

June 1, 2022

The Planning Agency will meet once this month. The meeting will be Wednesday, June 1, 2022 beginning at 7:00 p.m.

1. 550 Township Line Road – Zoning

APPLICATION/APEAL TO THE ZONING HEARING BOARD

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



DATE: 04/25/22

(1) Applicant/Appellant's Name and Address: Commonwealth Charter Academy
One Innovation Way, Harrisburg, PA 17110 PHONE NO.: 717-710-3300

(2) Owner's Name and Address: 550 TL Associates, LP, (C/O Kilduff Development Company) 450 Sentry Parkway
Blue Bell, PA 19422 PHONE NO.: 610-825-5300

(3) Lessee's Name and Address: Commonwealth Charter Academy One Innovation Way, Harrisburg, PA 17110
(If Applicable)

(4) Location of Premises: 550 Township Line Road, Blue Bell

(5) Dimensions of Lot: 4.67 Acres (428' x 400') - Building is 45,000Sq.Ft.

(6) Present Zoning Classification of Premises: Campus Industrial/Office Laboratory

(7) The improvements thereon are: General Office

and the present use of the land and/or building is Office, Church & Daycare

(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 1200-D.1

(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: Per the attached use letter, the primary use is for office, with the purpose to educate students via the internet. (Cyber School)

(11) Describe what is proposed of real estate in question: See attached letter from CCAE

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

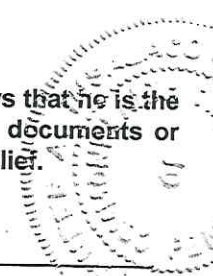
(OVER)

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

STATE OF PENNSYLVANIA:
SS
COUNTY OF MONTGOMERY:

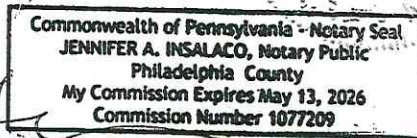
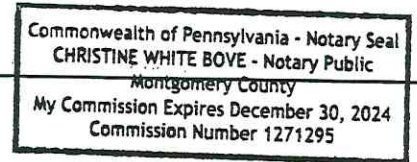
COMMONWEALTH CHARTER ACADEMY, being duly sworn/affirmed according to law, deposes and says that he is the applicant above named and that the facts set forth in the foregoing application/appeal and all documents or exhibits submitted therewith, are true and correct to the best of his knowledge, information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

APPLICANT/APELLANT



SWORN
AFFIRMED AND SUBSCRIBED TO
BEFORE ME THIS 25 DAY OF April 2022

Pennsylvania
Montgomery


(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 _____



Commonwealth Charter Academy has entered into an Agreement of Sale to purchase the property at 550 Township Line Rd, Blue Bell, Plymouth Township. CCA is applying for the Townships consent for their intended use as outlined below.

As a cyber charter school, CCA delivers educational instruction via the internet to enrolled students who work independently in their own homes or in other remote locations under supervision of their parents or other responsible adults.

CCA's physical facilities contain office cubicles for instructional personnel who interact with students via a Learning Management System which allows the teacher to make educational assignments and to monitor progress in those assignments. Teachers also deliver real time lessons through distance learning platforms that allow for visual interactions between students and teachers.

CCA's physical facilities provide teachers common spaces and specialized equipment to display instructional materials and lessons in an enhanced visual manner. As in any office setting, there are conference rooms and meeting spaces and separate offices and work spaces for support personnel, business operations personnel and for administrative personnel. There are likewise break rooms and spaces for casual interaction between CCA personnel.

These CCA physical facilities, in both appearance and function, closely resemble a typical office facility for any business that interacts routinely via telecommunications with the general public in its day to day operations.

On occasion, conference rooms and meeting spaces are utilized by instructional personnel for meetings with individual students or their parents to discuss educational matters or to provide supplemental tutoring. On these days CCA's facilities function in much the same fashion as would the offices of a Pennsylvania Intermediate Unit.

No routine physical classroom group instruction is provided on the premises. No school bus transportation dropping off students at the opening of the school day and picking them up at the close of the day. There are no playground spaces or gymnasiums or student cafeterias provided, as would be found in a typical school use of a property.



NO.	DATE	DESCRIPTION
1	10/1/00	PRELIMINARY
2	10/1/00	REVISION
3	10/1/00	REVISION
4	10/1/00	REVISION
5	10/1/00	REVISION

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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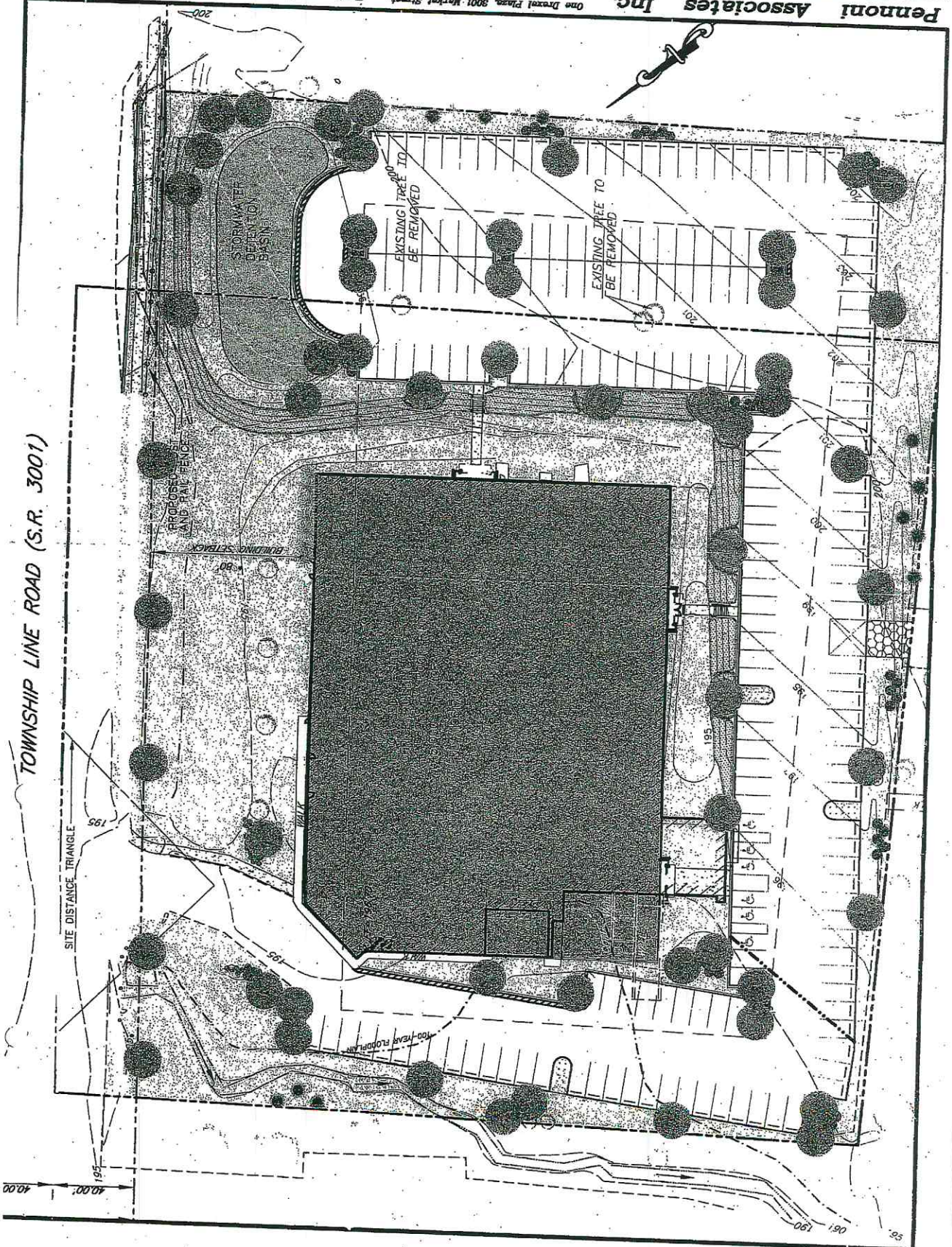
550 TOWNSHIP LINE ROAD
 MONROETH TOWNSHIP
 MONROETH COUNTY, PENNSYLVANIA
LANDSCAPE PLAN
KIDUFF DEVELOPMENT CO.
 1905 CAMDEN DRIVE
 PLUMBOOTH HERRING, PA 19062

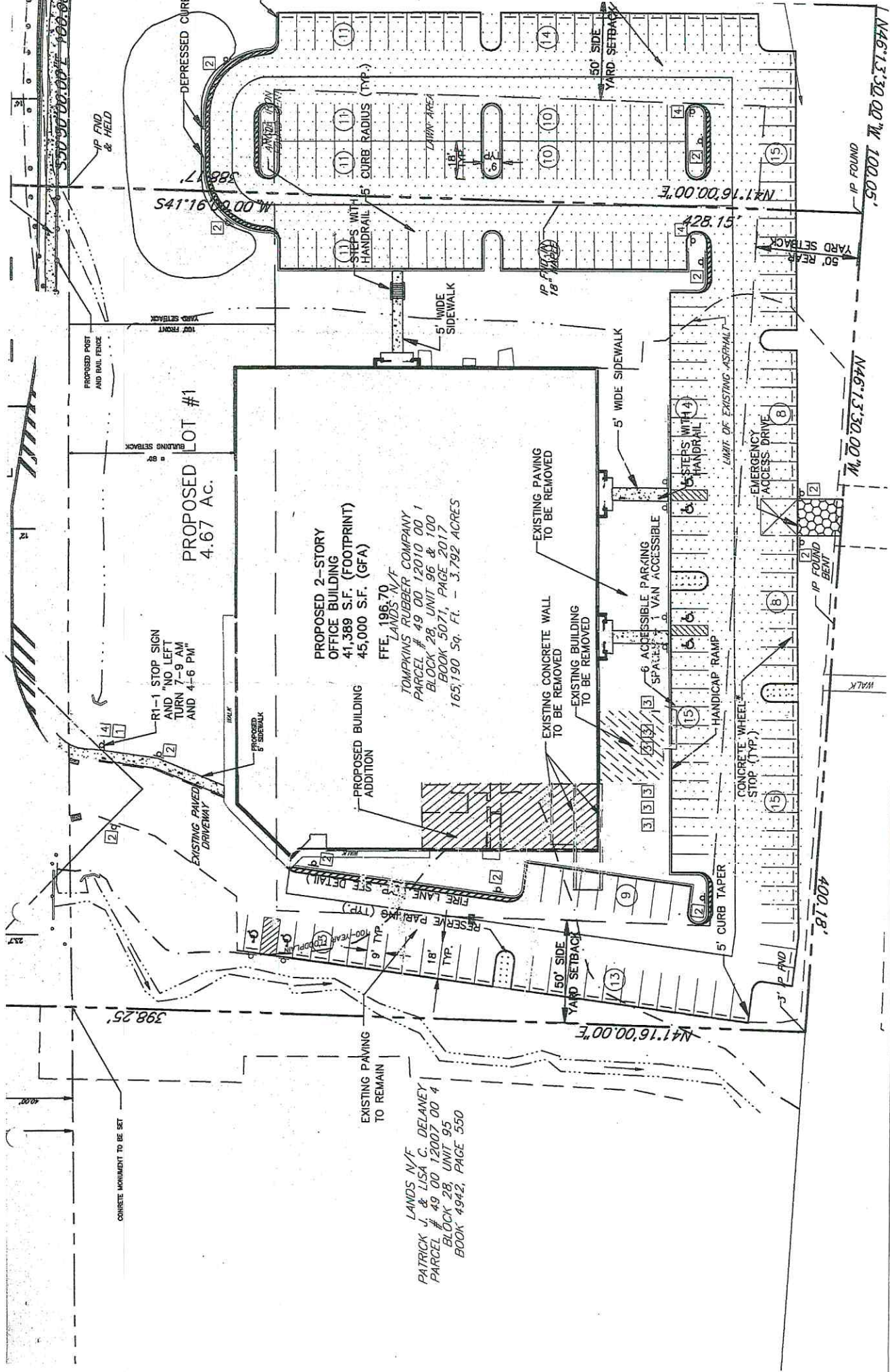
PROJECT	NO. 001
DATE	8 OF 11

SCALE	1" = 40'
DATE	4/27/00

G2001

Pennoni Associates Inc. One Drexel Plaza, 3001 Market Street Philadelphia, PA 19104
Engineers • Surveyors • Planners • Landscape Architects





PROPOSED LOT #1
4.67 AC.

PROPOSED 2-STORY OFFICE BUILDING
41,389 S.F. (FOOTPRINT)
45,000 S.F. (GFA)
FFE, 196,700 S.F.
LANDS N/F
TOMPKINS RUBBER COMPANY
PARCEL # 49 00 12010 00 1
BLOCK 28, UNIT 96 & 100
BOOK 5071, PAGE 2017
165,190 Sq. Ft. - 3.792 ACRES

EXISTING PAVING TO REMAIN
LANDS N/F
PATRICK J. & LISA C. DELANEY
PARCEL # 49 00 12007 00 4
BLOCK 28, UNIT 95
BOOK 4942, PAGE 550

R1-1 STOP SIGN AND NO LEFT TURN 7-9 AM AND 4-6 PM

PROPOSED ADDITION

EXISTING PAVING TO BE REMOVED

EXISTING CONCRETE WALL TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

6 ACCESSIBLE PARKING SPACES 1 VAN ACCESSIBLE

HANDICAP RAMP

CONCRETE WHEEL STOP (TYP.)

EMERGENCY ACCESS DRIVE

400.18'

IP FOUND

IP FOUND

IP FOUND

IP FOUND

IP FOUND

IP FOUND

IP FOUND

IP FOUND

IP FOUND

IP FOUND

IP FOUND

SCALE: 3/8" = 1'-0"

① FLOOR PLAN

A.1



1000 NORTH AVE. WIND OF PESSILL, PA 19408
610-337-6555
RHJ ASSOCIATES, P.C.
REVISED

DATE:

REVISIONS

PER APPROVED

THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF PENNSYLVANIA. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT.

EXISTING CONDITIONS:

BLUE BELL, PLYMOUTH LINE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
550 TOWNSHIP LINE ROAD, SUITE 300

