been granted Zoning Hearing Board approval, the Applicant may take action on said approval during the thirty (30) day appeal period; however, the Applicant will do so at his or her own risk. If the Applicant has received Zoning Hearing Board approval, the Applicant must secure all applicable permits from Plymouth Township within one (1) year of the date of the approval or the decision granting approval.

COMMONWEALTH OF PENNSYLVANIA
PLYMOUTH TOWNSHIP ZONING HEARING BOARD
APPLICATION OF FLORIG EQUIPMENT COMPANY, INC.
DECISION DATED DECEMBER 17, 1990

I. HISTORY

On or about October 26, 1990, Florig Equipment Company, Inc. filed the within application for a special exception from the terms of the Plymouth Township Zoning Ordinance of 1960, No. 342, as amended, Article XXVII, Sections 2704.5 and 2704.7, seeking to construct a storm sewer culvert and to grade the land over the culvert in an area that is designated as a flood plain.

After notice duly given and advertised in the Norristown Times Herald on Friday, November 2, 1990, and Friday, November 9, 1990, a hearing was held on said application at the Plymouth Township Municipal Building on November 19, 1990, and a stenographic record was made.

II. FINDINGS OF FACT

1. The subject property is located at 904 Ridge Pike in Plymouth Township, Montgomery County, Pennsylvania, in a Limited Industrial District. It is irregular in shape and consists of approximately 6.287 acres. Presently on the site is a 35,000 square foot warehouse building with office, and the use of the land is as a truck parts warehouse and distribution

center. On October 17, 1983, the applicant appeared before this Board and presented plans for the installation of two 90 inch corrugated metal pipes, grading, parking, and sewer connections in a Flood Plain Conservation District. At that time the applicant presented detailed engineering studies regarding the flood plain area, and an application setting forth the boundaries of the flood plain. The applicant testified in the subject application that the engineering studies would still apply, and incorporated its testimony from the hearing held on October 17, 1983, as if fully set forth in the hearing held on November 19, 1990.

2. Testifying in favor of the application was John K. Woodman, a Vice-President of Florig Equipment Company, Inc. Received as Exhibits "A-1" and "A-2" were plans showing the storm culvert construction details and the plot plan showing the location of the proposed storm culvert. Received as Exhibit "A-3" was a picture of the site, and as Exhibit "A-4" was a letter from Walter R. Hull, P.E., Township Engineer for Plymouth Township.

3. Mr. Woodman testified that it is the applicant's intention to reinforce a culvert on the property and to grade over it. The culvert is near a roadway, and is a very dangerous condition. It separates two portions of the property, and

creates a hazard because motor vehicles travelling along the roadway can easily run into this ditch. It is felt that the proposal is consistent with the storm water management system already constructed on the property, and that it would reduce or eliminate a safety hazard. Mr. Woodman testified that the road bed and pipes presently on the property would not be disturbed, and he agreed, on behalf of the applicant, to comply with the conditions imposed in the November 21, 1983 decision of this Board.

4. The letter of Walter R. Hull, P.E., states that he reviewed the appeal form and plans submitted by the applicant, and that the work proposed would be permitted by special exception. Mr. Hull stated that the special exception, if granted, would not alter the cross-sectional profile of the stream and the flood plain, that adjacent neighbors would not be adversely affected, that neither the general welfare nor the public interest of Plymouth Township would be adversely affected, and that flood level will not increase during the base storm.

III. DISCUSSION

The subject property is located in a Flood Plain Conservation District as defined under Section 2701 of the Plymouth Township Zoning Ordinance of 1960, as amended, No. 342, Article XXVII. The uses proposed by the applicant for this

property are permitted by special exception: namely, to construct a storm sewer culvert (Section 2704.5), and regrading of land over the culvert (Section 2704.7).

In Section 2705 of the Ordinance, standards are set forth for the approval of a special exception in a Flood Plain Conservation District. The Zoning Hearing Board is directed to consider the standards for special exceptions in general under Section 2101(D)(3), Article XXI. Further, the Board is directed to consider three specific criteria set forth in Section 2705. The testimony of Mr. Hull, the Township Engineer, addressed these criteria and found no adverse affect to the community from the granting of the special exception. The Board finds that the request is the minimum necessary, considering the flood hazard, to afford relief, and that there would be no increase in the flood levels during the base flood discharge. The Board also finds that the applicant has presented good and sufficient cause for the special exception, in that it alleviates a safety hazard and connects two areas of the same property, and that a failure to grant the appeal would result in exceptional hardship to the applicant. The Board accepts the testimony of Mr. Hull that the granting of the application will not result in increased flood heights, additional threats to public safety, extraordinary public expense, will not creat nuisances, cause fraud on or

victimization of the public, or conflict with existing local laws or ordinances.

The Board has also considered the criteria for the granting of a special exception as set forth in Section 2101(D)(1). The Board finds that Section 2704 permits the applicant the right to seek a special exception, and it finds that the allowance of the special exception would not be contrary to the public interest. It appears that the application merely extends the storm water containment program previously approved by this Board, and the applicant has agreed to continue the safeguards mandated by this Board in its prior approvals. Accordingly, a special exception must be granted.

IV. CONCLUSIONS OF LAW

1. The applicant has brought itself within the provisions and conditions of the Ordinance which allows a special exception.

2. The granting of a special exception, with the conditions set forth in the Board's Order, will not have an adverse effect on the public interest under the criteria set forth in Section 2101(D)(3) and Section 2705(1) through (4) of the Ordinance.

3. The relief requested by the applicant is the minimum necessary, considering the flood hazard, to afford

relief and with the conditions set forth in the Board's Order, no increase in the flood levels during the base flood discharge will result.

4. The applicant has shown good and sufficient cause for relief requested, and the failure to grant a special exception would result in exceptional hardship to the applicant, and the granting of the special exception, with the conditions set forth in this Order, will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nuisances, fraud on or victimization of the public, or conflict with existing local laws or ordinances.

5. The applicant is entitled to special exceptions for uses set forth in Section 2704(5), and 2704(8) of the Plymouth Township Zoning Ordinance.

ORDER

AND NOW, this 17th day of December, 1990, the application of Florig Equipment Company, Inc. for special exceptions under Sections 2704.5, and 2704.7 of the Plymouth Township Zoning Ordinance are granted, under and subject to the following conditions:

(1) All improvements constructed by the applicant pursuant to this Decision and Order and all detailed engineering studies and plans shall be in strict compliance and conformity

with the testimony and exhibits presented to the Board at the hearing on November 19, 1990, and all of the foregoing shall be subject to the approval of the Plymouth Township Engineer. Further, the applicant shall comply with all conditions imposed by the Plymouth Township Engineer in his review of the development plan, and shall comply with all conditions imposed by the Plymouth Township Council in consideration of the application.

(2) The applicant shall acquire from the Pennsylvania Department of Environmental Resources, Division of Dams and Encroachments, a permit or waiver thereof, to construct culverts across the flood plain and to encroach the waterway with storm water outfalls.


(3) The Orders and Decisions of the Board, together with the conditions imposed therein, dated June 21, 1982 and November 21, 1983 are adopted and reaffirmed by the Board in its Decision, and are incorporated by reference as if fully set forth herein, and the conditions imposed therein are reaffirmed by the Board and established as conditions of this special exception.

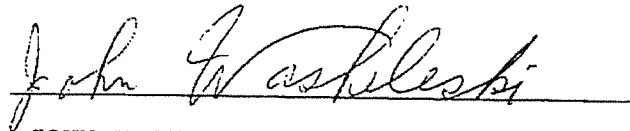
The applicant is instructed to apply to the Plymouth Township Zoning Officer/Building Inspector to obtain any appropriate permits. The applicant is hereby advised that the issuance of this decision to allow construction of structures

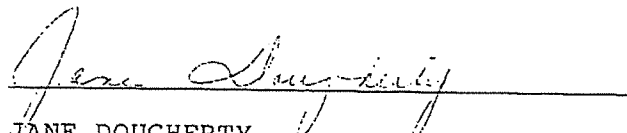
below the base flood elevation will result in an increase in premium rates for flood insurance and such construction increases the risk to life and property.

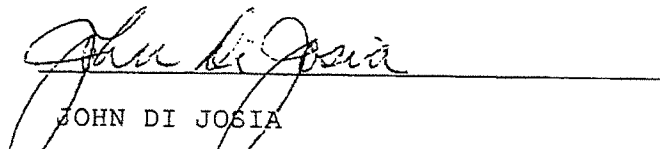
THE SPECIAL EXCEPTIONS GRANTED HEREIN SHALL EXPIRE IF THE APPLICANT FAILS TO OBTAIN THE BUILDING PERMITS WITHIN SIX (6) MONTHS OF THE DATE OF THIS DECISION.

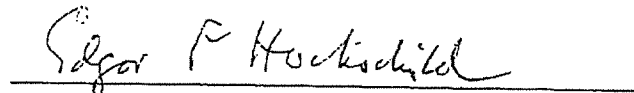
PLYMOUTH TOWNSHIP ZONING HEARING BOARD


D. FRANCIS PAGNOTTI, CHAIRMAN


JOHN WASHELESKI, VICE-CHAIRMAN


JANE DOUGHERTY


JOHN DI JOSIA


EDGAR HOCHSCHILD

HFR/nh
#5628-87-11
6/11/87

COMMONWEALTH OF PENNSYLVANIA
PLYMOUTH TOWNSHIP ZONING HEARING BOARD
APPEAL OF EDWARD D. FLORIG
DECISION DATED JUNE 15, 1987

I. HISTORY

On or about April 28, 1987, Edward D. Florig (hereinafter called "Appellant") filed the within Appeal for a variance from the terms of Section 1913 of the Plymouth Township Zoning Ordinance of 1960, Ordinance No. 342, as amended (hereinafter called "Ordinance") requesting approval for a building lot which does not abut a public street by at least 50 ft. at the right-of-way line.

After notice duly given and advertised in the Norristown Times Herald on Saturday, May 2, 1987 and Saturday, May 9, 1987, a hearing was held on said Appeal at the Plymouth Township Municipal Building on May 18, 1987, and a stenographic record was made.

II. FINDINGS OF FACT

1. The subject property is located at the rear of 906 Ridge Pike, Plymouth Township, in a Heavy Industrial Zoning District.

2. Appellant is the owner of the subject property.

3. There are no improvements on the subject property.

4. The subject property is an irregular shaped lot containing 6.287 acres as more particularly described in

Appellant's Exhibit "A-4", having a 319.67 ft. frontage on a Philadelphia Electric Company access road.

5. The Appellant proposes to construct a warehouse and office facility on the subject property in compliance with all Township Codes.

6. The title to the property provides the Appellant with the free and uninterrupted use of the aforesaid access road to Ridge Pike, subject to a proportionate part of the expense of maintenance of said access road.

7. Without the requested variance, the property cannot be used as zoned.

8. The development of the subject property with a warehouse and office building with ingress and egress to Ridge Pike over the Philadelphia Electric Company access road will not be contrary to the public interest.

III. DISCUSSION

Section 1913 of the Ordinance provides that a lot must abut a public street for at least 50 ft. at the right-of-way line.

Section 200 of the Ordinance defines a lot in terms of a parcel of land developed with a principal building and accessory buildings together with open spaces in connection with such uses which are not less than the minimum required by the Ordinance. The subject property is a lot which does not have frontage on a public street. Hence, a variance is required.

In a request for a variance, the Zoning Hearing Board is guided by Section 2101.D.2. of the Plymouth Township Zoning

Ordinance and Section 912 of the Pennsylvania Municipalities Planning Code. Section 2101.D.2. of the Zoning Ordinance provides that an Applicant for a variance has the burden of establishing that a literal enforcement of the provisions of the Ordinance will result in an unnecessary hardship as that term is defined by law, including Court decisions, and that the allowance of the variance will not be contrary to the public interest. Section 912 of the Pennsylvania Municipalities Planning Code permits the Zoning Hearing Board to grant the variance where it is alleged that the provisions of the Zoning Ordinance inflict unnecessary hardship upon the Appellant and when the Board can make certain prescribed findings where relevant in a given case.

When determining whether a variance is contrary to the public interest, the Board considers the criteria set forth in Section 2101.D.3. of the Ordinance. With the conditions set forth in the Board's Order, below, the grant of this variance would not be contrary to the public interest.

It is clear that a variance must be granted in order to allow a reasonable use of the property as zoned. The Philadelphia Electric Company access road is an adequate means of ingress and egress for the property. The proposed warehouse and office building is consistent with the general character of the area. Appellant has clearly shown an unnecessary hardship unique to the property and the absence of any conditions which would be detrimental to the public interest.

IV. CONCLUSIONS OF LAW

From the facts presented it is the judgment of the Board that the Appellant has proven an unnecessary hardship unique or peculiar to his property and that the variance is not contrary to the public interest. Accordingly, the Board is able to make the following findings under Section 912 of the Pennsylvania Municipalities Planning Code:

1. That there are unique physical circumstances or conditions peculiar to the property and the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Ordinance in the neighborhood or district in which the property is located;

2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance and that the authorization for variance is therefore necessary to enable the reasonable use of the property.

3. That such unnecessary hardship has not been created by the Appellant;

4. That the variance will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, nor be detrimental to the public welfare;

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5. That the variance will represent the minimum variance that will afford relief and will represent the least modification possible under Section 1913 of the Zoning Ordinance.

O R D E R

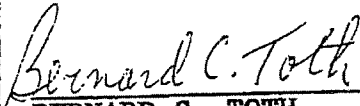
AND NOW, this 15th day of June, 1987, the Appeal of Edward D. Florig for a variance from the terms of Section 1913 of the Plymouth Township Zoning Ordinance of 1960, Ordinance No. 342, as amended, for access to a public street over the Philadelphia Electric Company access road is granted, subject to the condition that the use and development of the subject property and the access road be as stated in the evidence and exhibits presented on behalf of the Appellant at the hearing before the Board on May 18, 1987.

Appellant is directed to apply to the Plymouth Township Zoning Officer/Building Inspector to obtain the appropriate permits.

THE VARIANCE GRANTED HEREIN SHALL EXPIRE IF A BUILDING PERMIT IS NOT OBTAINED WITHIN SIX (6) MONTHS FROM THE DATE OF THIS DECISION.


PLYMOUTH TWP. ZONING HEARING BOARD

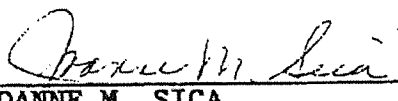

D. FRANCIS PAGNOTTI, Chairman


BERNARD C. TOTH

CHARLES P. GROHOSKI

HFR/nh
#5628-87-11
6/11/87


LAWRENCE J. CLIFFORD


JOANNE M. SICA

COMMONWEALTH OF PENNSYLVANIA
PLYMOUTH TOWNSHIP ZONING HEARING BOARD
APPLICATION OF FLORIG EQUIPMENT COMPANY, INC.
DECISION DATED NOVEMBER 21, 1983

I. HISTORY

On or about September 12, 1983, Florig Equipment Company, Inc. filed the within application for a special exception under Sections 2704.4, 2704.5, 2704.6 and 2704.7 of the Plymouth Township Zoning Ordinance of 1960, Ordinance No. 342, as amended, seeking permission to construct two 90 inch corrugated metal pipes, sewer and water connections, parking areas and related grading all within a Flood Plain Conservation District.

After notice duly given and advertised in the Norristown Times Herald on Friday, September 30, 1983 and Friday, October 7, 1983, a hearing was held on said application on October 17, 1983 and a stenographic record was made.

II. FINDINGS OF FACT

1. The subject property is located on the north side of Ridge Pike opposite of Alan Wood Road, Plymouth Township in a Heavy Industrial Zoning District.

2. The owner of the property is Ed Florig and the lessee of the property is Florig Equipment Company, Inc. (hereinafter called Applicant).

3. The subject property is irregular in shape and consists of two parcels totalling 10.387 acres and more particularly de-

scribed on a grading plan made for the Applicant dated August 26, 1983 and marked Exhibit "A-1".

4. The subject property is bounded to the north by the lands of Philadelphia Electric Company, to the south by the lands of the Plymouth branch of the Reading Railroad¹ and the entrance to the Blue Route and to the east by the lands of Excelsior Truck Leasing Company.

5. There are two concrete block buildings and parking areas presently located on the property as shown on Exhibit "A-1".

6. A portion of the Plymouth Township Flood Plain Conservation District crosses the subject property, the boundaries of which were revised by Decision and Order of the Board dated June 21, 1982, as more particularly described in the aforesaid Exhibit "A-1".

7. The Applicant proposes to collect the storm water runoff from tributary no. 1 of the Plymouth Creek in two 90 inch corrugated metal pipes constructed within the Flood Plain Conservation District to convey and discharge said storm water at a point 150 feet to the north of the Chemical Road pump station. This will enable the Applicant to fill the ground above the pipe for parking and access between the existing buildings and a future building to be constructed on the eastern side of the tract as more particularly described in Exhibit "A-1".

8. The two 90 inch corrugated metal pipes will hydraulically carry a 100 year storm without any damage to property upstream

¹ Now known as the Consolidated Railroad Corporation.

from the culvert; and, will not help or worsen a flooding problem at the Chemical Road Pump Station area.

9. Future development of the tract, at the time of the construction of a future building, will require additional storm water management facilities to insure the amount of run off from the tract will not increase over existing conditions.

10. A rock lined swale will be constructed to carry the run off where the stream is diverted and is not piped and this will minimize the erosion of the swale bed.

11. A 10 inch gravity sanitary sewer line, a 16 inch sanitary sewer force main and two sanitary sewer manholes presently exist within the Flood Plain Conservation District in the area of the proposed construction.

12. The Applicant proposes to construct the two 90 inch corrugated metal pipes over the aforesaid sanitary sewer lines.

13. The Applicant proposes to bridge the proposed storm sewer system over the sanitary sewer facility with a concrete cradle, which would act as a physical barrier between the two systems and distribute the vertical load of the culverts, fill and live loads over the sanitary sewers.

14. The applicant proposes to revise its grading plan in the vicinity of existing manholes so that an extension can be added utilizing the existing base and walls of the manholes and to result in a final depth of no greater than 12 feet.

15. The Plymouth Township Municipal Authority owns and operates the aforesaid sanitary sewer facilities in, under and through an existing easement, which the Applicant proposes to encroach with the proposed storm water facilities.

16. The Applicant must acquire approval from the U.S. Soil Conservation Service, the Pennsylvania Department of Environmental Resources, Bureau of Dams and Waterway Management in order to construct the proposed storm sewer system.

17. The Applicant intends to tie into the 10 inch sewer gravity line on the west side of the proposed culvert and a saddle should be placed on the main, the lateral constructed and encased in concrete prior to the installation of the culvert.

18. Water connection for the future building should not have to encroach in the Flood Plain Conservation District since an existing water main runs on the southern edge of the Philadelphia Electric Company access road.

19. The construction requested in the flood plain represents a minimum encroachment therein and the denial of such encroachment would be an exceptional hardship to the Applicant.

20. The affect of the use will not substantially alter the cross-sectional profile of the streams and flood plain at the location of the proposed use.

21. There will be no adverse effect on adjacent stream neighbors.

22. There will be no adverse effect on the general welfare or public interest of Plymouth Township or surrounding townships

in the same watershed.

23. All improvements to be constructed shall be flood proofed as required by the Plymouth Township Engineer and the Plymouth Township Municipal Authority Engineer.

III. DISCUSSION

Section 2704 of the Ordinance sets forth various uses which are permitted by special exception in a Flood Plain Conservation District. Section 2704.4 allows culverts and bridges with the approval of the appropriate authorities with jurisdiction such as the Commonwealth of Pennsylvania, Department of Forest and Waters, Power and Resources Board. Section 2704.5 allows sanitary or storm sewers with the approval of the Township's Engineer. 2704.6 allows roads, driveways or parking areas. 2704.7 allows grading or regrading of lands including the deposit of topsoil and the grading thereof.

Section 2101.D.1. of the Ordinance provides that an Applicant for a special exception shall have the burden of establishing both that his application falls within the provisions of the ordinance which accords the Applicant the right to seek a special exception and that the allowance of a special exception will not be contrary to the public interest. The within application clearly falls within the uses outlined in Section 2704 of the Ordinance. Therefore, the Applicant has proven the right to seek a special exception.

Section 2705 of the Ordinance establishes the standards for approval of uses by special exception which, along with the criteria set forth in Section 2101.D.3. of the Ordinance provides the basis for the Board to determine whether an affirmative decision is justified and in the public interest.

The construction of the two 90 inch corrugated metal pipes appears to adequately handle storm water drainage without any adverse affect on the public. However, the location of these pipes being within a Plymouth Township Municipal Authority Easement can seriously and adversely affect existing sanitary sewer facilities located therein, unless appropriate conditions are imposed upon the Applicant to assure the compatability of the Applicant's proposed construction with the existing sanitary sewer facilities. After considering the testimony of the Township Engineer and other evidence presented to the Board, with the conditions set forth in the Board's Order below, the criteria set forth in Section 2705 and 2101.D.3. of the Ordinance have been met.

IV. CONCLUSIONS OF LAW

1. The Applicant has brought itself within the provisions or conditions of the Ordinance which allows a special exception.

2. Granting a special exception with the conditions set forth in the Board's Order, below, will not have an adverse affect on the public interest under the criteria set forth in Section 2101.D.3. and Section 2705.1-4 of the Ordinance.

3. The relief requested by the the Applicant is the minimum necessary, considering the flood hazard, to afford relief, and with the conditions set forth in the Board's Order, below, no increase in the flood levels during the base flood discharge will result.

4. The Applicant has shown good and sufficient cause for the relief requested, the failure to grant a special exception will result in an exceptional hardship to the Applicant, and the granting of this special exception, with the conditions set forth in the Board's Order, below, will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nuisances, fraud on or victimization of the public or conflict with existing local laws or ordinances.

ORDER

AND NOW, this 21st day of November, 1983, the application of Florig Equipment Company, Inc. for a special exception under Sections 2704.4, 2704.5, 2704.6 and 2704.7 of the Plymouth Township Zoning Ordinance of 1960, Ordinance No. 342, as amended, to construct two 90 inch corrugated metal pipes, grading, parking, and sewer connections in a Flood Plain Conservation District is granted, under and subject to the following conditions:

1. All construction and improvements in the Flood Plain Conservation District pursuant to this Decision and Order shall require the prior approval of and be subject to conditions

imposed by the Plymouth Township Municipal Authority.

2. Future development of the subject property shall require the prior approval of a storm water management program to insure the amount of run off from the tract will not increase over existing conditions, all to the approval of the Plymouth Township Engineer.

3. All construction and improvements in the Flood Plain Conservation District, including the length and dimensions of the concrete cradle to be constructed shall receive the prior approval of and be subject to the conditions imposed by the Plymouth Township Engineer and the Plymouth Township Municipal Authority Engineer.

4. The grading shall be revised so than an extension can be added utilizing the existing basin walls and the final depth of the manhole shall be no greater than 12 feet all to the approval of the Plymouth Township Engineer and the Plymouth Township Municipal Authority Engineer.

5. Prior to construction of any of the proposed improvements and associated grading, the Applicant shall receive approval from the U.S. Soil Conservation Service and the Pennsylvania Department of Environment Resources, Bureau of Dams and Waterway Management, as well as the Plymouth Township Municipal Authority, as aforesaid.

6. The Applicant's tie into the 10 inch gravity line on the west side of the proposed culvert shall be to the approval of and subject to conditions imposed by the Plymouth Township

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Municipal Authority.

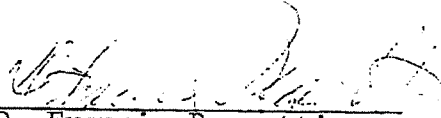
7. All structures shall be constructed to be firmly anchored in accordance with accepted engineering practices to prevent floatation, collapse or lateral movement; and, be constructed so as to prevent the entrance of flood waters into the waste treatment systems and waste treatment systems shall be designed to minimize or eliminate discharges from the systems into the flood waters all to the approval of and subject to the conditions imposed by the Plymouth Township Municipal Authority and the Plymouth Township Engineer.


Applicant is directed to apply to the Plymouth Township Zoning Officer/Building Inspector to obtain any appropriate permits.

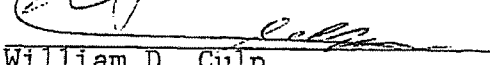
THE APPLICANT IS HEREBY ADVISED THAT THE ISSUANCE OF THIS DECISION TO ALLOW CONSTRUCTION OF STRUCTURES BELOW THE BASE FLOOD ELEVATION WILL RESULT IN AN INCREASE IN PREMIUM RATES FOR FLOOD INSURANCE AND SUCH CONSTRUCTION INCREASES RISK TO LIFE AND PROPERTY.

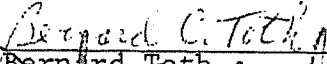
THIS SPECIAL EXCEPTION SHALL EXPIRE IF THE APPLICANT FAILS TO OBTAIN A BUILDING PERMIT WITHIN SIX (6) MONTHS OF THE DATE OF THIS DECISION.

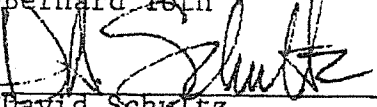
PLYMOUTH TOWNSHIP ZONING HEARING BOARD


D. Francis Pagnotti


Lawrence J. Clifford, Chairman


William D. Culp


Bernard C. Toth


David Schurtz

HJR/mjn
6.14/82
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COMMONWEALTH OF PENNSYLVANIA
PLYMOUTH TOWNSHIP ZONING HEARING BOARD
APPLICATION/APEAL OF FLORIG EQUIPMENT CO., INC.
DECISION DATED JUNE 21, 1982

I. HISTORY

On or about April 20, 1982 Florig Equipment Co., Inc. filed the within application/appeal for a variance from the terms of Section 2107 of the Plymouth Township Zoning Ordinance of 1960, Ordinance No. 342, as amended, seeking an amendment and correction of the boundaries of the Flood Plain Conservation District; and, for a special exception under Section 2704.5 of the ordinance seeking permission to construct sanitary and storm sewer connections for a proposed addition to a building located on the property.

After notice duly given and advertised in the Norristown Times Herald on Friday, April 30, 1982 and Friday May 7, 1982 a hearing was held on said Application/Appeal at the Plymouth Township Municipal Building on May 17, 1982 and a stenographic record was made.

II. FINDINGS OF FACT

1. The subject property is located on the north side of Ridge Pike opposite Allenwood Road, Plymouth Township in a heavy industrial zoning district.

2. The owner of the property is Florig Equipment Co., Inc. (hereinafter called applicant).

3. The subject property is irregular in shape, contains 4.1 acres and is more particularly described on a Flood Plain Study made for Florig Equipment Co., Inc. dated April 15, 1982 and marked applicant's Exhibit "A-1".

4. The subject property is bounded to the north by the lands of Philadelphia Electric Company, to the south by the lands of the Plymouth Branch of Reading Railroad and the entrance to the Blue Route, to the rear by an additional 6.287 parcel owned by the applicant and to the east by the lands of Excelsior Truck Leasing Company.

5. The improvements presently on the property consist of two concrete one and two story block buildings as shown on Exhibit "A-1".

6. The Flood Plain Conservation District established under Section 2701 of the Ordinance is based upon the existence of alluvial soils or local alluvium as designated by the Soil Conservation Service, United States Department of Agriculture.

7. The boundaries of the said Flood Plain Conservation District as it affects the subject property and the adjoining 6.287 acre property of the applicant are shown on applicant's Exhibit "A-1".

8. The Hydrologic and Hydraulic studies submitted by the

applicant and marked Exhibit "A-2" establish a revised 100 year flood plain boundary line on the subject property and the adjoining 6.287 acre property as designated on Exhibit "A-1".

9. Applicant proposes to construct a 126 foot by 61 foot addition to its existing concrete block building as shown on Exhibit "A-1".

10. The proposed addition will require the construction of sanitary and storm sewer lines within the revised 100 year flood plain the details of which are not set forth in applicant's exhibits, but which lines shall be constructed to the satisfaction and approval of the Plymouth Township Engineer and the Plymouth Township Municipal Authority Engineer.

III. DISCUSSION

Under Section 2701 of the Plymouth Township Zoning Ordinance of 1960, Ordinance No. 342, as amended, the boundaries of the Flood Plain Conservation District in the Township are established. Section 2707 of the ordinance allows a party aggrieved by the establishment of such boundaries a right of appeal to the Zoning Hearing Board for a change in those boundaries. In such an appeal the burden of proof is upon the applicant to show that he is an aggrieved party and that the criteria used to delineate the the Flood Plain Conservation District is or has become incorrect because of changes due to natural or other causes; or, because of changes indicated by future detailed hydrologic and hydraulic studies.

Applicant proposes to construct a 126 foot by 61 foot addition to an existing building on the subject property. Under the existing flood plain district boundary line a portion of the proposed addition would lie within the flood plain district prohibiting its construction. Therefore, the applicant is clearly an aggrieved party.

Applicant contends that its detailed hydrologic and hydraulic studies performed on and about the subject property indicate that the existing boundaries of the Township's Flood Plain Conservation District are incorrect as they affect the subject property and an adjoining 6.287 acre tract owned by the applicant. Based upon the evidence submitted for the Board's consideration and with the able assistance of the Township Engineer, the Board concludes that the existing boundaries are, in fact, incorrect and that the boundaries of the flood plain conservation district as it affects the subject property and the adjoining 6.287 acre tract owned by the applicant should indeed be changed as delineated on applicant's Exhibit "A-1".

Section 2704 of the Ordinance sets forth various uses which are permitted by special exception in a flood plain conservation district. Section 2704.5 allows sanitary or storm sewers, impoundment basins, with the approval of the Township Engineer.

Section 2101.D.1. of the Ordinance provides that an applicant

for a special exception shall have the burden of establishing both that the application falls within the provisions of the Ordinance which accords the applicant the right to seek a special exception and that the allowance of a special exception will not be contrary to the public interest. The within application clearly falls within the uses outlined in Section 2704 of the Ordinance giving the applicant the right to seek a special exception.

Section 2705 of the Ordinance establishes the standards for approval of uses by special exception which, along with the criteria set forth in Section 2101.D.3. of the Ordinance provides the basis for the Board to determine whether an affirmative decision is justified and in the public interest.

Although the specific details of the sanitary and storm sewer connections are not set forth in Exhibit "A-1" the Board is able to approve the special exception requested provided the Plymouth Township Engineer and the Plymouth Township Municipal Authority Engineer have strict control over the design and construction of these connections; and, that the conditions set forth in the Board's Order below are strictly complied with.

IV. CONCLUSIONS OF LAW

1. The evidence presented at the hearing establishes that the applicant is a party aggrieved by the existing delineation of the boundaries of the flood plain conservation district on the subject

property and the adjacent 6.287 acre property owned by the applicant; and, that the hydrologic and hydraulic studies performed on and about the subject property properly designate the revised 100 year flood plain.

2. The applicant has brought itself within the provisions or conditions of the Ordinance which allows a special exception.

3. The granting of the special exception, with the conditions set forth in the Board's Order below, will not have an adverse affect on the public interest under the criteria set forth in Sections 2101.D.3. and 2705.1-4 of the Ordinance.

4. The relief requested by the applicant is the minimum necessary, considering the flood hazard, to afford relief and with the conditions set forth in the Board's Order, below, no increase in the flood levels during the base flood discharge will result.

5. The applicant has shown good and sufficient cause for the relief requested, the failure to grant a special exception will result in an exceptional hardship to the applicant, and the granting of this special exception, with the conditions set forth in the Board's Order, below, will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nuisances, fraud on or victimization of the public or conflict with existing local laws or ordinances.

ORDER

AND NOW, this 21st day of June, 1982, the appeal of Florig Equipment Co., Inc. under Section 2707 of the Plymouth Township Zoning Ordinance seeking an amendment and correction of the boundaries of the Flood Plain Conservation District is granted and the boundary lines of the flood plain conservation district shall be changed on the subject property and the adjacent 6.287 parcel owned by the applicant as set forth in applicant's Exhibit "A-1". The aforesaid change in the flood plain conservation district is granted, under and subject to the following condition:

1. If any additional construction on the property substantially alters the hydrologic or hydraulic calculations submitted into evidence, as determined by the Plymouth Township Engineer, then further approvals shall be required from the Zoning Hearing Board prior to the commencement of any such additional construction on the subject property or the adjoining 6.287 acre parcel.

IF IS FURTHER ORDERED that the application of Florig Equipment Co., Inc. for a special exception under Section 2704.5 of the Plymouth Township Zoning Ordinance to construct sanitary and storm sewer connections is granted, under and subject to the following conditions:

1. All structures shall be constructed to prevent the entrance of floodwater into the sewer, water and utility

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facilities; and waste treatment system shall be designed to minimize or eliminate discharges from those systems into the floodwaters.

2. The construction of sanitary and storm sewer connections shall not substantially alter the cross-sectional profile of the streams and flood plains at the location of the proposed use.

3. The sanitary and storm sewer connections shall be constructed to prevent any adverse affect on adjacent stream neighbors or on the general welfare or public interest of Plymouth Township or surrounding townships in the same watershed.

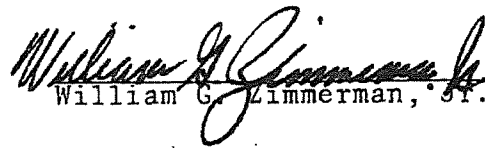
4. Sanitary and storm sewer connections and lines constructed shall be flood proofed as required by the Plymouth Township Engineer and the Plymouth Township Municipal Authority Engineer.

5. All of the improvements constructed by the applicant pursuant to this decision and Order shall require the approvals of the Plymouth Township Engineer and the Plymouth Township Municipal Authority Engineer.

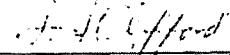
The applicant is hereby advised that the issuance of this decision to allow construction of structures below the base flood elevation will result in an increase in premium rates for flood insurance and such construction increases risks to life and property.

THIS SPECIAL EXCEPTION AND VARIANCE SHALL EXPIRE IF THE APPLICANT FAILS TO OBTAIN A BUILDING PERMIT WITHIN SIX (6) MONTHS OF THE DATE OF THIS DECISION.


PLYMOUTH TOWNSHIP ZONING HEARING BOARD



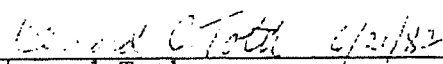
William G. Zimmerman, Jr. Chairman



Lawrence J. Clifford



William D. Culp



Bernard Toth



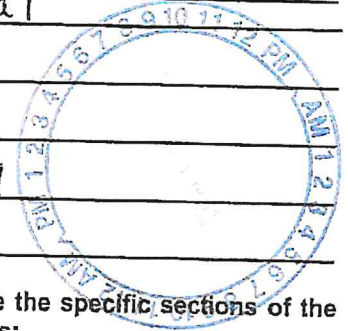
David Schultz

APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462

DATE: 2/11/2022

- (1) Applicant/Appellant's Name and Address: Freedom Fence LLC
PHONE NO.: 215-670-8884
- (2) Owner's Name and Address: Ellis Geer 120 Sebastian Lane
Plymouth meeting PA 19462 PHONE NO.: 847-309-7436
- (3) Lessee's Name and Address: _____
(If Applicable)
- (4) Location of Premises: 120 Sebastian Ln Plymouth Meeting
- (5) Dimensions of Lot: _____
- (6) Present Zoning Classification of Premises: R Residential
- (7) The improvements thereon are: Install a fence
and the present use of the land and/or building is Residential
- (8) If this is an application for a SPECIAL EXCEPTION check here and state the specific sections of the PLYMOUTH TOWNSHIP ZONING ORDINANCE upon which the applicant relies:
Section 1909
- (9) If this is an appeal from a decision of the BUILDING INSPECTOR/ZONING OFFICER seeking a VARIANCE from the terms of the PLYMOUTH TOWNSHIP ZONING ORDINANCE check here and state the specific sections of the ORDINANCE as to which the VARIANCE is being sought:
- (10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: Install a fence
in front yard
- (11) Describe what is proposed of real estate in question: Installation of fence
- (12) There must be attached hereto a plot plan, accurately drawn to scale, of the real estate in question, indicating the location and dimensions of the tract and improvements erected thereon as well as those proposed to be erected. ALL PLANS MUST BE FOLDED OR THE APPLICATION WILL NOT BE ACCEPTED.



(OVER)

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

STATE OF PENNSYLVANIA:
SS
COUNTY OF MONTGOMERY:

Ellis Geer, 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.

Ellis Geer

APPLICANT/APPELLANT

SWORN :
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS 14 DAY OF :
February, 2022.

Commonwealth of Pennsylvania - Notary Seal
Elizabeth Vaysman, Notary Public
Philadelphia County
My commission expires May 22, 2022
Commission number 1331126
Member, Pennsylvania Association of Notaries

Elizabeth Vaysman
Elizabeth Vaysman

(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

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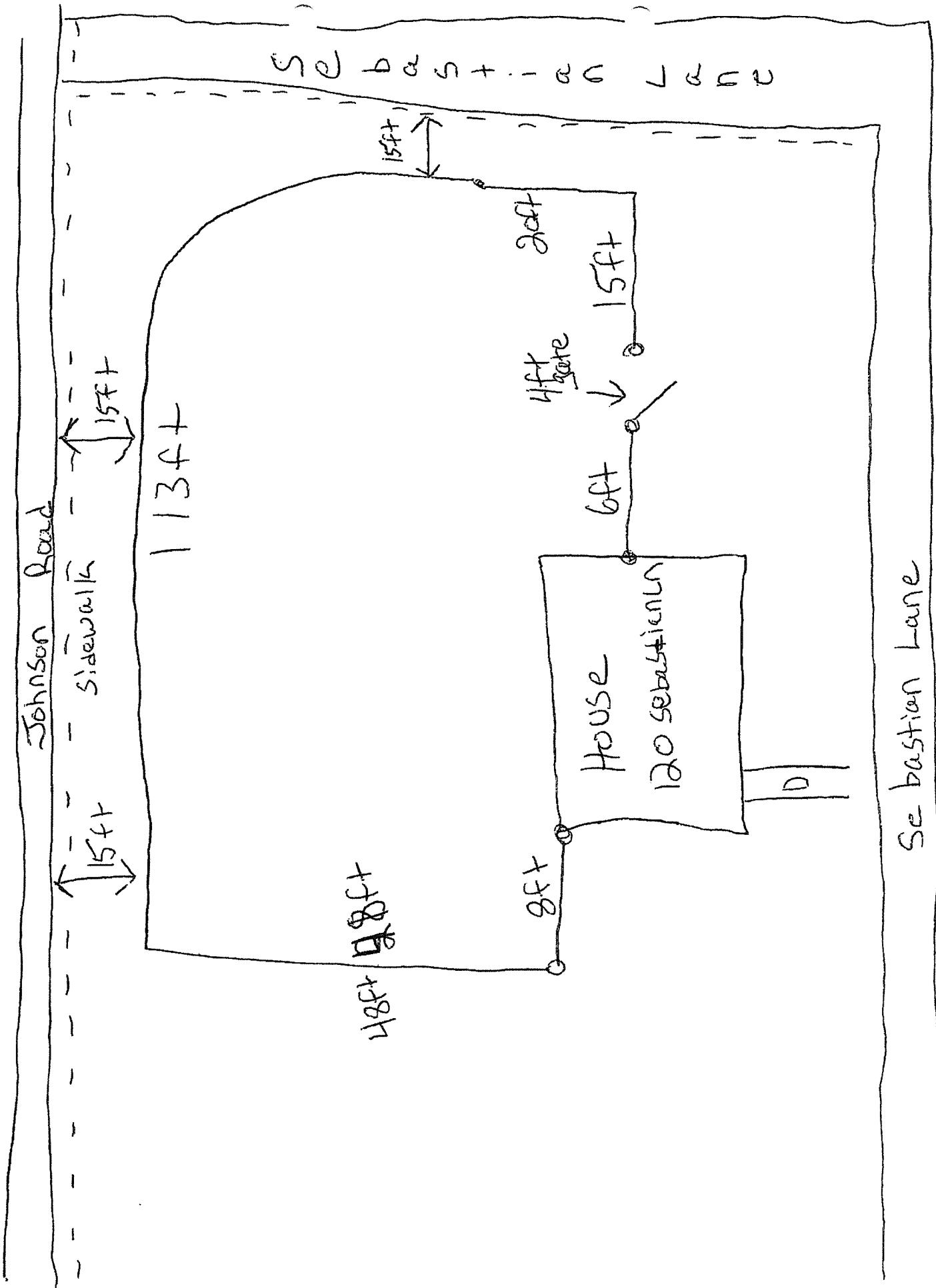
DO NOT WRITE BELOW THIS LINE

CERTIFICATION OF ADVERTISEMENT

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

DATE POSTED ON PREMISES _____

ZONING OFFICER



Johnson Road

Sidewalk

Sebastian Lane

Sebastian Lane

15ft

15ft

113ft

148ft

20ft

4ft Gate

15ft

6ft

8ft

House

120 Sebastian Ln

15ft

Door

APPLICATION/APEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462

DATE: 3/8/2022

(1) Applicant/Appellant's Name and Address: 2506 W Main St
2506 W Main St PHONE NO: 215-670-9974

(2) Owner's Name and Address: Kerr
117 Alexander drive PHONE NO: 732-672-9129

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

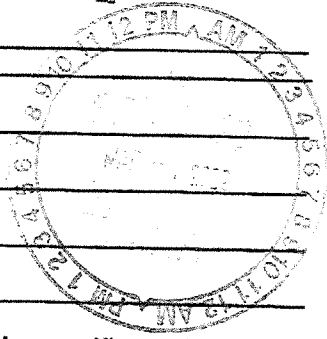
(4) Location of Premises: 117 Alexander drive Plymouth Meeting PA 19462

(5) Dimensions of Lot: _____

(6) Present Zoning Classification of Premises: B Residential

(7) The improvements thereon are: Install a fence

and the present use of the land and/or building is Residential



(8) If this is an application for a SPECIAL EXCEPTION check here and state the specific sections of the PLYMOUTH TOWNSHIP ZONING ORDINANCE upon which the applicant relies:
Section 1909

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

(10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: Install a fence
in front yard

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

(12) There must be attached hereto a plot plan, accurately drawn to scale, of the real estate in question, indicating the location and dimensions of the tract and improvements erected thereon as well as those proposed to be erected. ALL PLANS MUST BE FOLDED OR THE APPLICATION WILL NOT BE ACCEPTED.

(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:

Mitchel + Kerri Heckert

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

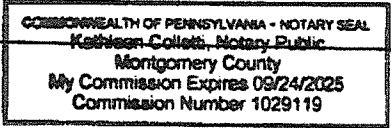
SWORN :
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS DAY OF :

2/8/2022

Kathleen Collet

Kerri + Mitchel

(OWNER'S SIGNATURE - IF APPLICABLE)
KERRI + MITCHEL HECKERT



SPECIAL INSTRUCTIONS

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DO NOT WRITE BELOW THIS LINE

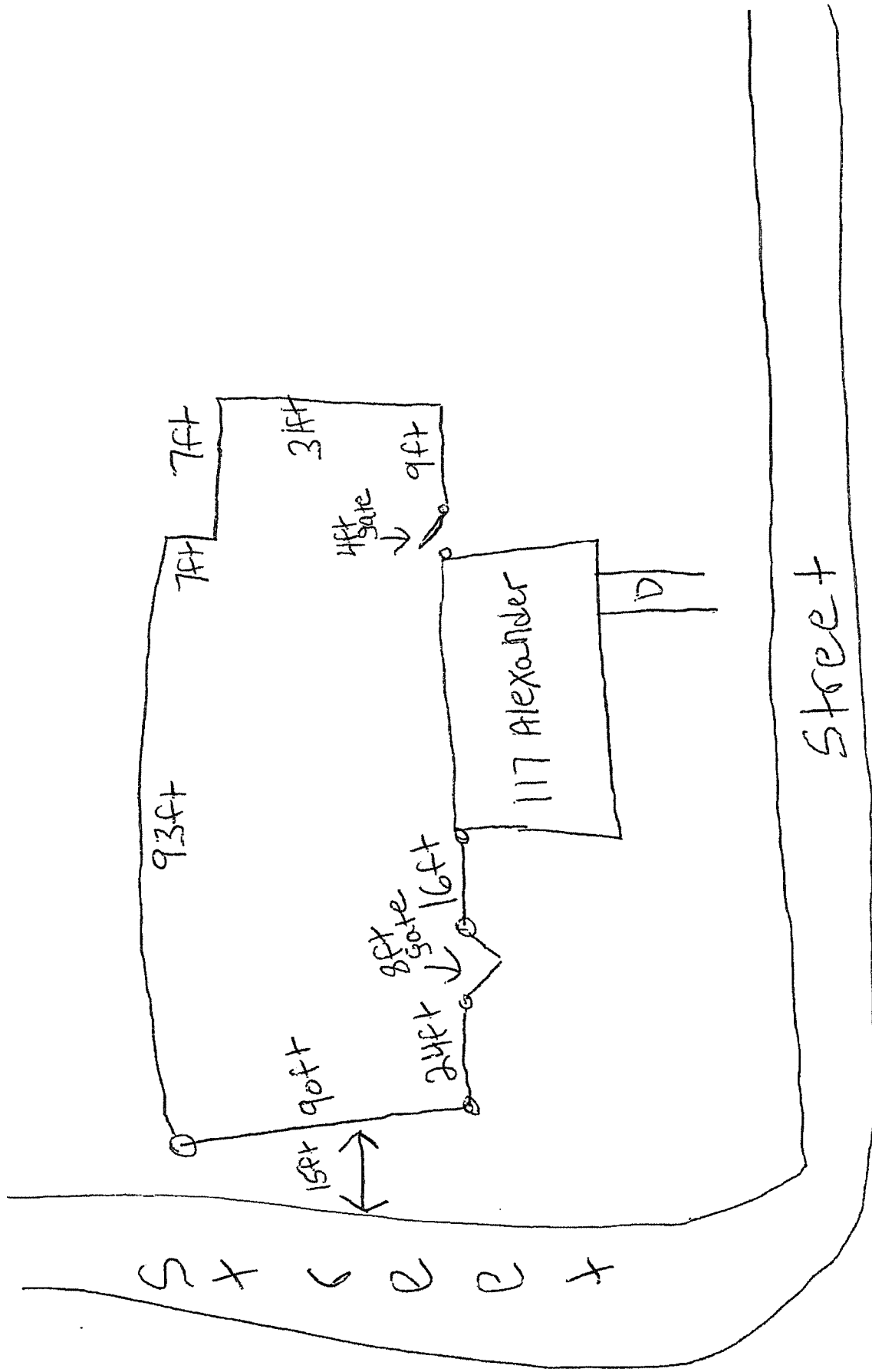
CERTIFICATION OF ADVERTISEMENT

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

DATE POSTED ON PREMISES _____

ZONING OFFICER _____

6' White vinyl privacy fence



APPLICATION/APEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462

DATE: 2/9/2022

(1) Applicant/Appellant's Name and Address: Freedom Fence LLC
2506 W Main Street Norristown PA 19403 PHONE NO.: 215-670-8884

(2) Owner's Name and Address: Erik Olmo 124 Sebastian Lane
Plymouth Meeting PA 19462 PHONE NO.: 908-591-4722

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

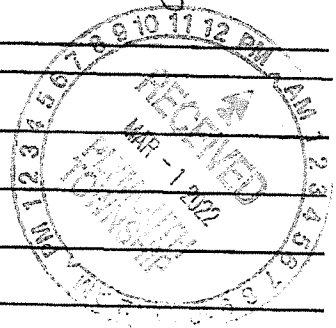
(4) Location of Premises: 124 Sebastian Ln Plymouth Meeting

(5) Dimensions of Lot: _____

(6) Present Zoning Classification of Premises: R Residential

(7) The improvements thereon are: Install a fence

and the present use of the land and/or building is Residential



(8) If this is an application for a SPECIAL EXCEPTION check here and state the specific sections of the PLYMOUTH TOWNSHIP ZONING ORDINANCE upon which the applicant relies:
Section 1909

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

(10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: Install a fence
in front yard

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

(12) There must be attached hereto a plot plan, accurately drawn to scale, of the real estate in question, indicating the location and dimensions of the tract and improvements erected thereon as well as those proposed to be erected. ALL PLANS MUST BE FOLDED OR THE APPLICATION WILL NOT BE ACCEPTED.

(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:

Erik Olmo, 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

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

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

Commonwealth of Pennsylvania - Notary Seal
Ashley Bowen, Notary Public
Montgomery County
My commission expires February 25, 2023
Commission number 1287175
Member, Pennsylvania Association of Notaries

[Signature] Notary public

SPECIAL INSTRUCTIONS

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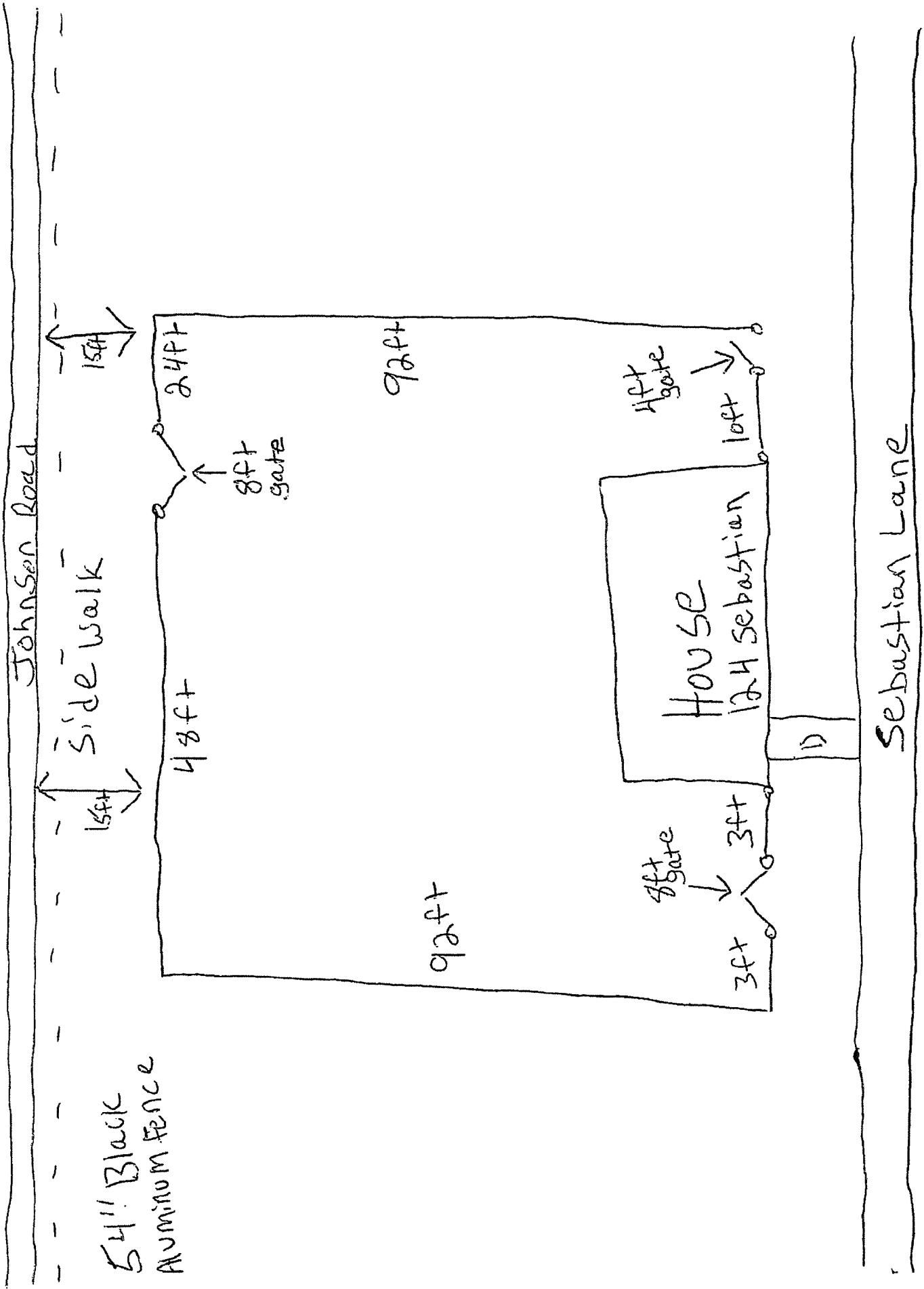
DO NOT WRITE BELOW THIS LINE

CERTIFICATION OF ADVERTISEMENT

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

DATE POSTED ON PREMISES _____

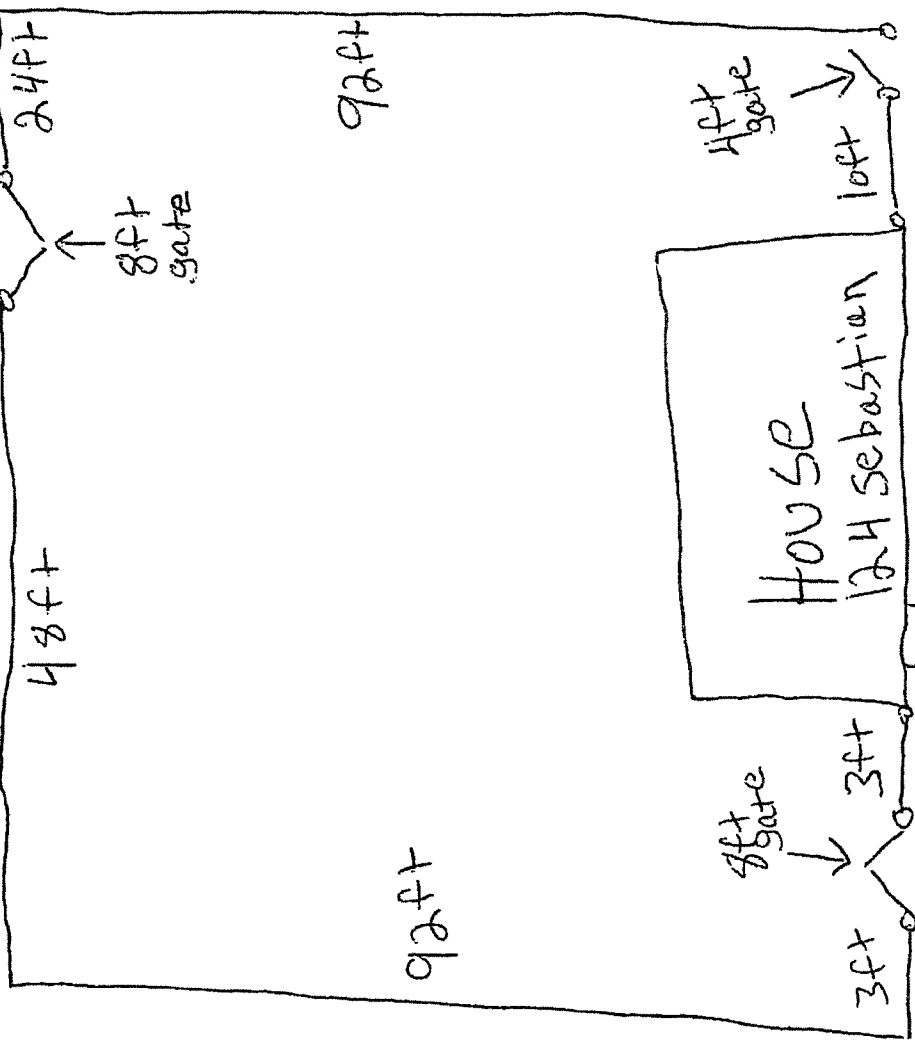
ZONING OFFICER



54" Black
ALUMINUM FENCE

Johnson Road

Side Walk



Sebastian Lane

15ft

48ft

24ft

8ft gate

92ft

92ft

8ft gate

3ft

3ft

HOUSE

124 Sebastian

11

4ft gate

10ft

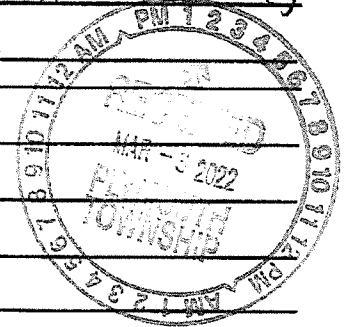
APPLICATION/APEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462

DATE: 3-2-22

- (1) Applicant/Appellant's Name and Address: Freedom Fence
2506 W Main St. Norristown PHONE NO.: 215-670-8884
- (2) Owner's Name and Address: Sallie Haas
2116 Siena Rd Plymouth Meeting PHONE NO.: 610-312-1931
- (3) Lessee's Name and Address: _____
(If Applicable)
- (4) Location of Premises: 2116 Sierra Rd Plymouth Meeting
- (5) Dimensions of Lot: _____
- (6) Present Zoning Classification of Premises: B Residential
- (7) The improvements thereon are: Install a fence
_____ and the present use of the land and/or building is Residential
- (8) If this is an application for a **SPECIAL EXCEPTION** check here [] and state the specific sections of the PLYMOUTH TOWNSHIP ZONING ORDINANCE upon which the applicant relies:
Section 1909
- (9) If this is an appeal from a decision of the BUILDING INSPECTOR/ZONING OFFICER seeking a VARIANCE from the terms of the PLYMOUTH TOWNSHIP ZONING ORDINANCE check here [] and state the specific sections of the ORDINANCE as to which the VARIANCE is being sought:

- (10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: Install a fence
in front yard
- (11) Describe what is proposed of real estate in question: Installation of fence
- (12) There must be attached hereto a plot plan, accurately drawn to scale, of the real estate in question, indicating the location and dimensions of the tract and improvements erected thereon as well as those proposed to be erected. **ALL PLANS MUST BE FOLDED OR THE APPLICATION WILL NOT BE ACCEPTED.**



(OVER)

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

STATE OF PENNSYLVANIA:
SS
COUNTY OF MONTGOMERY:

Samie Haas, 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.

Samie Haas
APPLICANT/APELLANT

Kimberly Zera

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

Commonwealth of Pennsylvania - Notary Seal
Kimberly Zera, Notary Public
Montgomery County
My commission expires May 5, 2022
Commission number 1185103
Member, Pennsylvania Association of Notaries

Samie Haas
(OWNER'S SIGNATURE - IF APPLICABLE)

SPECIAL INSTRUCTIONS

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DO NOT WRITE BELOW THIS LINE

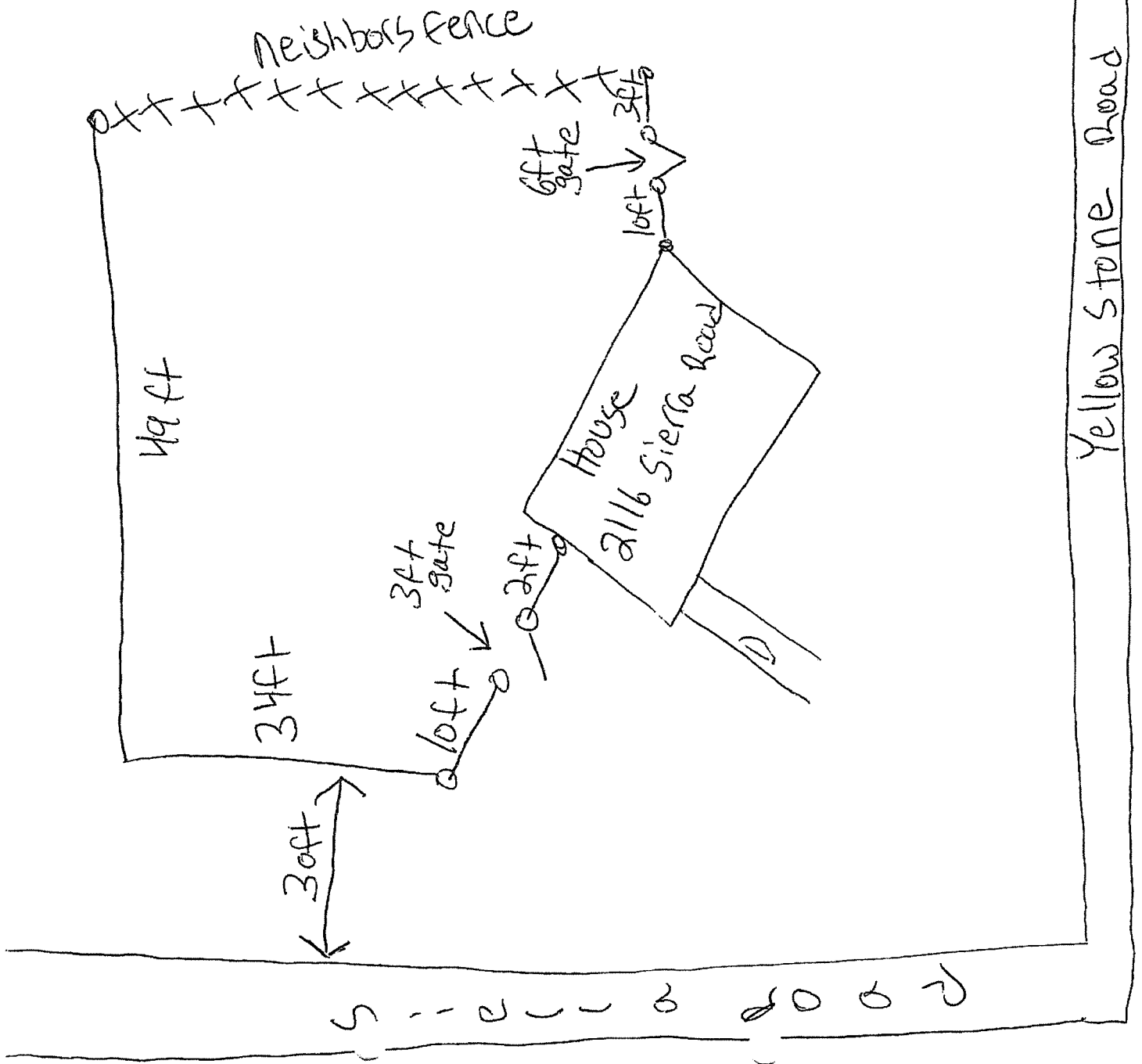
CERTIFICATION OF ADVERTISEMENT

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

DATE POSTED ON PREMISES

ZONING OFFICER

54" Black
Aluminum fence

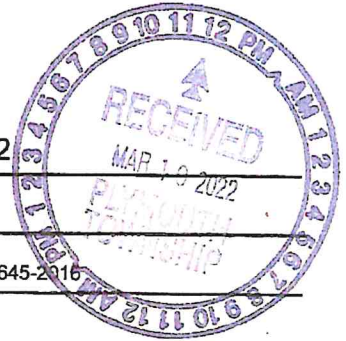


original

APPLICATION/APEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462

DATE: 2/25/2022



- (1) Applicant/Appellant's Name and Address: Lisa Marie Fitzpatrick
1804 Johnson Road, Plymouth Meeting, PA 19462 PHONE NO.: 484-645-2016
- (2) Owner's Name and Address: Lisa Marie Fitzpatrick & Garron Frost
1804 Johnson Road, Plymouth Meeting, PA 19462 PHONE NO.: 484-645-2016
- (3) Lessee's Name and Address: _____
(If Applicable)
- (4) Location of Premises: 1804 Johnson Road, Plymouth Meeting, PA 19462
- (5) Dimensions of Lot: 31798 SF Lot Size, Front: 50ft x 362.25ft x 378.01 ft x 125ft rear
- (6) Present Zoning Classification of Premises: A Residential
- (7) The improvements thereon are: Installation of a 4ft pressure treated split rail fence to a portion of the left side of the property.

_____ and the present use of the land and/or building is residential 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:

Ord. No. 1579, § 1, 1-11-2013

(10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: The ordinance states, "No fence or wall in excess of two feet in height shall be erected within the required front yard setback in any residential district."
I am requesting a variance due to the position of the main home on the lot. The home is located at the rear of the property and all usable yard is located to the front, left and right of the home. The location of the proposed fence will be to the left of the home and will still be approximately 200+ feet away from the street line. In addition, due to the distance and slope of the property from the street, the fence will not be viewable from the road.

(11) Describe what is proposed of real estate in question: We are proposing to install a 4ft pressure treated split rail fence to a small portion of our property to the left of the home which will extend into the front yard setback as shown on the site 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.**

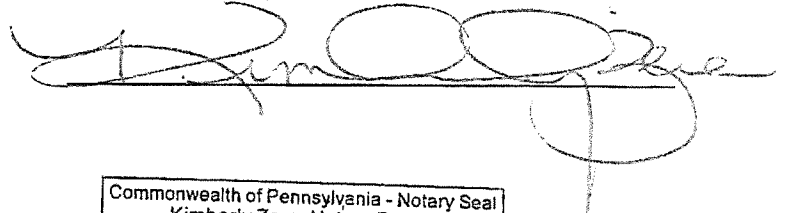
(OVER)

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STATE OF PENNSYLVANIA:
SS
COUNTY OF MONTGOMERY:

Lisa Fitzpatrick, 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



SWORN :
AFFIRMED AND SUBSCRIBED TO :
BEFORE ME THIS 5 DAY OF March 22


(OWNER'S SIGNATURE - IF APPLICABLE)

Commonwealth of Pennsylvania - Notary Seal
Kimberly Zera, Notary Public
Montgomery County
My commission expires May 5, 2022
Commission number 1185103
Member, Pennsylvania Association of Notaries

SPECIAL INSTRUCTIONS

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DO NOT WRITE BELOW THIS LINE

CERTIFICATION OF ADVERTISEMENT

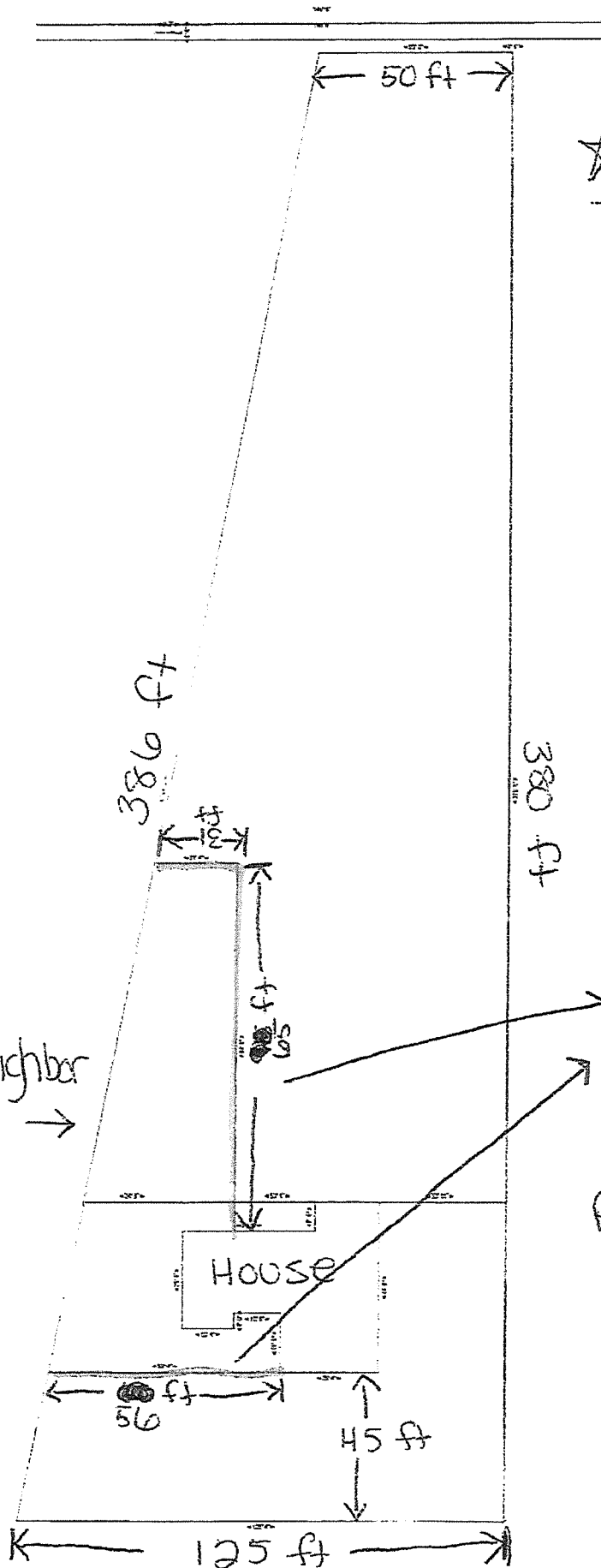
The above application/appeal was advertised in _____
On the following dates: _____ (Newspaper)

DATE POSTED ON PREMISES

ZONING OFFICER

1804 JOHNSON COURT

Johnson Rd →



★ See Project Diagram

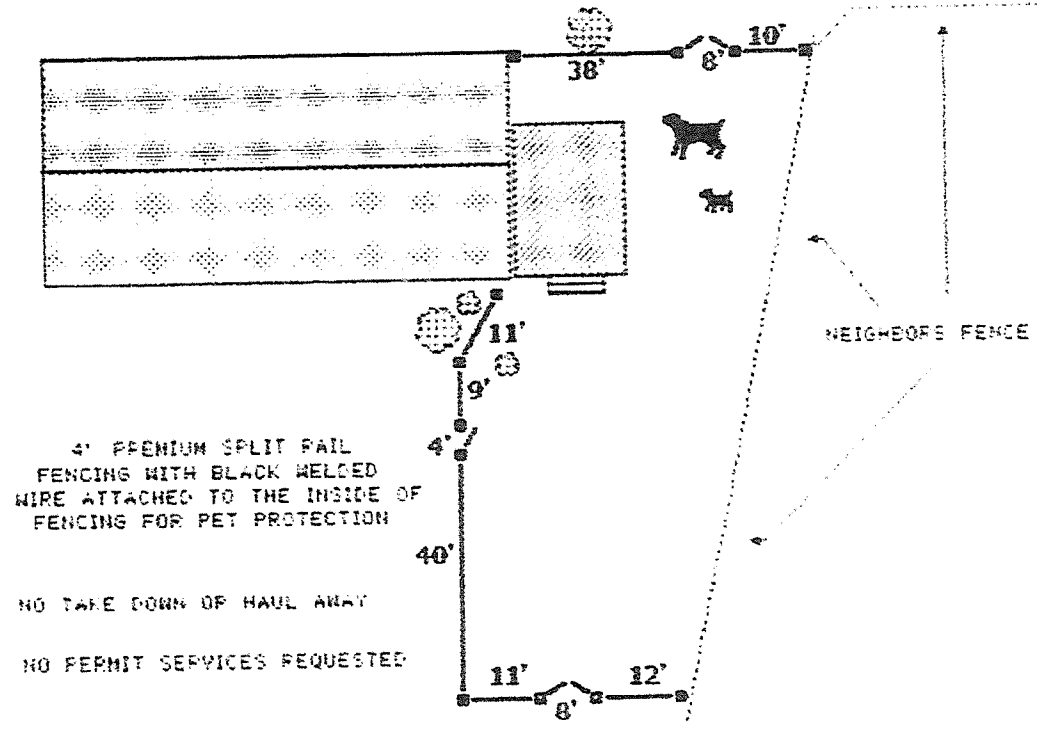
Existing neighbor fence (in green) →

Purple = Proposed new fence

Way off any property lines.

Plumville Elementary School

PROJECT DIAGRAM:



4' PREMIUM SPLIT RAIL
FENCING WITH BLACK WELDED
WIRE ATTACHED TO THE INSIDE OF
FENCING FOR PET PROTECTION

NO TAKE DOWN OR HAUL AWAY

NO PERMIT SERVICES REQUESTED

APPLICATION/APEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462

DATE: 15 March, 2022

(1) Applicant/Appellant's Name and Address: Stephen and Heather Lash

114 Keys Street, Conshohocken, PA 19428

PHONE NO.: 610-209-0923

(2) Owner's Name and Address: Stephen and Heather Lash, 114 Keys Street, Conshohocken, PA 19428

PHONE NO.: 610-209-0923

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

(4) Location of Premises: 114 Keys Street, Conshohocken, PA 19428

(5) Dimensions of Lot: 75 ft x 252 ft (18,750 sq. ft)

(6) Present Zoning Classification of Premises: C-Residential

(7) The improvements thereon are: Renovation of kitchen wing to increase kitchen size and update bedroom

and the present use of the land and/or building is Single family home (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: _____

Relief from required aggregate side-yard setback of 30 feet total (Article VII, Section 702, Item C.1)

Relief from maximum impervious coverage total of 35% (Article VII, Section 702, Item F)

(11) Describe what is proposed of real estate in question: Renovation of kitchen and owner's suite.

(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.**

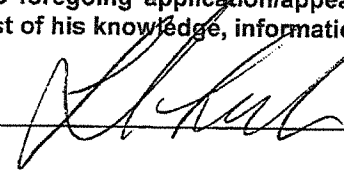
(OVER)

(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:

Heather C. Lash, 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

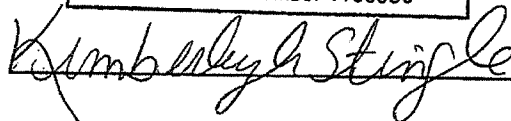


SWORN
AFFIRMED AND SUBSCRIBED TO
BEFORE ME THIS 12 DAY OF March, 2022

Commonwealth of Pennsylvania - Notary Seal
Kimberley A. Stingle, Notary Public
Montgomery County
My commission expires April 06, 2026
Commission number 1160950



(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/APPEAL NEED BE VERIFIED BY AFFIDAVIT.

IMPORTANT NOTICE

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

DO NOT WRITE BELOW THIS LINE

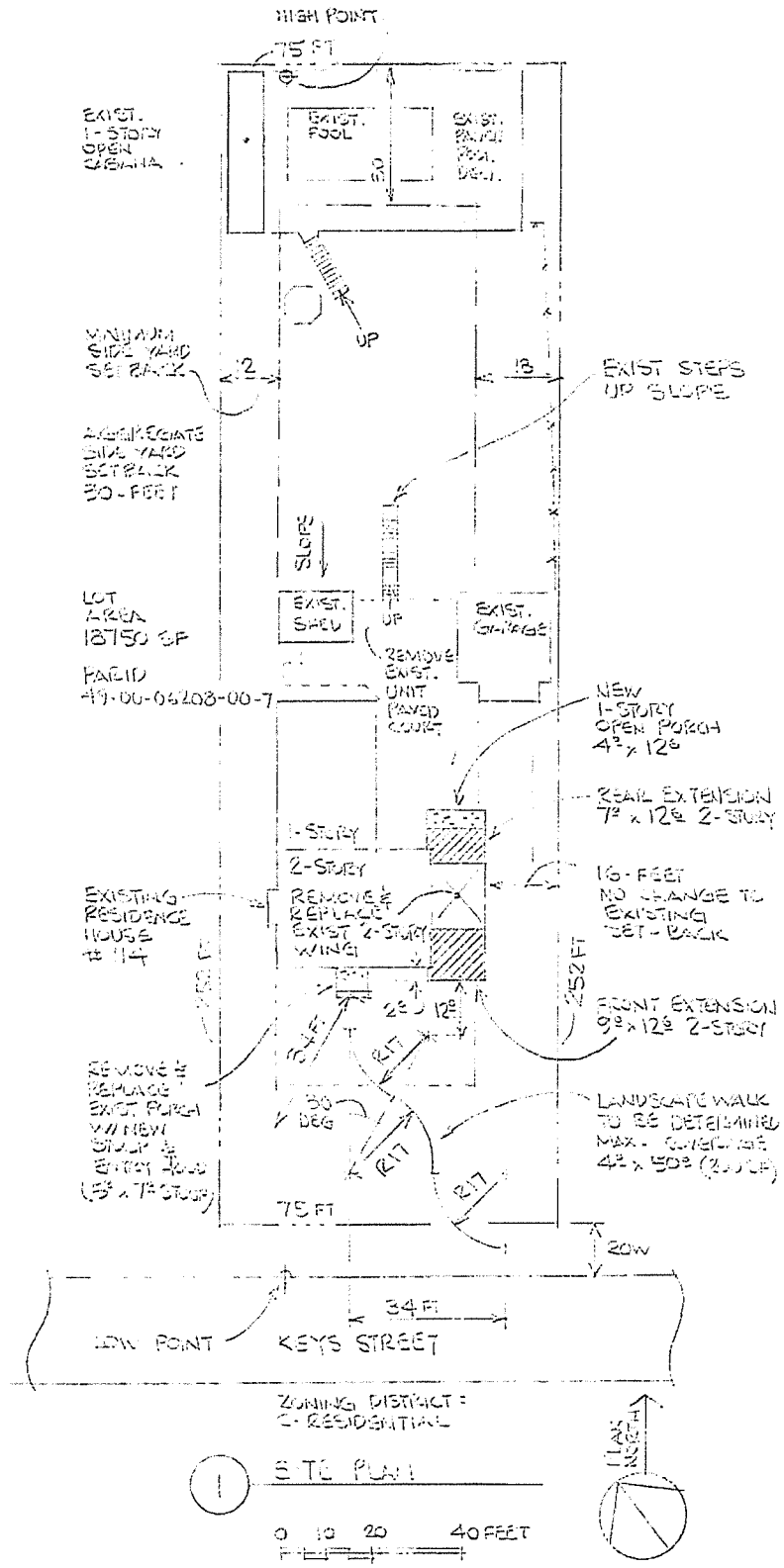
CERTIFICATION OF ADVERTISEMENT

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

DATE POSTED ON PREMISES

ZONING OFFICER

Plot plan from proposed architectural drawings
by J.R. Betts And associates, 18-AUG-2021



APPLICATION/APPEAL TO THE ZONING HEARING BOARD

PLYMOUTH TOWNSHIP
700 BELVOIR ROAD
PLYMOUTH MEETING, PA 19462

DATE: 3/15/22

- (1) Applicant/Appellant's Name and Address: Matthew LaViola
3005 Meredith lane Plymouth Mtg, PA 19462 PHONE NO.: 610 864 8451
- (2) Owner's Name and Address: Matthew and Trina LaViola
3005 Meredith lane Plymouth Mtg, PA 19462 PHONE NO.: 610 864 8451
- (3) Lessee's Name and Address: _____
(If Applicable)
- (4) Location of Premises: 3005 Meredith lane Plymouth Meeting, PA 19462
- (5) Dimensions of Lot: see Site Survey Page 2 of Site Plot Plan 62' x 229'
- (6) Present Zoning Classification of Premises: B Residential District 163' x 11'
- (7) The improvements thereon are: Add 10'x10' Shed to Property.
Shed will be wood w/ shingle Roof
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:

(10) The (SPECIAL EXCEPTION) (VARIANCE) requested is as follows: Allow for Addition
Shed, Converting Current Garage to liveable interior
space and need additional storage. Cannot relocate contents
of existing sheds, Shed for lawn/garden/pool storage (existing shed), Shed
for Pool supplies/chemicals/cases/table chair storage (existing shed)

(11) Describe what is proposed of real estate in question: Add Shed 10x10 to back
yard. 2 Existing Sheds - (1) 12x10', (1) 6x4'

(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:

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

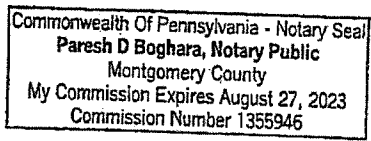
APPLICANT/APPELLANT

[Signature]

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

March, 2022

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



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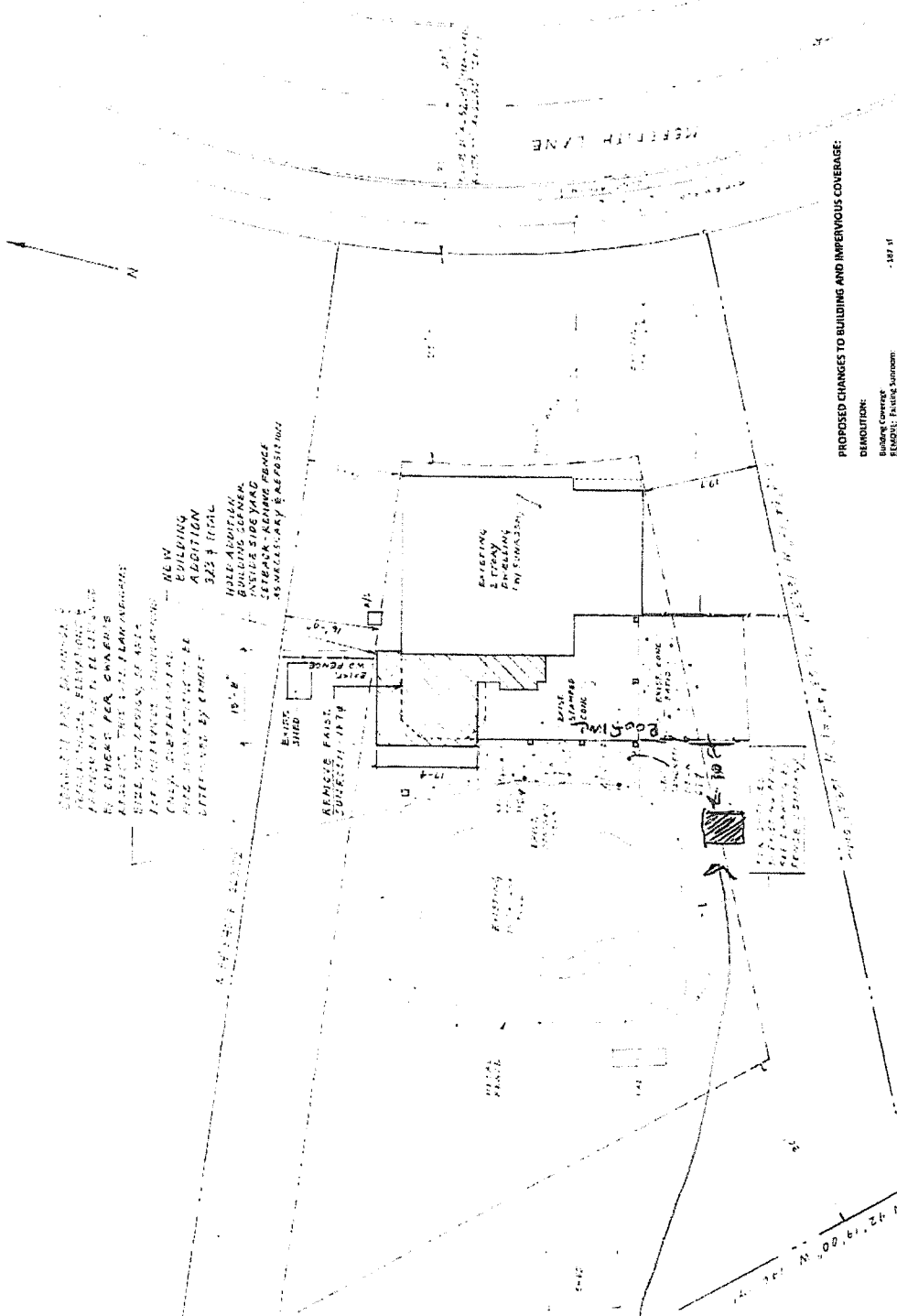
DATE POSTED ON PREMISES

ZONING OFFICER

Site Plan
Page 1

Proposed Shed

Add Shed
10ft x 10ft
= 100 sq ft
10ft from
back
of house
roofline



PROPOSED CHANGES TO BUILDING AND IMPERVIOUS COVERAGE:

DEMOLITION:	EXISTING	NEW
Building Coverage	188 sf	
Impervious Coverage	52.9	
NEW BUILDING CONSTRUCTION:		
ADD: Family Room (273 SF)		273 sf
(Total) New Building Construction (18 sf)		311 sf
TOTAL (106 sf - 157 sf + 311 sf)		

IMPERVIOUS RATIO:

EXISTING IMPERVIOUS COVERAGE (29.8%)	31.18%
PROPOSED IMPERVIOUS COVERAGE (29.8% + 31.18%)	61.06%

SITE PLAN DATA:

EXISTING IMPERVIOUS DATA	1,111.50 sq ft
NEW BUILDING CONSTRUCTION	311.00 sq ft
CONCRETE DRIVE	1,050.00 sq ft
FRONT STUOP & WALK	111.64 sq ft
ASPH/FLT DRIVE	402.00 sq ft
STONE LANDSCAPING	55.92 sq ft
MISCELLANEOUS	40.35 sq ft
TOTAL IMPERVIOUS	5,470.59 sq ft OR 29.67% OF LOT AREA

FOI NOT FOR CONSTRUCTION STRUCT

PROPOSED IMPERVIOUS COVERAGE:

TOTAL NEW BUILDINGS (sq ft)	311
TOTAL NEW IMPERVIOUS (sq ft)	311
PROPOSED BUILDING COVERAGE (PERCENTAGE)	61.06%
Existing Building Percentage (29.8%)	
TOTAL IMPERVIOUS COVERAGE (PERCENTAGE)	31.18%

SEE PAGE 2

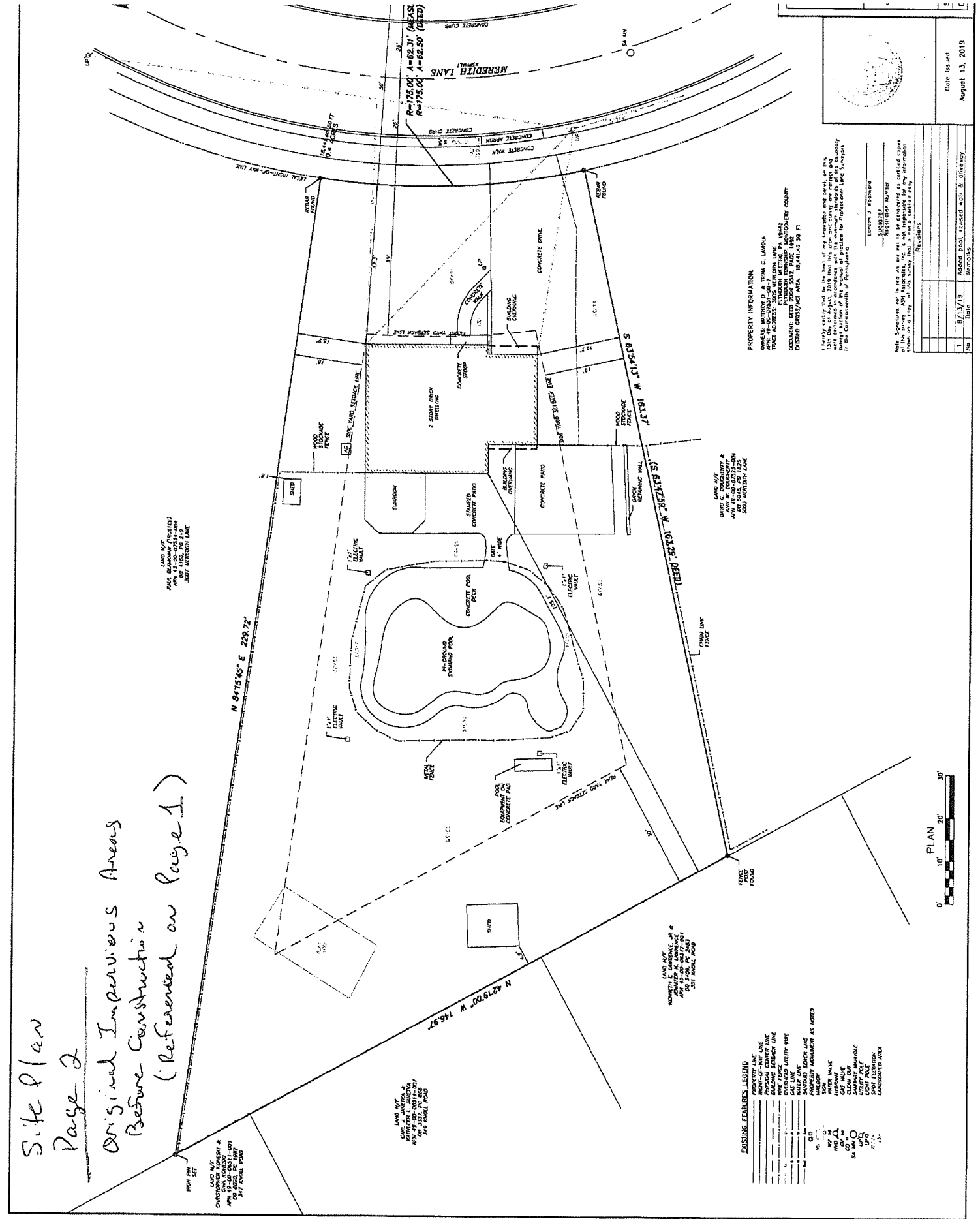
AGH + Associates

Site survey w/ Impervious Areas

ADD 100sqft for shed .54% + 31.18% = Total Impervious: 31.72%

Site Plan
Page 2

Original Impervious Areas
Before Construction
(Referenced on Page 1)



- EXISTING FEATURES LEGEND
- PROPERTY LINE
 - PROV-UP-SKY LINE
 - EXISTING FOUNDATION
 - EXISTING EXTERIOR WALL
 - EXISTING EXTERIOR DOOR
 - EXISTING EXTERIOR WINDOW
 - EXISTING EXTERIOR PORCH
 - EXISTING EXTERIOR WALKWAY
 - EXISTING EXTERIOR DRIVEWAY
 - EXISTING EXTERIOR DRIVE
 - EXISTING EXTERIOR SIDEWALK
 - EXISTING EXTERIOR FENCE
 - EXISTING EXTERIOR LANDSCAPING
 - EXISTING EXTERIOR LIGHT FIXTURE
 - EXISTING EXTERIOR LIGHT POLE
 - EXISTING EXTERIOR SIGN
 - EXISTING EXTERIOR WIRE
 - EXISTING EXTERIOR WATER MAIN
 - EXISTING EXTERIOR SEWER MAIN
 - EXISTING EXTERIOR GAS MAIN
 - EXISTING EXTERIOR ELECTRIC MAIN
 - EXISTING EXTERIOR MISC. WIRE
 - EXISTING EXTERIOR MISC. UTILITY
 - EXISTING EXTERIOR MISC. EQUIPMENT
 - EXISTING EXTERIOR MISC. STRUCTURE
 - EXISTING EXTERIOR MISC. OBJECT

PROPERTY INFORMATION
OWNER: MATHIAS, D. & TRINA C. LARSON
TRACT ADDRESS: 3005 HILDEBRAND LANE
PLANNING & ZONING DISTRICT: HILDEBRAND
COURTSHIP DEED BOOK 5017, PAGE 1891
SUBJECT PROPERTY NOS. 18-11-17-18 11

No.	Date	Revisions
1	9/13/19	Add pool, revised walk & driveway, Remains

Date Issued:
August 13, 2019

