



ZHB REGULAR MEETING
UPPER DUBLIN TOWNSHIP ZONING HEARING BOARD
MONDAY, APRIL 27, 2026 | 7:30 PM
801 Loch Alsh Ave. Fort Washington PA 19034



The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

#2635 Kristin H. Haas of 205 Wischman Avenue, Oreland, PA 19075

requests variances from Section 255-43. B for a side yard setback of 12.9 feet where the minimum required is 25 feet, for a building coverage of 20.5% where the maximum permitted is 15%, for an impervious coverage of 32.5% where the maximum permitted is 25%, and for a rear setback of 36.4 feet where the minimum required is 50 feet. They are also requesting a special exception pursuant to Section 255-147 for the expansion of a nonconforming building for a proposed addition. They are also requesting a variance from Section 255-29.D to permit accessory side and rear setbacks of 4 feet where the minimum required is 10 feet for a proposed shed. The Property is Zoned A-Residential. Potential vote upon Application #2635.

#2642 500 Willow LLC for the property at 500 Willow Avenue, Ambler, PA 19002

requests a variance from Section 255-153 to permit a 21.53 square foot sign in a residential district. The Property is Zoned A-Residential. Potential vote upon Application #2642.

#2645 Debra and Joseph Geoghan of 749 Castlewood Drive, Dresher, PA 19025

request a variance from Section 255-43.1.A(2) to allow for a 39.9 foot front yard setback where 50 feet is required. The Property is Zoned A-1 Residential. Potential vote upon Application #2645.

#2646 Apex Padel Club, LLC of 2929 Walnut Street in Philadelphia, PA 19104 for the property at

1300 Virginia Drive, Fort Washington, PA 19034

requests variances for parking from Section 255-136 to authorize shared parking between 1300 and 1301 Virginia Drive and from Section 255-136.C to allow for a 25% reduction in the parking required. In the alternative, the applicant requests a variance from Section 255-135.C(5)(a) to allow for 313 parking spaces at 1301 Virginia where 416 spaces is required and a variance from section 255-294.D to allow 279 spaces at 1300 Virginia Drive where 437 spaces is required. The applicant is also requesting dimensional variances from Section 255-293.B(2) to allow 70.13% impervious coverage where the maximum allowed is 60%, from Section 255-294.A(2) to allow legally nonconforming off-street parking on 1301 Virginia to become part of 1300 Virginia, a variance from Section 255-294.A(3) to allow for a 0 foot side yard setback for off-street parking between 1300 and 1301 Virginia Drive and from Section 255-293.A(3)(a) to allow for a front yard setback of 49.33 feet from Susquehanna Road, where the minimum allowed is 60 feet. In addition, the Applicant requests any other relief and/or approvals determined to be necessary to afford the requested relief and allow the proposed development. The Property is Zoned GFW- Greater Fort Washington. Potential vote upon Application #2646

Zoning Hearing Board Agenda Item Report

Meeting Date: April 27, 2026

Agenda Section: #2635 Kristin H. Haas of 205 Wischman Avenue, Oreland, PA 19075

Subject:

requests variances from Section 255-43. B for a side yard setback of 12.9 feet where the minimum required is 25 feet, for a building coverage of 20.5% where the maximum permitted is 15%, for an impervious coverage of 32.5% where the maximum permitted is 25%, and for a rear setback of 36.4 feet where the minimum required is 50 feet. They are also requesting a special exception pursuant to Section 255-147 for the expansion of a nonconforming building for a proposed addition. They are also requesting a variance from Section 255-29.D to permit accessory side and rear setbacks of 4 feet where the minimum required is 10 feet for a proposed shed. The Property is Zoned A-Residential. Potential vote upon Application #2635.

Attachments:

[proof of pub email.pdf](#)

1. [#2635- application_Redacted.pdf](#)
2. [#2635 - Request Letter.pdf](#)
3. [#2635-deed.pdf](#)
4. [#2635- receipt.pdf](#)
5. [#2635- letter and labels_april.pdf](#)
6. [#2635- posted notice_photoApril.pdf](#)
7. [#2635 - Impervious Coverage Calculation Worksheet.pdf](#)
8. [Existing Site Plan_Rev. 04-02-2026.pdf](#)
9. [Zoning Exhibit Plan_Rev. 04-02-2026.pdf](#)
10. [Construction Plans.pdf](#)
11. [Property Photos.pdf](#)
12. [Neighbor Comment.pdf](#)

McGrath, Riley

From: Maureen Schmid <mschmid@montgomerynews.com>
Sent: Tuesday, April 7, 2026 9:28 AM
To: McGrath, Riley
Subject: Re: Legal Advertisement for Upcoming April 27, 2026 Zoning Hearing Board---7:30PM START TIME

CAUTION: [This is an External Email. Do not click links or open attachments unless you recognize the sender and know the content is safe]. 🐼 🐼 🐼

Thanks, I have scheduled it.

Maureen Schmid
Public Notices
34 Susquehanna Ave.
Suite 100
Lansdale, PA 19446
215-648-1066

On Tue, Apr 7, 2026 at 8:37 AM McGrath, Riley <RMcGrath@upperdublin.net> wrote:

Hi Maureen,

I missed a typo on the original ad. Please use the updated version. Thank you!

Best,

Riley

RILEY MCGRATH (she/they)
Zoning Officer and Planning Coordinator

Upper Dublin Township

801 Loch Alsh Avenue, Fort Washington, PA 19034

O 215.643.1600 x3213
E rmcgrath@upperdublin.net

W www.upperdublin.net



UPPER DUBLIN
— T O W N S H I P —
Stronger Together

From: McGrath, Riley
Sent: Monday, April 6, 2026 3:42 PM
To: Maureen Schmid <mschmid@montgomerynews.com>
Cc: Gerardi, Jake <jgerardi@upperdublin.net>; Joe Bagley <joseph@bagleylawllc.com>; Len Karp <lenkarp@comcast.net>; Conte, Jesse <jconte@upperdublin.net>; Stein, Katie <kstein@upperdublin.net>; Lohoefer, Rebecca <rlohoefer@upperdublin.net>; Carol Skipper <stenoskip@aol.com>; Miller, Carrie <cmiller@upperdublin.net>
Subject: Legal Advertisement for Upcoming April 27, 2026 Zoning Hearing Board---7:30PM START TIME

Hello Maureen,

Upper Dublin Township kindly requests the attached advertisement for the **Monday, April 27, 2026** Zoning Hearing Board meeting appears in the Ambler Gazette on Sunday, 4/12/2026, and Sunday, 4/19/2026

The meeting will begin at 7:30 PM.

Please confirm receipt of this message at your earliest convenience. Also, please provide proof of publication.

Thank you!

Riley

RILEY MCGRATH (she/they)
Zoning Officer and Planning Coordinator

Upper Dublin Township

801 Loch Alsh Avenue, Fort Washington, PA 19034

O 215.643.1600 x3213
E rmcgrath@upperdublin.net

W www.upperdublin.net



UPPER DUBLIN
— T O W N S H I P —
Stronger Together

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Date Received: 12/12/2025
 Fee Paid: \$560
 1st Ad: 1/11/26 / 2nd Ad: 1/18/26
 Date of Hearing: 1/26/26

**UPPER DUBLIN TOWNSHIP
 ZONING HEARING BOARD
 APPLICATION # 2635**

RECEIVED
DEC 12 2025
DEC 12 2025

Application is hereby made to the Zoning Hearing Board for a determination in connection with the following fact:

Name of Applicant: Kristin H. Haas Name of Owner: Kristin H. Haas
 Address: 205 Wischman Ave. Address: 205 Wischman Ave.
 City, State, Zip: Oreland, PA 19075 City, State, Zip: Oreland, PA 19075
 Phone #: [REDACTED] Phone #: [REDACTED]
 Email: [REDACTED] Email: [REDACTED]

Name of Attorney: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Attorney Phone: _____ Email: _____

Applicant and Owner request that a determination be made by the Zoning Hearing Board on this Appeal from the Decision of the Community Planner/Zoning Officer in which we were:

- Refused a Building Permit and/or Zoning Permit
- Given conditional approval of a subdivision plan
- Other (specify): _____
- Ordered to Cease a current use

This appeal seeks:

- An interpretation of the ordinance or map
- A Special Exception under Article _____, Section _____, Subsection _____, Paragraph _____
- A Variance related to the Use, Area, Frontage, Yard, Height, Parking,
- Other (specify): _____

The applicable provisions of the Zoning Ordinance are as follows:

Chapter _____	Section <u>255</u>	Subsection <u>147</u>	Paragraph <u>C</u>
Chapter _____	Section <u>255</u>	Subsection <u>143</u>	Paragraph <u>B</u>
Chapter _____	Section <u>253</u>	Subsection <u>29</u>	Paragraph <u>D</u>
Chapter _____	Section <u>255</u>	Subsection <u>27</u>	Paragraph <u>E</u>

The description of the property involved in this appeal is as follows:

Street Number: 205 Street Name: Wischman Ave Deed Book: 6269 Page: 02506-20509
 Block Number: _____ Unit Number: _____ Parcel Number: 54-00-17302-00-5
 Zoning District: _____ Served by Public Sewer (y/n): _____ Served by Public Water (y/n): _____
 Lot Size: _____ Lot Dimensions: _____ Street Frontage: _____

Describe the present use of the property and the existing improvements: _____

Describe the proposed use of the property and the proposed improvements: _____

Has any previous petition been filed with the Zoning Board in connection with these premises? Yes No
 If Yes, please describe: _____

Is this property a part of a subdivision heretofore approved by the Township? Yes No
 If Yes, give name of subdivision: _____ Date of approval by Township: _____

I/We believe that the Zoning Board should approve this request because: _____

Personal Statement, please see attached.

STATE OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY:

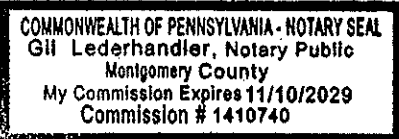
Kristin H. Haas BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S) THAT THE FACTS SET FORTH IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.

Sworn and subscribed to
before me, this 11th day
of December, 2025

[Signature]
Applicant

Applicant

[Signature]
Notary Public



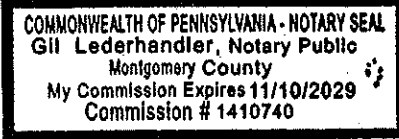
Property owner(s) must join in this application.

Sworn and subscribed to
before me, this 11th day
of December, 2025

[Signature]
Owner

Owner

[Signature]
Notary Public



This application must be filled out and signed by the owner and, if different, the applicant and filed with the Zoning Officer along with the appropriate fee. If more space is required, attach a separate sheet to this application and reference the question being answered. The application must be accompanied by:

1. Three (3) copies of the deed showing current ownership
2. Copies of leases or agreements affecting the premises
3. Notarized zoning application and corporate sealed for companies
4. Eight (8) copies of the plan of real estate affected showing the location and dimension of improvements now erected and proposed, parking spaces, all dimensional requirements of the zoning ordinance, the building envelope, rights of way and easements. The plan must be prepared and sealed by a Registered Land Surveyor unless this requirement is waived by the Community Planner/Zoning Officer.

Haas - 205 Wischman Avenue

ZONING VARIANCE AND/OR SPECIAL EXCEPTION:

- a) Z.O. Section 255-147.C. - EXTENSION/EXPANSION OF A LAWFUL NONCONFORMING USE:
A Special Exception to allow a lawful nonconforming use to be extended/expanded as to the side yard setback, building coverage and impervious coverage. and
- b) Z.O. Section 255-43.B. - SIDE YARD:
In the alternative, a Variance to permit the nonconforming principal structure side yard setback to be decreased from 12.9 feet to 8.8 feet where 25 feet is required; and
- c) Z.O. Section 255-43.B. - BUILDING COVERAGE:
In the alternative, a Variance to permit an existing nonconforming building coverage of 15.8 percent to be increased to 20.7 percent where a maximum of 15 percent is permitted; and
- d) Z.O. Section 255-43.B. - IMPERVIOUS COVERAGE:
In the alternative, a Variance to permit an existing nonconforming impervious coverage of 29.0 percent to be increased to 35.7 percent where a maximum of 25 percent is permitted;
- e) Z.O. Section 255-43.B. - REAR YARD:
A Variance to permit the principal structure rear yard setback to be decreased from 57.4 feet to 41.4 feet where 50 feet is required;
- f) Z.O. Section 255-29.D. - ACCESSORY BUILDING SETBACK:
A Variance to permit an existing accessory non-fire resistant shed structure within the side yard setback of 0.5 feet and rear yard setback of 2.6 feet to be replaced by a larger 10 foot x 16 foot non-fire resistant shed structure within the side yard and rear yard setbacks of 4.0 feet when 10 feet is required.
- g) Z.O. Section 255-27.E. - ATTACHED ACCESSORY DWELLING UNIT
A Special Exception to permit an attached accessory dwelling unit for members of the owners immediate family containing 666 S.F., providing off-street parking spaces for four vehicles are provided.

**Z.O. Section 255-27.E. - ACCESSORY DWELLING UNITS
When authorized as a special exception:**

- (1) Dwelling unit either within a single family detached dwelling or a building accessory thereto for household employees, caretakers, caregivers, or members of the owner's immediate family, provided the following conditions are met:
 - (a) The property may not otherwise be used for any of the following accessory uses: the renting of rooms, home day care, professional office, or minor home occupation.
 - (b) The owner shall record a covenant to run with the land restricting the use of such unit to these purposes.
 - (c) The off-street parking requirements of this chapter are met for both dwelling units.
 - (d) The floor area of the accessory building can be no more than 40% of the floor area of the principal dwelling, or 1,200 square feet, whichever is less.
 - (e) The maximum building height, measured to the peak of the roof, for detached accessory buildings containing an accessory dwelling unit shall not exceed 13 feet for a one-story building and 22 feet for a two-story building. The height of an accessory dwelling unit attached to the principal dwelling shall not exceed the existing height of the principal dwelling.
 - (f) A detached accessory building containing an accessory dwelling unit must meet the building setback requirements for the principal dwelling on the lot.

Kristin Haas
205 Wischman Avenue
Oreland, Pennsylvania

Zoning Hearing Board
Upper Dublin Township

Re: Revised Application for Variance – 205 Wischman Avenue

Dear Members of the Zoning Hearing Board:

I am the owner and resident of 205 Wischman Avenue in Upper Dublin Township. I respectfully submit this revised application for variance relief to permit the construction of an addition to my existing single-family dwelling for the purpose of creating an independent and private living space for my 84-year-old mother, Carole Q. Hurst, for whom I am the primary caregiver.

Following my initial application, I carefully considered the concerns raised and have made substantial revisions to the proposed design in order to reduce the extent of the requested relief and to minimize any potential impact on adjacent properties.

The revised plan eliminates the previously proposed full kitchen and instead provides only small counter appliances, thereby removing any need for additional driveway space or increased parking. The entrance to the addition has been relocated from the side of the dwelling to the front, eliminating the need for a new sidewalk along the side yard. The existing side-yard setback of 12 feet 9 inches will be maintained, preserving the current condition and relationship with the neighboring property.

The scope of the addition has also been reduced. The proposal utilizes approximately two feet of the existing patio and extends an additional four feet into the rear yard, resulting in a rear-yard setback of 36 feet 4 inches, where 50 feet is otherwise required. The area to the rear of the property consists of wooded land with no residential dwellings or active use areas, limiting any potential visual or functional impact.

Haas - 205 Wischman Avenue, Oreland

ZONING VARIANCE AND/OR SPECIAL EXCEPTION:

- a) Z.O. Section 255-147.C. - EXTENSION/EXPANSION OF A LAWFUL NONCONFORMING USE:
A Special Exception to allow a lawful nonconforming use to be extended/expanded as to the side yard setback, building coverage and impervious coverage. and
- b) Z.O. Section 255-43.B. - SIDE YARD:
in the alternative, a Variance to permit the nonconforming principal structure side yard setback to be extended 12.9 feet where 25 feet is required; and
- c) Z.O. Section 255-43.B. - BUILDING COVERAGE:
In the alternative, a Variance to permit an existing nonconforming building coverage of 15.8 percent to be increased to 20.5 percent where a maximum of 15 percent is permitted; and
- d) Z.O. Section 255-43.B. - IMPERVIOUS COVERAGE:
In the alternative, a Variance to permit an existing nonconforming impervious coverage of 29.0 percent to be increased to 32.5 percent where a maximum of 25 percent is permitted;
- e) Z.O. Section 255-43.B. - REAR YARD:
A Variance to permit the principal structure rear yard setback to be decreased from 57.4 feet to 36.4 feet where 50 feet is required;



DEED BK 6269 PG 02506 to 02509
INSTRUMENT # : 2022024756
RECORDED DATE: 02/28/2022 02:35:29 PM



6071359-0019Y

RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed	Transaction #: 6523175 - 1 Doc(s)
Document Date: 01/26/2022	Document Page Count: 3
Reference Info:	Operator Id: JSorg
RETURN TO: (Simplifile) Guardian Transfer / Keystone Title Services 75 Shannon Rd Harrisburg, PA 17112-2799 (717) 920-2541	PAID BY: GUARDIAN TRANSFER / KEYSTONE TITLE SERVICES

*** PROPERTY DATA:**
Parcel ID #: 54-00-17302-00-5
Address: 205 WISCHMAN AVE

ORELAND PA
19075
Municipality: Upper Dublin Township (100%)
School District: Upper Dublin

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$628,650.00
TAXABLE AMOUNT: \$628,650.00
FEES / TAXES:
Recording Fee:Deed \$86.75
State RTT \$6,286.50
Upper Dublin Township RTT \$3,143.25
Upper Dublin School District RTT \$3,143.25
Total: \$12,659.75

DEED BK 6269 PG 02506 to 02509
Recorded Date: 02/28/2022 02:35:29 PM

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



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

1515021-02025
Tax Parcel: 54-00-17302-00-5
Being known and Numbered as 205 Wischman Avenue, Oreland, Pennsylvania

Prepared by:
Title Services
75 Shannon Road
Harrisburg, PA 17112
(717) 901-8342

Return to:
Title Services
75 Shannon Road
Harrisburg, PA 17112
(717) 901-8342

Consideration: \$628,650.00
Local Taxes: \$6,286.50
State Taxes: \$6,286.50

THIS DEED,

MADE THE 26th day of January, in the year Two Thousand Twenty Two (2022)

BETWEEN Denis M. Mangifesta, Jr. and Julie E. Mangifesta, Husband and Wife, Grantors

and

Kristin H. Haas, an Adult Individual, Grantee:

WITNESSETH, that in consideration of the sum of Six Hundred Twenty-Eight Thousand Six Hundred Fifty and 00/100 Dollars (\$628,650.00), in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee(s),

ALL that certain lot or piece of ground situate in the Township of Upper Dublin, County of Montgomery and Commonwealth of Pennsylvania, being part of Lots Nos. 68 and 70 as plan of lots of Orelando Land and Improvements Company, Section No. 7, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wischman Avenue at the distance of 100 feet Northwestwardly from the Northwestery side of Apel Avenue.

CONTAINING in front or breadth on the said side of Wischman Avenue Northwestwardly 100 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Wischman Avenue, 125 feet.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

BEING KNOWN AND NUMBERED as 205 Wischman Avenue, Oreland, Pennsylvania 19075

BEING THE SAME PREMISES which David S. Brown and Christine O. Brown, husband and wife, by deed dated September 12, 1998 and recorded January 5, 1999 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania in Deed Book 5254, Page 1784 granted and conveyed unto Denis M. Mangifesta Jr. and Julie E. Mangifesta, Grantors herein.

And the said grantors hereby covenant and agree that they will warrant specially the property hereby conveyed.
IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence of

[Signature]
(Witness)

[Signature]
Denis M. Mangifesta, Jr.
[Signature]
Julie E. Mangifesta

STATE OF PENNSYLVANIA
COUNTY OF Montgomery

On this, the 26th day of January 2022 before me, the undersigned officer, personally appeared Denis M. Mangifesta, Jr. and Julie E. Mangifesta, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed same for the purposes therein contained.

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

[Signature]
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
THERESA M. FORTE, Notary Public
Bucks County
My Commission Expires November 10, 2023
Commission Number 1031104

I do hereby certify that the precise residence and complete post office address of the within grantee is:

205 Wischman Ave, Orland, PA 19075

January 31, 2022



Agent for Keystone Title Services

Invoice



UPPER DUBLIN
TOWNSHIP
CODE ENFORCEMENT

Upper Dublin Township
Code Enforcement Department
370 Commerce Drive
Fort Washington, PA 19034
215-643-1600 x8070
permits@upperdublin.net

Date	Invoice #
12/22/2025	6479

PAID
12/22/2025

Invoice To: Kristin H. Haas 205 Wischman Ave Oreland, PA 19075	Property Address: 205 Wischman Ave
	Invoice prepared by: Jake Gerardi, 215-643-1600 x3274

Description	Amount
Zoning Hearing Board Fees PD-Check#4026	500.00

<p><i>PAYMENT IS DUE UPON RECEIPT. Cash, checks made payable to "Upper Dublin Township", or credit cards are accepted. A processing fee of 2.5% will be added to all credit card payments. Contact us at 215-643-1600 x8070 to pay over the phone with a credit card.</i></p>	Total due	\$500.00
	Payments received	-\$500.00
	Balance due	\$0.00

ADDITIONAL FEES MAY BE INVOICED SEPARATELY FOR, INCLUDING BUT NOT LIMITED TO, PLAN REVIEW, SPECIAL INSPECTION MONITORING, CONSULTANT FEES, PRINTING OF DIGITAL PLANS, ADDITIONAL PERMITS, ETC.
Payment of the permit fee does not constitute issuance of a permit. After the permit application has been reviewed, approved, and processed, the permit(s) will be emailed to the property owner and contractor. If any work commences before permit issuance, late fees will be charged.



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Hearing Board of Upper Dublin Township Board Room, **801 Loch Alsh Avenue, Fort Washington, PA 19034** on **April 27, 2026, at 7:30 PM.** During this meeting an application concerning the following will be heard:

#2635 *Kristin H. Haas of 205 Wischman Avenue, Oreland, PA 19075* requests variances from Section 255-43. B for a side yard setback of 12.9 feet where the minimum required is 25 feet, for a building coverage of 20.5% where the maximum permitted is 15%, for an impervious coverage of 32.5% where the maximum permitted is 25%, and for a rear setback of 36.4 feet where the minimum required is 50 feet. They are also requesting a special exception pursuant to Section 255-147 for the expansion of a nonconforming building for a proposed addition. They are also requesting a variance from Section 255-29.D to permit accessory side and rear setbacks of 4 feet where the minimum required is 10 feet for a proposed shed. The Property is Zoned A-Residential. Potential vote upon Application #2635.


All letters, emails and other writings from neighbors or citizens, whether of support or opposition, must be received by the Township by the end of the business day immediately preceding the day of the hearing, otherwise they will not be recognized at such hearing.

All written public comments may be emailed to meeting@upperdublin.net. Those emails must be addressed to the Zoning Hearing Board in the subject line and your full name and address must be included in the body of the email. Anyone with questions must attend the hearings in person. In-person public comments are limited to no more than 5 minutes for each speaker.

If you are a person with a disability and wish to attend the hearing scheduled for this date and require an auxiliary aid, service, or other accommodation to participate in the proceedings, please contact the Township at (215) 643-1600 to discuss how Upper Dublin Township may best accommodate your needs.

A copy of the application is on file in the Community Planning & Zoning Department and may be seen upon request.

By Order of the Zoning Hearing Board.

Riley McGrath 
Zoning Officer & Planning Coordinator
215-643-1600 ex. 3213
rmcgrath@upperdublin.net

Note: There is a 30 day period after the date of the decision for an aggrieved person to file an appeal in court to contest an approval by the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board Approval during the 30 day appeal period do so at their own risk.

Advertisement Dates: Sunday, April 12, and Sunday, April 19, 2026—*Ambler Gazette*

MFG GOLF COUNTRY CLUB
511 DRESHERTOWN RD
FORT WASHINGTON PA 19034

FREEMAN JONATHAN C & ALYSON G
305 WISCHMAN AVE
ORELAND PA 19075

HAAS B B & KRISTIN H

MFG GOLF COUNTRY CLUB
511 DRESHERTOWN RD
FORT WASHINGTON PA 19034

EASTON LINDA H & JOHN K III
231 BALA AVE
ORELAND PA 19075

HAAS B BENJAMIN
208 WELDY AVE
ORELAND PA 19075

TAYLOR WILLIAM R & SHARON
312 WISCHMAN AVE
ORELAND PA 19075

ROOT WILLIAM D & JACQUELINE P
208 WISCHMAN AVE
ORELAND PA 19075

MCSHERRY JOHN F JR & LOUISE E
224 BALA AVE
ORELAND PA 19075

MCGONIGLE KEVIN J

SCHULTZ STEVEN F & ELLEN F
218 WELDY AVE
ORELAND PA 19075

ASHMEAD WILLIAM B JR & JEANINE
202 WISCHMAN AVE
ORELAND PA 19075

MCGONIGLE KEVIN & MUSTIN MARGARET M
308 WISCHMAN AVE
ORELAND PA 19075

MCCARTHY FRANCES M
223 BALA AVE
ORELAND PA 19075

PARTRIDGE BRYAN & GOODMAN REBECCA
209 WISCHMAN AVE
ORELAND PA 19075

WEISS NATHAN & MICHELLE
304 WISCHMAN AVE
ORELAND PA 19075

SIEBERT DONALD R & KRISTINE K
206 WISCHMANN AVE
ORELAND PA 19075

CORVASCE JOSEPH & SARAH
200 WISCHMAN AVE
ORELAND PA 19075

CIRCOSTA CRAIG M & JANMARIE
228 WELDY AVE
ORELAND PA 19075

RAZZANO JOSEPH & WEBER MEREDITH
214 WELDY AVE
ORELAND PA 19075

TOMKO MARK A & LINDA P
222 BALA AVE
ORELAND PA 19075

MCCUNE WILLIAM & SUSAN E
300 WISCHMAN AVE
ORELAND PA 19075

TURKOT VICTOR & JEAN L
379 ROBERTS AVE
GLENSIDE PA 19038

CUCONATI ANDREA & LIPP ELIZABETH
204 WELDY AVE
ORELAND PA 19075

CARNEY JAMES F & SHARON W
216 WISCHMAN AVE
ORELAND PA 19075

BOYLE JOSEPH R & TIFFANY
221 BALA AVE
ORELAND PA 19075

MAX JORDAN & WALLWORK AMY
300 ORLANDO AVE
ORELAND PA 19075

CHANG RONALD K & CHRISTINA R
222 WELDY AVE
ORELAND PA 19075

WINNING JOSEPH F III & DANIELLE MARIE
215 BALA AVE
ORELAND PA 19075

UPPER DUBLIN TOWNSHIP
801 LOCH ALSH AVE
FORT WASHINGTON PA 19034

HAAS KRISTIN H
205 WISCHMAN AVE
ORELAND PA 19075

FISHER DANIEL W
200 BALA AVE
ORELAND PA 19075

MCANESPEY ROBERT F & LINDA N
215 ORLANDO AVE
ORELAND PA 19075

ROSENBERG ELYSSA K
216 BALA AVE
ORELAND PA 19075

BRANNIGAN LINDSAY A & SEAN C
213 APEL AVE
ORELAND PA 19075

PELLETIER MARC P
204 ORLANDO AVE
ORELAND PA 19075

MCLAUGHIN JASON R & MCLAUGHIN ANN P
201 WISCHMAN AVE
ORELAND PA 19075

CIASULLO NICHOLAS F III & LAURIE J
113 WISCHMAN AVE
ORELAND PA 19075

MOLZ CHRISTOPHER
120 ORLANDO AVE
ORELAND PA 19075

LAVERY CAROL B TRUST
212 BALA AVE
ORELAND PA 19075

ABBOUD REBECCA E & BROWN LOGAN
222 APEL AVE
ORELAND PA 19075

PISTILLI CHARLES R & KRISTINA

HANDORF CHARLES R II & ELIZABE

RAISCH JAMES J & SUE ELLEN
206 ORLANDO AVE
ORELAND PA 19075

PISTILLI CHARLES R & KRISTINA A
209 TWINING RD
ORELAND PA 19075

HANDORF CHARLES R II & ELIZABETH A
217 APEL AVE
ORELAND PA 19075

MURRAY NICHOLAS A & JENNIFER L
213 TWINING RD
ORELAND PA 19075

RUBIN MARJORIE M
205 ORLANDO AVE
ORELAND PA 19075

BOGGS THOMAS C & ELIZABETH L

PENNINGTON LINDSEY MAKOFKA &
218 APEL AVE
ORELAND PA 19075

OTERI BRYAN GERALD & LIEBER LAUREN
LEE
118 ORLANDO AVE
ORELAND PA 19075

BOGGS THOMAS C & ELIZABETH L
204 BALA AVE
ORELAND PA 19075

CHADWICK MARK & CLEMENS SHELLEY
211 APEL AVE
ORELAND PA 19075

BURKE THOMAS J & ANITA C
207 TWINING RD
ORELAND PA 19075

SHIVELY BRUCE W & JANE E
117 WISCHMAN AVE
ORELAND PA 19075

MYERS MARY ELLEN
210 APEL AVE
ORELAND PA 19075

OBRIEN STEPHEN & OBRIEN MARY
127 APEL AVE
ORELAND PA 19075

WITHERS CRYSTALE
115 WISCHMAN AVE
ORELAND PA 19075

POWELL MARGARET H
211 TWINING RD
ORELAND PA 19075

SCHEPIS JOSEPH
112 ORLANDO AVE
ORELAND PA 19075

EBNER MICHAEL & CYNTHIA L
205 TWINING RD
ORELAND PA 19075

THUL CHRISTINE D
203 TWINING RD
ORELAND PA 19075

Posted 4/20/2026

NOTICE OF PUBLIC HEARING

BEFORE Zoning Hearing Board
UPPER DUBLIN TWP., MONTG. CO., PA

2635

A hearing will be held on the application of:

Kristin H. Haas

in the Township Building Board Room at 801 Loch Alsh Avenue, Fort Washington, PA 19034, to hear & take testimony on the following application:

Monday, April 27, 2026 @ 7:30 P.M.

The property involved is on:

205 Wischman Avenue, Oreland, PA 19075

#2635 Kristin H. Haas of 205 Wischman Avenue, Oreland, PA 19075 requests variances from Section 255-43. B for a side yard setback of 12.9 feet where the minimum required is 25 feet, for a building coverage of 20.5% where the maximum permitted is 15%, for an impervious coverage of 32.5% where the maximum permitted is 25%, and for a rear setback of 36.4 feet where the minimum required is 50 feet. They are also requesting a special exception pursuant to Section 255-147 for the expansion of a nonconforming building for a proposed addition. They are also requesting a variance from Section 255-29.D to permit accessory side and rear setbacks of 4 feet where the minimum required is 10 feet for a proposed shed. The Property is Zoned A-Residential. Potential vote upon Application #2635.

Zoning Hearing Board of Upper Dublin Township

**By: Riley McGrath, Zoning Officer
Upper Dublin Township
801 Loch Alsh Ave, Fort Washington, PA 19034
rmcgrath@upperdublin.net**

BUILDING & IMPERVIOUS COVERAGE FORM

Property Location: 205 Wischman Avenue, Oreland, PA 19075	Date: April 2, 2026
Zoning District: A	Owner Name: Kristin H. Haas
Lot Size: 11,250	

Part A - Building Coverage

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
House	n/a	x	n/a	=	1,686	Existing House to remain (-199 Demo'd)
Garage		x		=		
Shed	n/a	x	n/a	=	84	Existing Shed to TBR (-84 Demo'd)
Gazebo		x		=		
Covered Patio		x		=		
		x		=		

NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:

Exiting House TBR	n/a	x	n/a	=	(199)	Existing portion to be removed
Proposed Addition	n/a	x	n/a	=	658	Proposed addition
Shed TBR	n/a		n/a		(84)	Old Shed to be removed
New Shed	n/a	x	n/a	=	160	New Shed

TOTAL - PART A: 2,305

TOTAL - PART A:	2,305	÷	Lot Size:	11,250	=	% of Building Coverage:	20.49%
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Part B - Impervious Coverage

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
Driveway	n/a	x	n/a	=	842	Driveway to remain
Front Walk	n/a	x	n/a	=	134	Front walkway
Patio	n/a	x	n/a	=	331	Existing patio with 31 SF to be removed
Deck		x		=		
Sports Court		x		=		
Pool (Water Surface)		x		=		
Pool (Decking)		x		=		
Misc/Walls/Brick	n/a	x	n/a	=	178	Misc to be removed (-106 Demo'd)
		x		=		

NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:

Existing Patio TBR	n/a	x	n/a	=	(31)	Area of ex. patio to be removed
Misc/Walls/Brick	n/a	x	n/a	=	(106)	
		x		=		
		x		=		

TOTAL - PART B: 1,348

TOTAL - PART B:	1,348	÷	Lot Size:	11,250	=	% of Impervious Surface:	11.98%
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% of Building Coverage from Part A Above:	20.49%	+	% of Impervious Surface from Part B Above:	11.98%	=	TOTAL % OF IMPERVIOUS AREA	32.47%
--	--------	---	---	--------	---	-----------------------------------	--------

The above information has been completed to the best of my knowledge.

Chad W. Brensinger, PE
Completed by (Printed Name)

cbrensinger@ceshoemaker.com
Email Address

215-887-2165
Phone

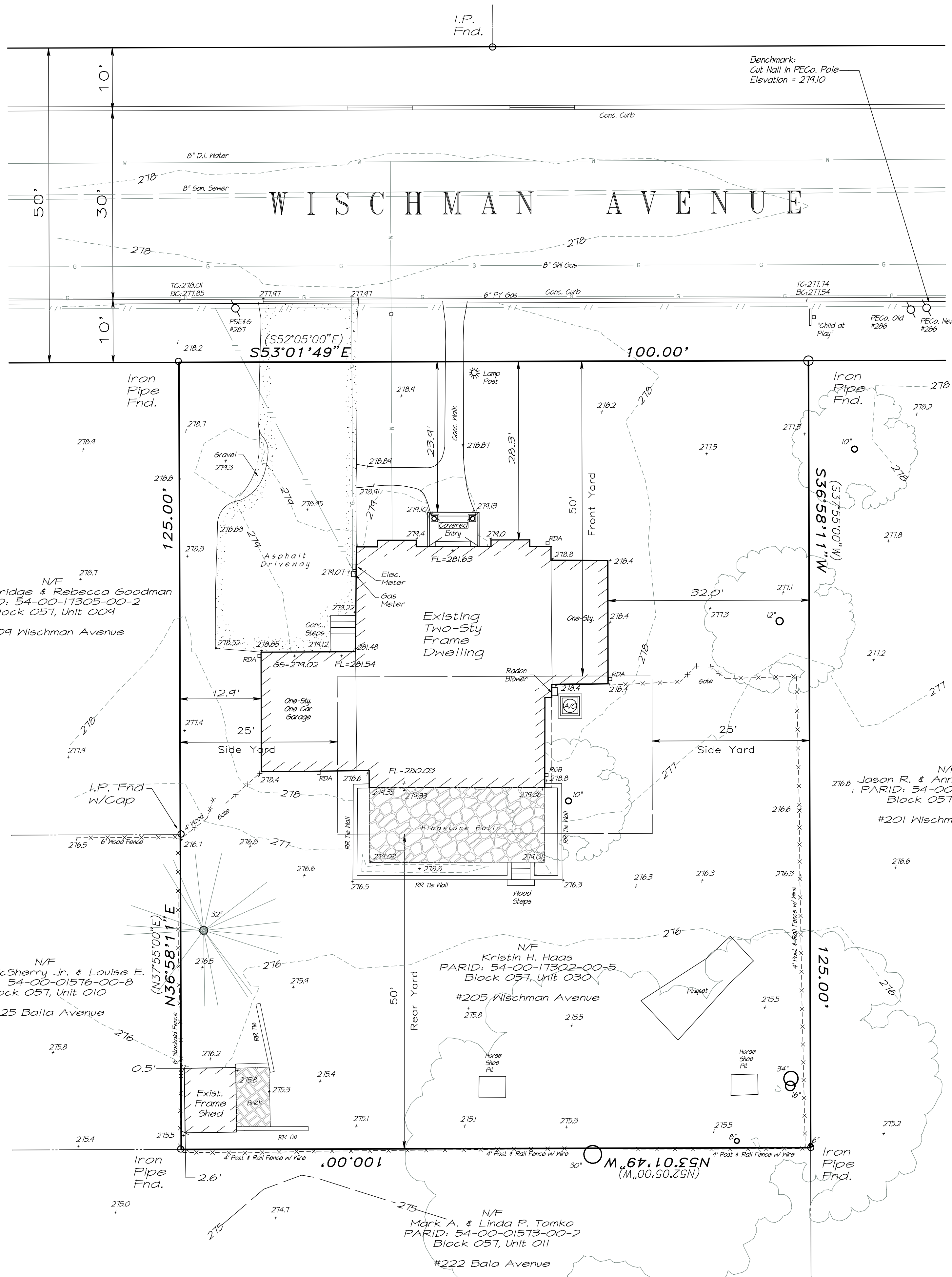
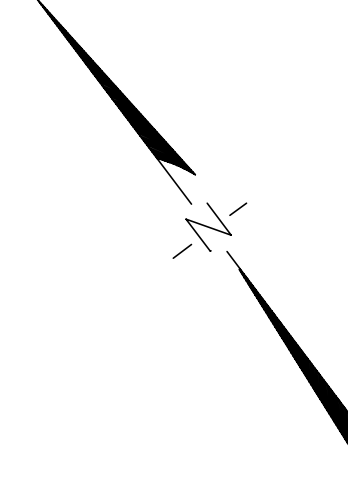

Signature of Person Completing Form

April 2, 2026
Date

UPPER DUBLIN TOWNSHIP ACT 181 (2006) LIST OF UNDERGROUND USERS AS PROVIDED BY PENNSYLVANIA ONE CALL SYSTEMS, INC. 1-800-242-1776 Date Contacted: 10/17/2025 SERIAL NO. 20252902647	
NAME OF USER	USERS ADDRESS
UPPER DUBLIN TOWNSHIP TOM FOUNTAIN Houtan@upperdublin.net	801 LOCK ASH AVENUE FORT WASHINGTON, PA 19034 215-843-1600 EXT. 3335
TRANSCONTINENTAL/WILLIAMS GAS JUSTIN ADAMS justin.adams@williams.com	99 FARBER ROAD PRINCETON, NJ 08540 609-285-2425
PECO ENERGY COMPANY c/o USIC NIKOLA SIMPKINS nikolasimpkins@usicllc.com	450 S. HENDERSON RD, SUITE B KING OF PRUSSIA, PA 19406 484-681-5720
BUCKS COUNTY WATER & SEWER AUTHORITY JAMES NAPOLEON n.jim@bcwsa.net	1275 ALMSHOUSE ROAD WARRINGTON, PA 18976 215-343-2538 EXT. 169
AQUA PENNSYLVANIA THOMAS WADY twady@aquamerica.com	762 LANCASTER AVENUE BRYN MAWR, PA 19010 610-525-1400 EXT. 52105

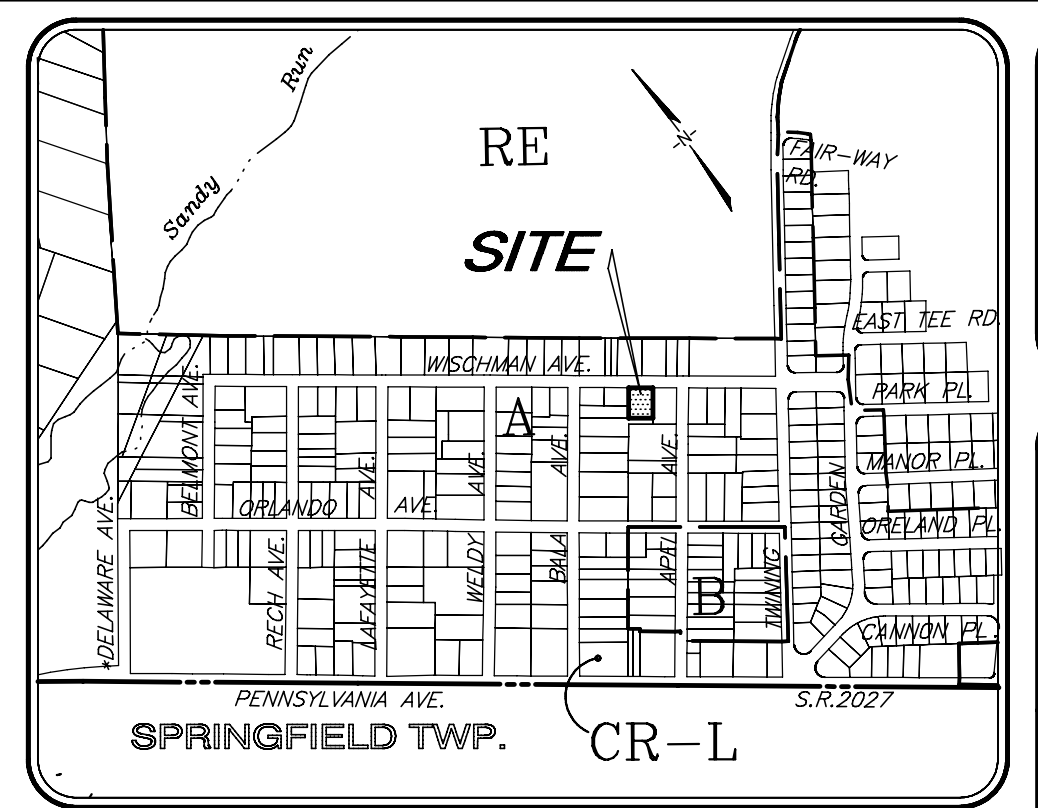


811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-EMERGENCIES MUST BE CONTACTED DIRECTLY
PA ACT 121 (2008) REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BURY OR OVERLAP
SERIAL NO. 20252902647



LEGEND

- EXISTING**
- CONTOUR LINE
 - SPOT ELEVATION
 - FENCE LINE
 - FIRE HYDRANT
 - UTILITY POLE
 - GAS VALVE
 - WATER VALVE
 - SEWER CLEAN OUT
 - WATER CURB STOP
 - SANITARY SEWER
 - STORM SEWER
 - OVERHEAD WIRE
 - UG ELECTRIC CONDUIT
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER LATERAL
 - UG COMMUNICATION CABLE
 - TRAFFIC SIGN
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - SOIL BOUNDARY LINE
 - ROOF DOWNSPOUT ABOVE GRADE
 - ROOF DOWNSPOUT BELOW GRADE



LOCATION MAP
SCALE: 1" = 800'

ZONE: 'A' RESIDENTIAL
w/ Public Water and Sewer

LOT USE	Z.O. SEC. NO.	REQUIRED	EXISTING
LOT USE	255-39.A.(1)		Single Family Detached
LOT AREA, MIN.	255-43.B.	26,000 S.F.	11,250 S.F. *
LOT WIDTH @ BSBL, MIN.		120 FT.	100.0 FT. *
FRONT YARD, MIN.		50 FT.	23.9 FT. *
SIDE YARD, MIN.		25 FT.	12.9 FT./32.0 FT. *
REAR YARD, MIN.		50 FT.	57.4 FT.
BUILDING COVERAGE, MAX.		15 %	15.8% (1,770 S.F.) *
IMPERVIOUS SURFACE, MAX.		25 %	29.0% (3,255 S.F.) *
PRINCIPAL BUILDING HEIGHT, MAX.		35 FT.	25.0 FT.
ACCESSORY STRUCTURES:			
SHED HEIGHT, MAX.		20 FT.	<20 FT.
SHED COVERAGE, MAX.	255-29.B.	600 S.F.	84 S.F.
PRINCIPAL BLDG. SETBACK	255-29.C.	10 FT.	47.0 FT.
LOT LINE SETBACK	255-29.D.		
NON-FIRE RESISTANT		10 FT.	0.5 FT./2.6 FT. *
FIRE RESISTANT		4 FT.	N/A

* EXISTING NON-CONFORMING CONDITION

EXISTING IMPERVIOUS COVER:

DWELLING	1,641 S.F.
FRONT PORCH	45 S.F.
SHED	84 S.F.
ASPHALT DRIVEWAY	842 S.F.
FLAGSTONE PATIO	331 S.F.
FRONT WALK	134 S.F.
MISC/CONG/WALLS	178 S.F.
TOTAL	3,255 S.F.

REFERENCE PLANS:

- Plan entitled Plot of Lots of the Orlando Land and Improvement Company copied by William T. Muldrew Civil Engineer dated January 31, 1921.
- Lot Location of Properties of Paul A. Larson & Kenneth M. Miller ET UX by C. Raymond Weir, dated May 26, 1960.

NOTES:

- Boundary and topographic information derived from deeds, plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during October 2025. This survey was prepared without the benefit of a title report. Metes & bounds shown rotated -0° 56' 49" by CES, Inc. to PA south state plane coordinate system (NAD83). Bearings and distances shown in parentheses are derived from deed description.
- Horizontal Datum based on NAD 1983, SPC83 Pennsylvania (South), Geoid Model g2003u08 using Topcon Topnet Live virtual network system. Vertical Datum based on NAVD 1988, using Topcon Topnet Live virtual network. BENCHMARK: Cut nail in new PECO. #286, Elevation = 279.10
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
- The subject parcel is served by public water by AQUA PENNSYLVANIA, and public sanitary sewer disposal by the BUCKS COUNTY WATER & SEWER AUTHORITY.
- Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 381 of 451, Map No. 42091C0381G, effective March 2, 2016.
- Soil classification mapped by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Montgomery County, PA, Version 18, September 8, 2023. UrhB - Urban land-Duffield complex, 0-8 percent slopes

PROPERTY DATA:

PARID: 54-00-17302-00-5
Site Area: 11,250 S.F. or 0.2583 Acres
Owner: Kristin H. Haas
Address: 205 Wischman Avenue
Orland, Pa. 19075
Block/Unit No.: 057-030
Deed Book/Page No.: 6269-02506
Zoning District: 'A' Residential



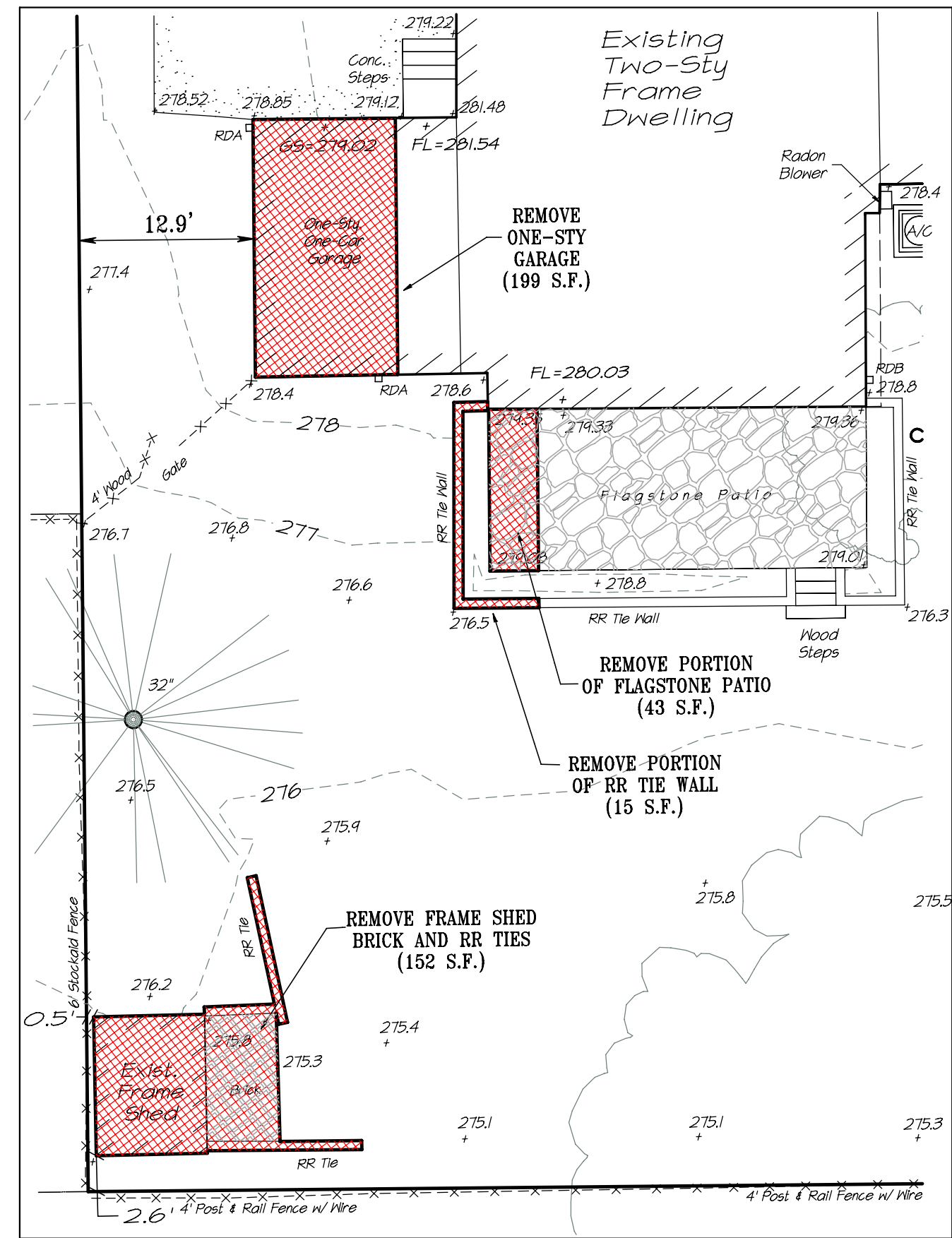
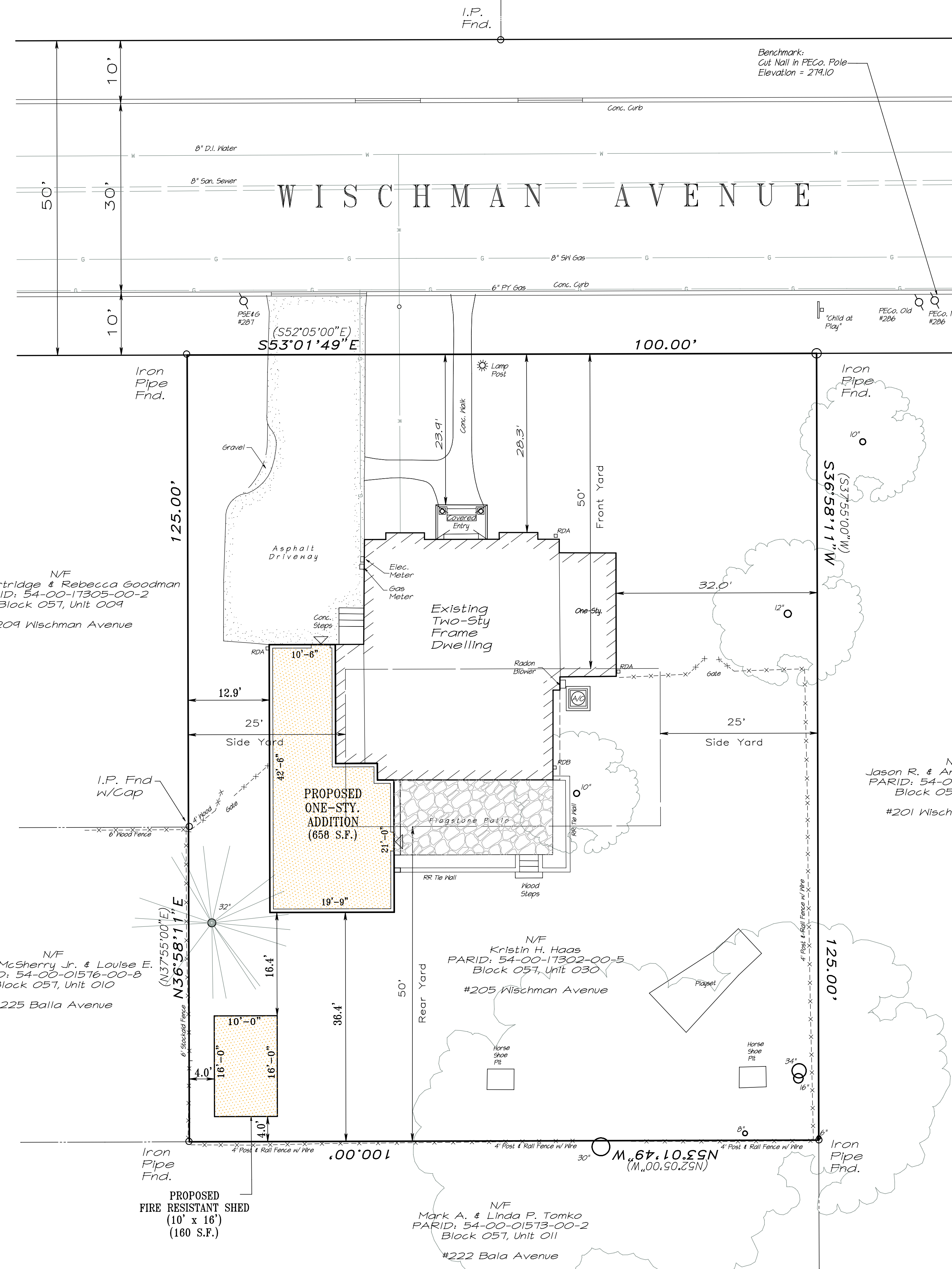
RECORD OWNER
KRISTIN H. HAAS
205 WISCHMAN AVENUE
ORLAND, PA. 19075

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-887-2168 FAX: 215-578-7791
E-MAIL: ces@cesmaker.com
SCALE: 1" = 10'
0' 5' 10' 20'

DATE	NO.	REVISION	BY
04/02/2028	1	PAVEMENT PATCH ADDED	GAT

EXISTING SITE PLAN
OF
205 WISCHMAN AVENUE
Prepared for
KRISTIN H. HAAS
UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: OCTOBER 27, 2025
DWG NO.: UP. DUB.-2340
JOB NO.: **27669**
SHEET NO.: **2 OF 2**



ZONE: 'A' RESIDENTIAL
w/ Public Water and Sewer

LOT USE	Z.O. SEC. NO.	REQUIRED	EXISTING	PROPOSED
LOT AREA, MIN.	255-39.A.(1)		Single Family Detached	Single Family Detached
LOT WIDTH @ BSSL, MIN.	255-43.B.	26,000 S.F.	11,250 S.F. *	11,250 S.F.
FRONT YARD, MIN.		120 FT.	100.0 FT. *	100.0 FT.
REAR YARD, MIN.		50 FT.	23.9 FT. *	23.9 FT.
SIDE YARD, MIN.		25 FT.	12.9 FT./32.0 FT. * [V][SE]	12.9 FT./32.0 FT. [V][SE]
REAR YARD, MIN.		50 FT.	57.4 FT.	36.4 FT. [V]
BUILDING COVERAGE, MAX.		15 %	15.8% (1,770 S.F.) *	20.5% (2,305 S.F.) [V][SE]
IMPERVIOUS SURFACE, MAX.		25 %	29.0% (3,255 S.F.) *	32.5% (3,653 S.F.) [V][SE]
PRINCIPAL BUILDING HEIGHT, MAX.		35 FT.	25.0 FT.	25.0 FT.
ACCESSORY STRUCTURES:				
SHED HEIGHT, MAX.		20 FT.	<20 FT.	<20 FT.
SHED COVERAGE, MAX.	255-29.B.	600 S.F.	84 S.F.	160 S.F.
PRINCIPAL BLDG. SETBACK	255-29.C.	10 FT.	47.0 FT.	16.4 FT.
LOT LINE SETBACK	255-29.D.			
NON-FIRE RESISTANT FIRE RESISTANT		10 FT.	0.5 FT./2.6 FT. *	N/A
OFF-STREET PARKING DWELLINGS	255-135.A.	2-Per Unit	Single Family Detached	Single Family Detached
SPACE SIZE, MIN.	255-140.	9.5 FT.x19 FT.	9.5 FT.x19 FT.	9.5 FT.x19 FT.

EXISTING IMPERVIOUS COVER:

DWELLING	1,641 S.F.
FRONT PORCH	45 S.F.
SHED	84 S.F.
ASPHALT DRIVEWAY	842 S.F.
FLAGSTONE PATIO	331 S.F.
FRONT WALK	134 S.F.
MISC./CONC./WALLS	178 S.F.
TOTAL	3,255 S.F.

PROPOSED IMPERVIOUS COVER:

EXIST DWELLING	1,442 S.F.
FRONT PORCH	45 S.F.
PROPOSED ADDITION	658 S.F.
PROPOSED SHED	160 S.F.
ASPHALT DRIVEWAY	842 S.F.
FLAGSTONE PATIO	300 S.F.
MISC./CONC./WALLS	206 S.F.
TOTAL	3,653 S.F.

NET INCREASE IN IMPERVIOUS COVER = (+) 398 S.F.

- NOTES:**
- Boundary and topographic information derived from deeds, plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during October 2025. This survey was prepared without the benefit of a title report. Metes & bounds shown rotated -0° 56' 49" by CES, Inc. to PA. south state plane coordinate system (NAD83). Bearings and distances shown in parentheses are derived from deed description.
 - Horizontal Datum based on NAD 1983, SPC83 Pennsylvania (South), Geoid Model g2003u08 using Topcon Topnet Live virtual network system. Vertical Datum based on NAVD 1988, using Topcon Topnet Live virtual network. BENCHMARK: Cut nail in new PECO. #286, Elevation = 279.10
 - Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
 - The subject parcel is served by public water by AQUA PENNSYLVANIA and public sanitary sewer disposal by the BUCKS COUNTY WATER & SEWER AUTHORITY.
 - Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 581 of 451, Map No. 42091C0381G, effective March 2, 2016.
 - Soil classification mapped by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Montgomery County, PA, Version 18, September 8, 2023. UrhB - Urban land-Duffield complex, 0-8 percent slopes

ZONING VARIANCE AND/OR SPECIAL EXCEPTION:

- Z.O. Section 255-147.C. - EXTENSION/EXPANSION OF A LAWFUL NONCONFORMING USE: A Special Exception to allow a lawful nonconforming use to be extended/expanded as to the side yard setback, building coverage and impervious coverage, and
- Z.O. Section 255-43.B. - SIDE YARD: In the alternative, a Variance to permit the nonconforming principal structure side yard setback to be extended 12.9 feet where 25 feet is required; and
- Z.O. Section 255-43.B. - BUILDING COVERAGE: In the alternative, a Variance to permit an existing nonconforming building coverage of 15.8 percent to be increased to 20.5 percent where a maximum of 15 percent is permitted; and
- Z.O. Section 255-43.B. - IMPERVIOUS COVERAGE: In the alternative, a Variance to permit an existing nonconforming impervious coverage of 29.0 percent to be increased to 32.5 percent where a maximum of 25 percent is permitted;
- Z.O. Section 255-43.B. - REAR YARD: A Variance to permit the principal structure rear yard setback to be decreased from 57.4 feet to 36.4 feet where 50 feet is required;

PROPERTY DATA:

PARID: 54-00-17302-00-5
Site Area: 11,250 S.F. or 0.2583 Acres
Owner: Kristin H. Haas
Address: 205 Wischman Avenue Oreland, Pa. 19075
Block/Unit No.: 057-030
Deed Book/Page No.: 6269-02506
Zoning District: 'A' Residential



RECORD OWNER

KRISTIN H. HAAS
205 WISCHMAN AVENUE
ORELAND, PA. 19075

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA. 18936
PHONE: 215-887-2168 FAX: 215-578-7791
E-MAIL: ces@shoemaker.com

DATE	NO.	REVISION	BY
04/02/2026	2	NEW BUILDING ADDITION	GAT
07/13/2026	1	FIRE FOOT DRIVEWAY SETBACK	GAT

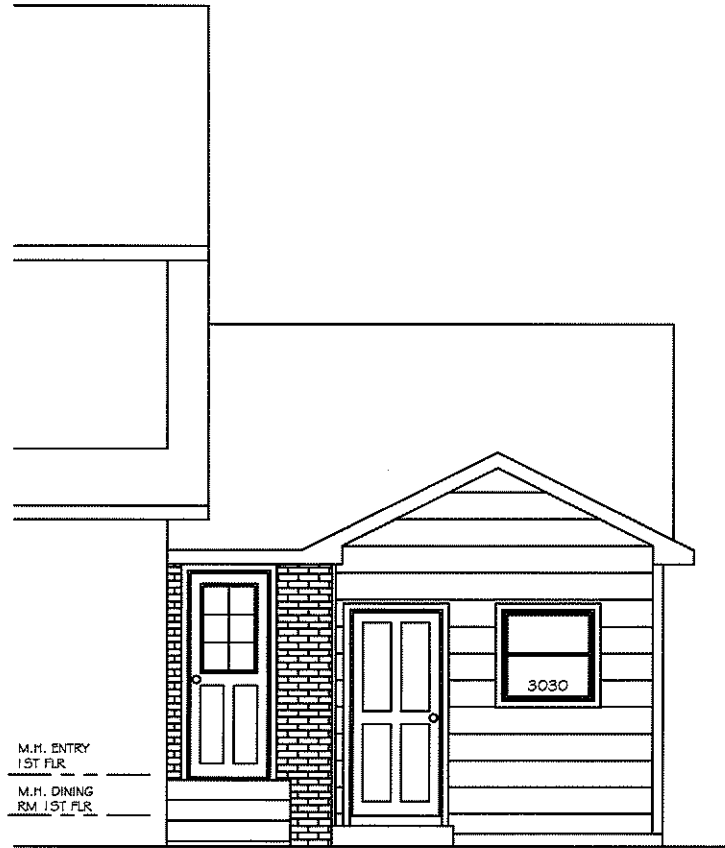
ZONING EXHIBIT PLAN
OF
205 WISCHMAN AVENUE
Prepared for
KRISTIN H. HAAS
UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: NOVEMBER 14, 2025
DWG NO.: UP. DUB.-2339
JOB NO.: **27669**
SHEET NO.: **1 OF 2**

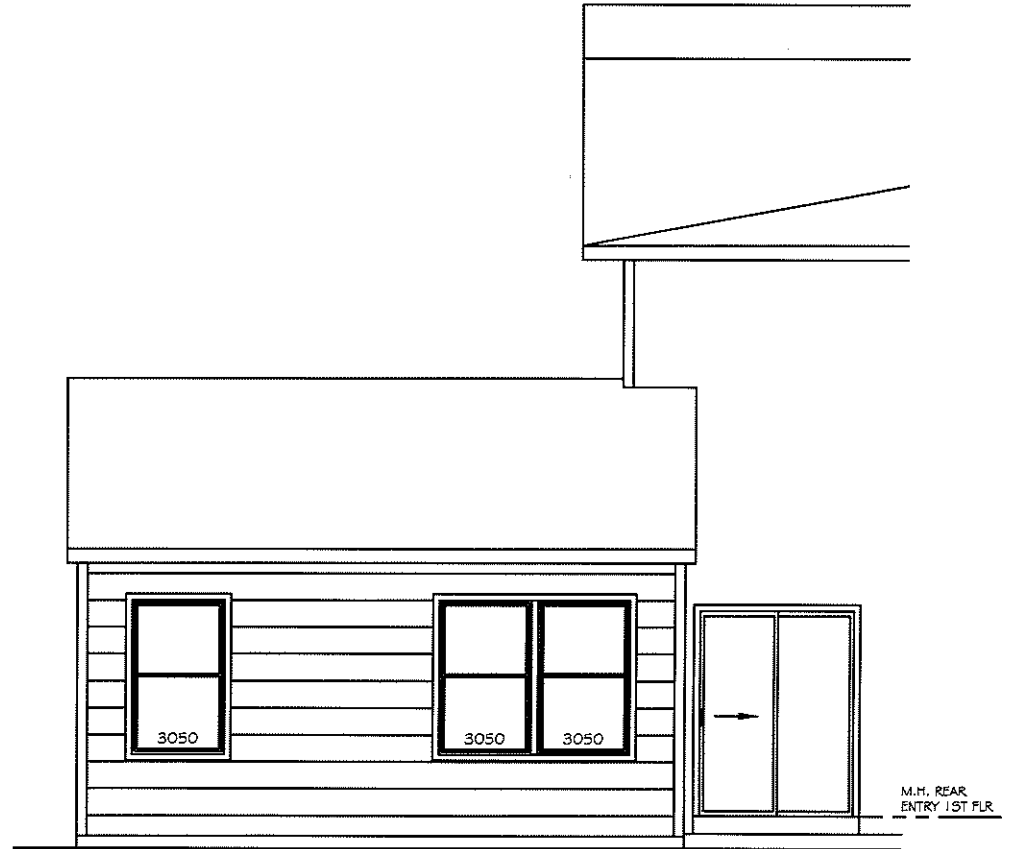
Hass Renovation/Addition

MOS Design
691 Edgehill Rd
Oreland, Pa. 19038
Phone: 267-735-6324
Fax: 215-887-3337
Email: mosdesign@man.com

04/03/2026



FRONT ELEVATION

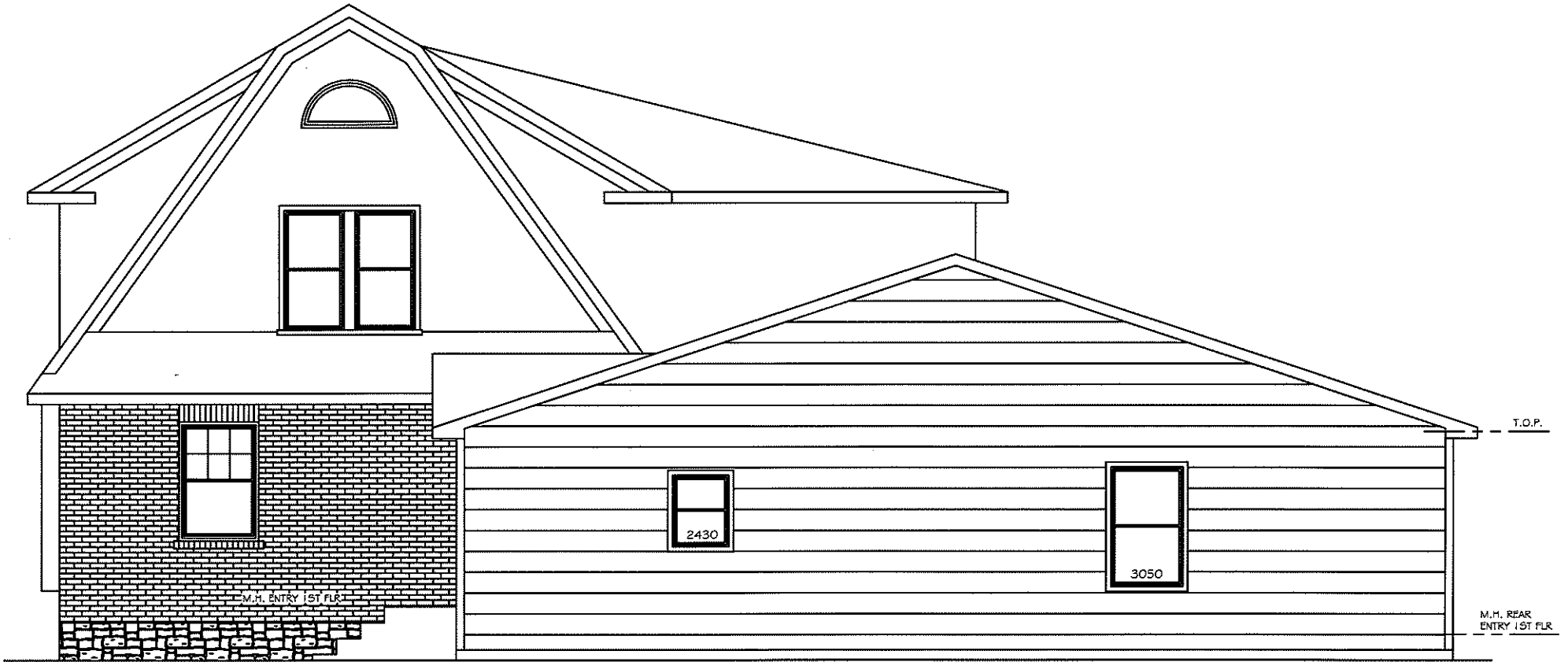


REAR ELEVATION

Hass Renovation/Addition

MOS Design
201 Edgehill Rd
Oreland, Pa. 19075
Phone: 267-735-5324
Fax: 215-897-3337
Email: mosdesign@msm.com

04/03/2026

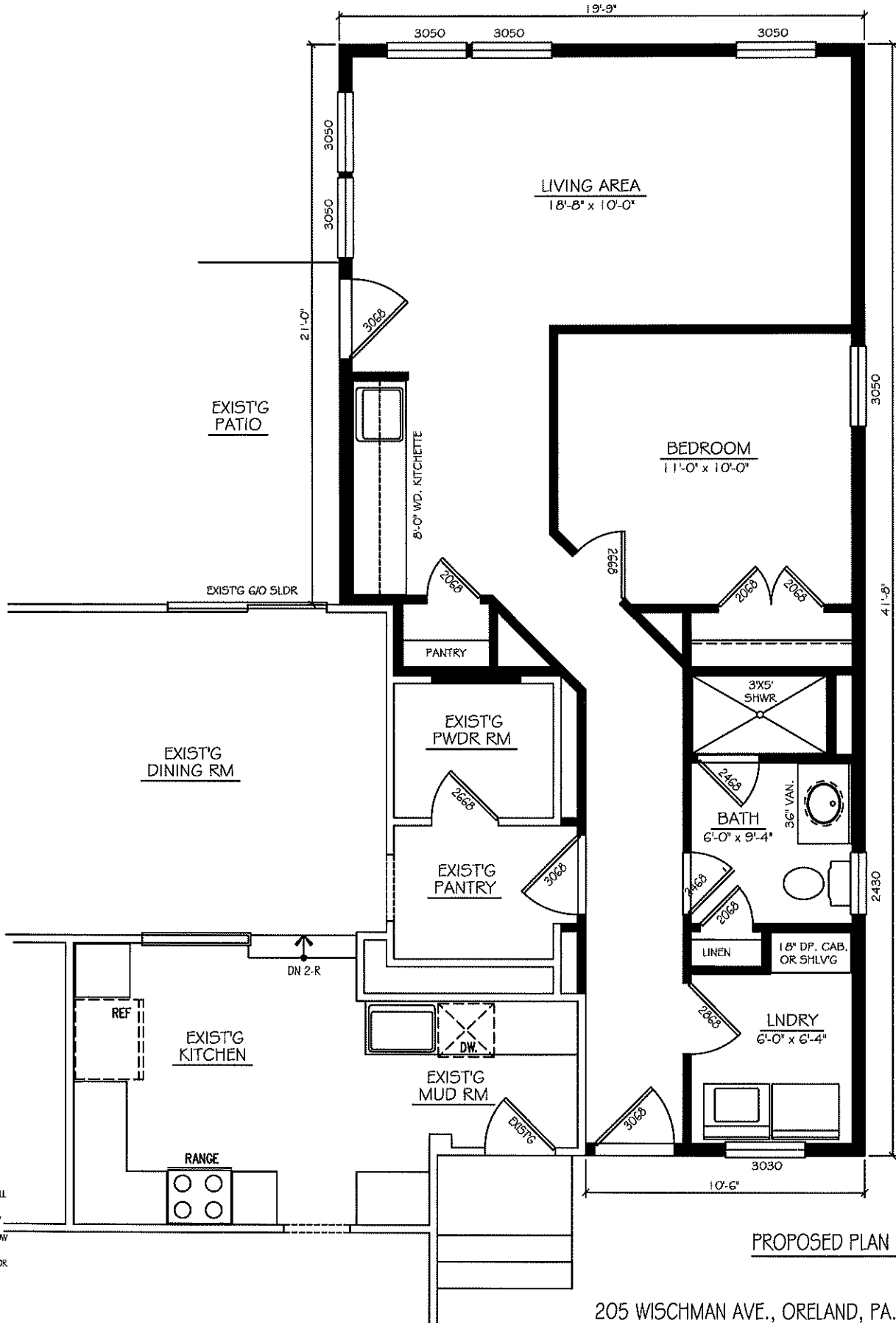


SIDE ELEVATION

Hass Renovation/Addition

04/03/2026

MOJ Design
 201 Edgell Rd
 Orelana, Pa. 19075
 Phone: 267-735-5324
 Fax: 215-987-5337
 Email: mojdesign@att.net







March 22, 2026

Dear Members of the Upper Dublin Township Board,

I am writing as a resident of Upper Dublin Township and the next-door neighbor of Kristin Haas, who resides at 205 Wischman Ave in Oreland.

I would like to express my full support for her application for a variance to construct a small addition to her home to accommodate an in-law suite for her mother.

As her immediate neighbor, I have had the opportunity to understand both the intent and scope of this project. This addition is not intended for commercial use or increased density, but rather to support a family need allowing her mother to live safely and comfortably while remaining close to her family. I believe this reflects the kind of thoughtful, family-centered use of property that strengthens our community.

From my perspective, the proposed addition is reasonable in scale and consistent with the character of our neighborhood. I do not have concerns about its impact on the surrounding properties, and I believe it will be a respectful and well-integrated improvement to the home.

Thank you for your time and consideration of this request. Please feel free to contact me if any additional information would be helpful.

Sincerely,
Ann McLaughlin
201 Wischman Ave
Oreland, PA
anniepmclaughlin@gmail.com
215-803-1079

Zoning Hearing Board Agenda Item Report

Meeting Date: April 27, 2026

Agenda Section: #2642 500 Willow LLC for the property at 500 Willow Avenue, Ambler, PA 19002

Subject:

requests a variance from Section 255-153 to permit a 21.53 square foot sign in a residential district. The Property is Zoned A-Residential. Potential vote upon Application #2642.

Attachments:

1. [#2642 application redacted.pdf](#)
2. [#2642- Waiver of Time.pdf](#)
3. [#2642- deed.pdf](#)
4. [#2642 receipt.pdf](#)
5. [#2642 letter and labels.pdf](#)
6. [#2642- posted notice and photo.pdf](#)
7. [#2642 -Plan Set.pdf](#)



Date Received: 2/20/26
Fee Paid: \$ 1500
/ 2nd Ad: 3/15/26
Date of Hearing: 3/23/26

1st Ad 3/8/26

UPPER DUBLIN TOWNSHIP
ZONING HEARING BOARD
APPLICATION # 2642

RECEIVED
FEB 20 2026

Application is hereby made to the Zoning Hearing Board for a determination in connection with the following facts:

Name of Applicant: Reed Sign Company Name of Owner: 500 Willow LLC
Address: 1050 Main St Address: 149 Stenton Ave
City, State, Zip: Pennsburg, PA 18073 City, State, Zip: Blue Bell, PA 19422
Phone #: [Redacted] Phone #: [Redacted]
Email: [Redacted] Email: [Redacted]

Name of Attorney: N/A
Address: _____ City: _____ State: _____ Zip: _____
Attorney Phone: _____ Email: _____

Applicant and Owner request that a determination be made by the Zoning Hearing Board on this Appeal from the Decision of the Community Planner/Zoning Officer in which we were:

- Refused a Building Permit and/or Zoning Permit Ordered to Cease a current use
- Given conditional approval of a subdivision plan
- Other (specify): _____

This appeal seeks:

- An interpretation of the ordinance or map
- A Special Exception under Article _____, Section _____, Subsection _____, Paragraph _____
- A Variance related to the Use, Area, Frontage, Yard, Height, Parking,
- Other (specify): _____

The applicable provisions of the Zoning Ordinance are as follows:

Chapter <u>255</u>	Section <u>153</u>	Subsection <u>B</u>	Paragraph _____
Chapter _____	Section _____	Subsection _____	Paragraph _____
Chapter _____	Section _____	Subsection _____	Paragraph _____
Chapter _____	Section _____	Subsection _____	Paragraph _____

The description of the property involved in this appeal is as follows:

Street Number: 500 Street Name: Willow Ave Deed Book: 6317 Page: to 00999
Block Number: _____ Unit Number: _____ Parcel Number: 540002374002
Zoning District: A Served by Public Sewer (y/n): Y Served by Public Water (y/n): Y
Lot Size: 1.06 acres Lot Dimensions: 248 x 250 x 233 x 148 ft Street Frontage: 248 ft

Describe the present use of the property and the existing improvements: _____

This property is being used as a veterinary primary care facility.

Describe the proposed use of the property and the proposed improvements: Installation of one (1) 21.53 sq ft

non-illuminated dimensional wall sign on the side of the building facing Bethlehem Pike.

Has any previous petition been filed with the Zoning Board in connection with these premises? Yes No

If Yes, please describe: _____

Is this property a part of a subdivision heretofore approved by the Township? Yes No

If Yes, give name of subdivision: _____ Date of approval by Township: _____

I/We believe that the Zoning Board should approve this request because: _____

Please see attached.

STATE OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY:

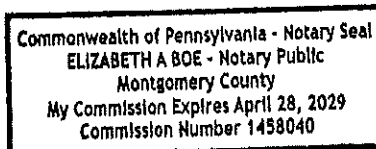
Elizabeth A Boe BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S) THAT THE FACTS SET FORTH IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.

Sworn and subscribed to

before me, this 17th day
of February, 20 26

Epita L Re
Notary Public

Edward T Reed
Applicant
[Signature]
Applicant



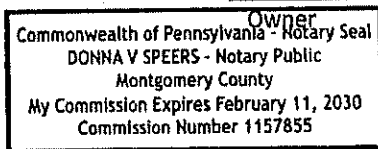
Property owner(s) must join in this application.

Sworn and subscribed to

before me, this 19th day
of February, 20 26

Donna V Speers
Notary Public

William Kay
Owner
[Signature]



This application must be filled out and signed by the owner and, if different, the applicant and filed with the Zoning Officer along with the appropriate fee. If more space is required, attach a separate sheet to this application and reference the question being answered. The application must be accompanied by:

1. Three (3) copies of the deed showing current ownership
2. Copies of leases or agreements affecting the premises
3. Notarized zoning application and corporate sealed for companies
4. Eight (8) copies of the plan of real estate affected showing the location and dimension of improvements now erected and proposed, parking spaces, all dimensional requirements of the zoning ordinance, the building envelope, rights of way and easements. The plan must be prepared and sealed by a Registered Land Surveyor unless this requirement is waived by the Community Planner/Zoning Officer.

The applicant respectfully requests relief from § 255-153.B of the Zoning Ordinance, which limits a Business Sign to an area not exceeding six inches by eighteen inches and permits no more than one such sign per use or dwelling.

The applicant proposes a wall-mounted sign measuring 21.53 square feet on the side of the building facing Bethlehem Pike.

The proposed wall signage is necessary for clear vehicular identification of the Hickory Veterinary Primary Care building. The lack of clear identification from both directions of travel can cause confusion regarding the location of the practice, resulting in missed entrances, sudden or unsafe turning movements, and drivers circling the block in an attempt to locate the office. This creates unnecessary traffic movements and increases the likelihood of wrong turns and congestion in the immediate vicinity of the intersection.

The requested relief will allow clearer identification of the veterinary practice for motorists traveling on Bethlehem Pike, thereby improving wayfinding, reducing driver confusion, and enhancing overall traffic safety. The proposed sign is limited to the side directly facing Bethlehem Pike and is modest in scale relative to the building. The Applicant is not seeking additional freestanding signage or excessive signage, but rather a single wall sign that provides visibility where none currently exists.

The hardship arises from the orientation of the building and existing signage relative to the flow of traffic on Bethlehem Pike. Strict application of the ordinance would prevent adequate identification of the use from one direction of travel, despite the property's location on a heavily traveled roadway.

The relief requested represents the minimum relief necessary to address the visibility and wayfinding challenges associated with the site. The proposed sign is appropriately scaled, architecturally compatible with the building, and limited solely to what is required to provide clear identification of Hickory Veterinary Primary Care.



Design | Manufacture | Install
SINCE 1972

Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Date: February 17, 2026

RE: Variance Request
Reed Sign Company
Hickory Primary Veterinary Primary Care

Dear Zoning Hearing Board,

I am hereby requesting a variance from Section 255.153(B) of the Upper Dublin Township Zoning Ordinance on behalf of Hickory Veterinary Primary Care, located at 500 Willow Avenue, Ambler, for the installation of the proposed sign package.

Relating to the proposal, please find enclosed the following: \$1500 check for application fee, zoning hearing board application, our letter explaining the request, our certificate of insurance for Upper Dublin Township, eight (8) copies of sign plans/drawings, and three (3) copies of the deed. I have also included a copy of our original Permit Application and the Denial Letter for reference.

We respectfully request that this matter be scheduled for the March 23rd Zoning Hearing Board meeting.

Upon your review, please do not hesitate to contact me with any questions or comments at [REDACTED] or email at [REDACTED]

Respectfully,

Riley Rager



McGrath, Riley

From: Stacey Connell <sconnell@metro-vet.com>
Sent: Friday, March 13, 2026 2:26 PM
To: McGrath, Riley
Cc: Riley Rager
Subject: Re: Waiver of Time for ZHB meeting

CAUTION: [This is an External Email. Do not click links or open attachments unless you recognize the sender and know the content is safe]. 🐾🐾🐾

Please accept this letter as a request to postpone the hearing on the Application #2642 for the Property at 500 Willow Ave. until the April 27, 2026 meeting. We understand the application will not appear on the Upper Dublin Township Zoning Hearing Board hearing date of March 30, 2026

Please also accept this letter as a grant of a waiver of the timeframes prescribed by the Municipalities Planning Code (Section 908 (1.2) Hearings) and the Upper Dublin Township Zoning Ordinance within which the Zoning Hearing Board must conduct a hearing on the Application.

Thank you!
Stacey Connell



Stacey Connell, Area Director of Operations
COVE Animal Health | MVA Family
O: 610-666-1050 x8235
www.metro-vet.com

From: McGrath, Riley <RMcGrath@upperdublin.net>
Sent: Friday, March 13, 2026 2:19 PM
To: Stacey Connell <sconnell@metro-vet.com>
Cc: Riley Rager <Riley@reedsign.com>
Subject: Waiver of Time for ZHB meeting

Good afternoon,

Riley mentioned that you would be unavailable for the meeting in March. We would just need a waiver of time from you. I am going to copy the language below and you can just copy and paste it into an email reply to me.

Also something I forgot to mention to Riley is that with legal representation, the property owner doesn't need to attend, just the lawyer can.

Let me know if you have any questions about this. Thanks!

Waiver of time:

Please accept this letter as a request to postpone the hearing on the Application #2642 for the Property at 500 Willow Ave. until the April 27, 2026 meeting. We understand the application will not appear on the Upper Dublin Township Zoning Hearing Board hearing date of March 30, 2026

Please also accept this letter as a grant of a waiver of the timeframes prescribed by the Municipalities Planning Code (Section 908 (1.2) Hearings) and the Upper Dublin Township Zoning Ordinance within which the Zoning Hearing Board must conduct a hearing on the Application.

RILEY MCGRATH (she/they)
Zoning Officer and Planning Coordinator
Upper Dublin Township
801 Loch Alsh Avenue, Fort Washington, PA 19034

O 215.643.1600 x3213
E rmcgrath@upperdublin.net
W www.upperdublin.net



UPPER DUBLIN
— T O W N S H I P —
Stronger Together

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, forwarding, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

  <p>RECORDER OF DEEDS MONTGOMERY COUNTY <i>Jeanne Sorg</i></p> <p>One Montgomery Plaza Swede and Airy Streets ~ Suite 303 P.O. Box 311 ~ Norristown, PA 19404 Office: (610) 278-3289 ~ Fax: (610) 278-3869</p>	<p>DEED BK 6317 PG 00995 to 00999 INSTRUMENT # : 2023008042 RECORDED DATE: 02/16/2023 08:37:31 AM</p>  <p>6192564-0021T</p> <p align="center">MONTGOMERY COUNTY ROD</p>										
OFFICIAL RECORDING COVER PAGE Page 1 of 5											
<p>Document Type: Deed Document Date: 02/08/2023 Reference Info:</p>	<p>Transaction #: 6723841 - 2 Doc(s) Document Page Count: 4 Operator Id: dawhitner</p>										
<p>RETURN TO: (Simplifile) Class Abstract 8039 Germantown Ave Ste 100 Philadelphia, PA 19118-3434 (215) 487-1977</p>	<p>PAID BY: CLASS ABSTRACT</p>										
<p>* PROPERTY DATA: Parcel ID #: 54-00-02374-00-2 Address: 500 WILLOW AVE PA Municipality: Upper Dublin Township (100%) School District: Upper Dublin</p>											
<p>* ASSOCIATED DOCUMENT(S):</p>											
<p>CONSIDERATION/SECURED AMT: \$1,200,000.00 TAXABLE AMOUNT: \$1,200,000.00</p> <p>FEES / TAXES:</p> <table border="0"> <tr> <td>Recording Fee:Deed</td> <td>\$86.75</td> </tr> <tr> <td>State RTT</td> <td>\$12,000.00</td> </tr> <tr> <td>Upper Dublin Township RTT</td> <td>\$6,000.00</td> </tr> <tr> <td>Upper Dublin School District RTT</td> <td>\$6,000.00</td> </tr> <tr> <td>Total:</td> <td>\$24,086.75</td> </tr> </table>	Recording Fee:Deed	\$86.75	State RTT	\$12,000.00	Upper Dublin Township RTT	\$6,000.00	Upper Dublin School District RTT	\$6,000.00	Total:	\$24,086.75	<p>DEED BK 6317 PG 00995 to 00999 Recorded Date: 02/16/2023 08:37:31 AM</p> <p>I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.</p>  <p align="right">Jeanne Sorg Recorder of Deeds</p>
Recording Fee:Deed	\$86.75										
State RTT	\$12,000.00										
Upper Dublin Township RTT	\$6,000.00										
Upper Dublin School District RTT	\$6,000.00										
Total:	\$24,086.75										

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Digitally signed 02/12/2026 by montgomery.county.rod@govos.com

Certified and Digitally Signed

Validation may require Adobe Windows Integration

eCertified copy of recorded # 2023008042 (page 1 of 5)
 Montgomery County Recorder of Deeds



Prepared by and Return to:

Class Abstract
8039 Germantown Ave
Philadelphia, PA 19118

File No. CA-5822

Parcel No. 54-00-02374-002

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
54-00-02374-00-2 UPPER DUBLIN TOWNSHIP
500 WILLOW AVE
CHESTNUT HILL HOSPITAL LLC
B 019 L U 024 5930 02/16/2023

\$15.00
JH

This Indenture, made the 8th day of February, 2023,

Between

CHESTNUT HILL HOSPITAL, LLC

(hereinafter called the Grantor(s)), of the one part, and

500 WILLOW, LLC

(hereinafter called the Grantee(s)), of the other part,

Witnesseth, that the said Grantor(s) for and in consideration of the sum of **ONE MILLION TWO HUNDRED THOUSAND AND 00/100 Dollars (\$1,200,000.00)** lawful money of the United States of America, unto him, her, it or them well and truly paid by the said Grantee(s), at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has or have granted, bargained and sold, released and confirmed, and by these presents does or do grant, bargain and sell, release and confirm unto the said Grantee(s), his, her, its or their heirs, successors and assigns, as 500 Willow, LLC, a Pennsylvania Limited Liability Company

Street Address: **500 Willow Avenue, Ambler, PA 19002**

ALL THAT CERTAIN parcel of ground situate in the Township of Upper Dublin, County of Montgomery and Commonwealth of Pennsylvania, being parts of Lots Not 1 and 2 as laid out in Plan No 1, Rose Valley Terrace, described as follows:

BEGINNING at a stake set for a corner of this and land of John H. Ringe, Jr.; thence by land of said Ringe North forty three degrees forty five minutes East one hundred fifty feet to a stake; thence by other land of which this was a part, now of John Garson; thence by the same South forty six degrees fifteen minutes East two hundred twenty five feet to a stake set on the Northwesterly side of Willow Avenue (laid out and opened for public use fifty feet in width); thence by said side of said Willow Avenue South forty three degrees forty five minutes West two hundred forty eight and one-tenths feet to a stake on the Easterly side of the Bethlehem Pike (formerly Chestnut Hill and Springhouse Turnpike Road) sixty feet in width; thence by said side of Turnpike North twenty two degrees thirty two minutes West two hundred forty five and one-tenths feet to a stake, being the first mentioned point and place of beginning.

Being the same premises which CHHS Development Company, LLC, a Delaware limited liability company by Deed dated 9-27-2017 and recorded 10-2-2017 in Montgomery County in Deed Book 6063 page 1574 conveyed unto Chestnut Hill Hospital, LLC, a Pennsylvania limited liability company, in fee.

Together with all and singular the 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 anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, her, it or them, the said grantor(s), 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 above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his, her, its or their heirs, successors and assigns, to and for the only proper use and behoof of the said Grantee(s), his, her, its or their heirs, successors and assigns, forever.

And the said Grantor(s), for himself, herself, itself or themselves and his, her, its or their heirs, executors, administrators, successors or assigns does or do, by these presents, covenant, grant and agree, to and with the said Grantee(s), his, her, its or their heirs, successors and assigns, that he, she, it or them, the said Grantor(s), and his, her, its or their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his, her, its or their heirs, successors and assigns, against him, her, it or them, the said Grantor(s), and his, her, its or their heirs, successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.



In Witness Whereof, the party of the first part has hereunto set his, her, its or their hand(s) and seal(s). Dated the day and year first above written.

**Sealed and Delivered
in the Presence of Us:**

**Chestnut Hill Hospital, LLC, a Pennsylvania Limited
Liability Company**

By: Tower Health, Sole Member

By: *P. Sue Perrotty*
P. Sue Perrotty, President and CEO

STATE OF Pennsylvania
COUNTY OF Berks

On this, the 8th day of February, 2023, before me, the undersigned officer, personally appeared, Chestnut Hill Hospital, LLC, a Pennsylvania Limited Liability Company, By Tower Health, Sole Member, P. Sue Perrotty, President and CEO known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

Michele A. Randall
Notary Public

April 16, 2026
My Commission Expires

Commonwealth of Pennsylvania - Notary Seal
Michele A. Randall, Notary Public
Berks County
My commission expires April 16, 2026
Commission number 1330852
Member, Pennsylvania Association of Notaries

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

149 Stenton Avenue
Blue Bell, PA, 19422
On behalf of the Grantee



Deed

Parcel No. 54-00-02374-002

Chestnut Hill Hospital, LLC

TO

500 Willow, LLC

Class Abstract
8039 Germantown Ave
Philadelphia, PA 19118





Upper Dublin Township

\$1,500.00 Paid

Via Check #32456

Note: ZHB-2642

Reed Sign Company
February 27, 2026

Zoning Payment	\$1,500.00
PAY-26-7 - General Payments	
(Zoning Fee) Zoning Hearing Board Application	\$1,500.00

No processing fees

Total paid **\$1,500.00**



Powered by OpenGov

Receipt number #795



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Hearing Board of Upper Dublin Township Board Room, **801 Loch Alsh Avenue, Fort Washington, PA 19034** on **April 27, 2026, at 7:30 PM**. During this meeting an application concerning the following will be heard:

#2642 500 Willow LLC for the property at 500 Willow Avenue, Ambler, PA 19002 requests a variance from Section 255-153 to permit a 21.53 square foot sign in a residential district. The Property is Zoned A-Residential. Potential vote upon Application #2642.

All letters, emails and other writings from neighbors or citizens, whether of support or opposition, must be received by the Township by the end of the business day immediately preceding the day of the hearing, otherwise they will not be recognized at such hearing. All written public comments may be emailed to meeting@upperdublin.net. Those emails must be addressed to the Zoning Hearing Board in the subject line and your full name and address must be included in the body of the email. Anyone with questions must attend the hearings in person. In-person public comments are limited to no more than 5 minutes for each speaker.

If you are a person with a disability and wish to attend the hearing scheduled for this date and require an auxiliary aid, service, or other accommodation to participate in the proceedings, please contact the Township at (215) 643-1600 to discuss how Upper Dublin Township may best accommodate your needs.

A copy of the application is on file in the Community Planning & Zoning Department and may be seen upon request.

By Order of the Zoning Hearing Board.

Riley McGrath 
Zoning Officer & Planning Coordinator
215-643-1600 ex. 3213
rmcgrath@upperdublin.net

Note: There is a 30 day period after the date of the decision for an aggrieved person to file an appeal in court to contest an approval by the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board Approval during the 30 day appeal period do so at their own risk.

Advertisement Dates: Sunday, April 12, and Sunday, April 19, 2026—*Ambler Gazette*

GOMEZ AMY L 204 ANDERSON LN AMBLER, PA 19002	PUTNEY H A CHRISTINE 208 ANDERSON LN AMBLER, PA 19002	CONWAY MATTHEW M 205 ANDERSON LN AMBLER, PA 19002
KRAJACIC AMY & MILKOWSKI DAVID 211 ANDERSON LN AMBLER, PA 19002	HECKLER GORDON PHILLIP 208 N BETHLEHEM PIKE AMBLER, PA 19002	BRUNO ANTHONY F & CONSTANCE M 206 N BETHLEHEM PIKE AMBLER, PA 19002
AMATON LEONARDO 176 N BETHLEHEM PIKE AMBLER, PA 19002	SAVERTSENKO VIKTOR 170 N BETHLEHEM PIKE AMBLER, PA 19002	STEPHANO BROS REAL EST INV 150 N BETHLEHEM PIKE AMBLER, PA 19002
NIESEN FRANK H & KATHERINE S 201 CHERRY LN AMBLER, PA 19002	BEYER GREGORY J 441 EDGEWOOD DR AMBLER, PA 19002	MCFARLAND CARL & GAIL 443 EDGEWOOD DR AMBLER, PA 19002
OZGA ROBERT F & THERESA P 447 EDGEWOOD DR AMBLER, PA 19002	MACGEORGE KYLE J & LINDSAY G 451 EDGEWOOD DR AMBLER, PA 19002	WATSON CEDRIC DARRYL 455 EDGEWOOD DR AMBLER, PA 19002
BEIGEL TIM & LISA 459 EDGEWOOD DR AMBLER, PA 19002	ROCCO ROBERT G & ARLYN L 444 EDGEWOOD DR AMBLER, PA 19002	PATTERSON KATIE E 448 EDGEWOOD DR AMBLER, PA 19002
GRAY ROBERT 452 EDGEWOOD DR AMBLER, PA 19002	BRADSHAW THOMAS SR & OLETHIA 467 TENNIS AVE AMBLER, PA 19002	BIGGS DAWN G 473 TENNIS AVE AMBLER, PA 19002
KELLER KENNETH A 448 TENNIS AVE AMBLER, PA 19002	DOUGHERTY ALTHEA & MARC E 452 TENNIS AVE AMBLER, PA 19002	PETZOLD KEVIN J & CAILINE E 456 TENNIS AVE AMBLER, PA 19002
RASMUSSEN REBECCA ROSE 460 TENNIS AVE AMBLER, PA 19002	LIEDTKE PAUL 464 TENNIS AVE AMBLER, PA 19002	STELLATO JOSEPH M & KATHLEEN 468 TENNIS AVE AMBLER, PA 19002
LOVE DAVID 501 TENNIS AVE AMBLER, PA 19002	LISTA JEREMY & SCHMITZ THERESA 503 TENNIS AVE AMBLER, PA 19002	MAYO MARCUS & NICOLE 1101 HAGUES MILL RD AMBLER, PA 19002

WALLACE CHRISTOPHER G
1509 BETHLEHEM PIKE
AMBLER, PA 19002

GEPPERT DAVID A & DONNA
501 WILLOW AVE
AMBLER, PA 19002

500 WILLOW LLC
500 WILLOW AVE
AMBLER, PA 19002

AZIZI KHOSROW A/K/A
500 TENNIS AVE
AMBLER, PA 19002

PANEBIANCO JOY
504 TENNIS AVE
AMBLER, PA 19002

NOBLE PHILIP R & KIM A
508 TENNIS AVE
AMBLER, PA 19002

MCGARVEY PETER J & MCCABE
503 WILLOW AVE
AMBLER, PA 19002

KIEFFER JOSEPH C & MARGARET L
505 WILLOW AVE
AMBLER, PA 19002

SCHMIDT JOHN M & STEINWACHS
504 WILLOW AVE
AMBLER, PA 19002

HOUPPT MELISSA B
506 WILLOW AVE
AMBLER, PA 19002

WALLACE WILLIAM D & SUSAN
510 WILLOW AVE
AMBLER, PA 19002

UTSINGER PETER D & DEBORAH P
100 WILLOWMERE LN
AMBLER, PA 19002

ROWLAND DAVID B
101 WILLOWMERE LN
AMBLER, PA 19002

RYAN TONI M
102 WILLOWMERE LN
AMBLER, PA 19002

COLLIER RICHARD JR & CAROL R
103 WILLOWMERE LN
AMBLER, PA 19002

MASS LAWRENCE D
200 WILLOWMERE LN
AMBLER, PA 19002

DALE LINDA L
201 WILLOWMERE LN
AMBLER, PA 19002

LEWIS CECIL C & PATRICIA L
202 WILLOWMERE LN
AMBLER, PA 19002

BANTON WILLIAM LANCE JR &
203 WILLOWMERE LN
AMBLER, PA 19002

NOTICE OF PUBLIC HEARING

BEFORE Zoning Hearing Board
UPPER DUBLIN TWP., MONTG. CO., PA

2642

A hearing will be held on the application of:

500 Willow LLC

in the Township Building Board Room at 801 Loch Alsh Avenue, Fort Washington, PA 19034, to hear & take testimony on the following application:

Monday, April 27, 2026 @ 7:30 P.M.

The property involved is on:

500 Willow Avenue, Ambler, PA 19002

#2642 500 Willow LLC for the property at 500 Willow Avenue, Ambler, PA 19002 requests a variance from Section 255-153 to permit a 21.53 square foot sign in a residential district. The Property is Zoned A-Residential. Potential vote upon Application #2642.

Zoning Hearing Board of Upper Dublin Township

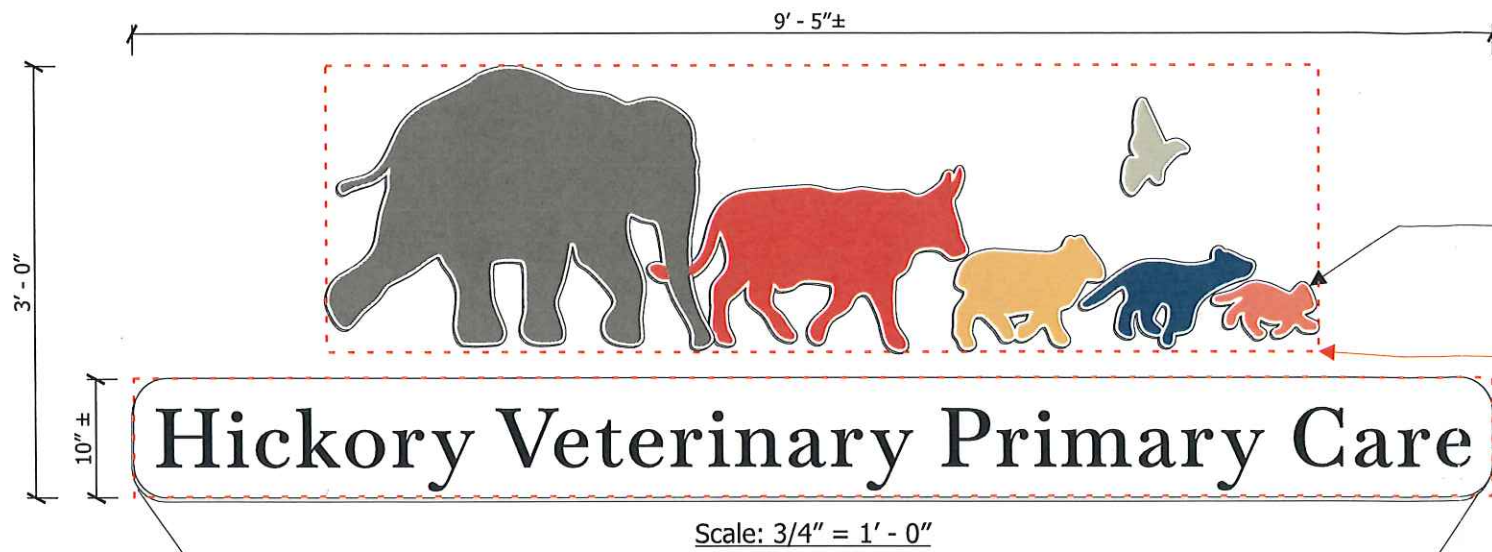
**By: Riley McGrath, Zoning Officer
Upper Dublin Township
801 Loch Alsh Ave, Fort Washington, PA 19034
rmcgrath@upperdublin.net**

Apr 20, 2026 at 2:58:30 PM
500 Willow Ave
Ambler PA 19002
United States

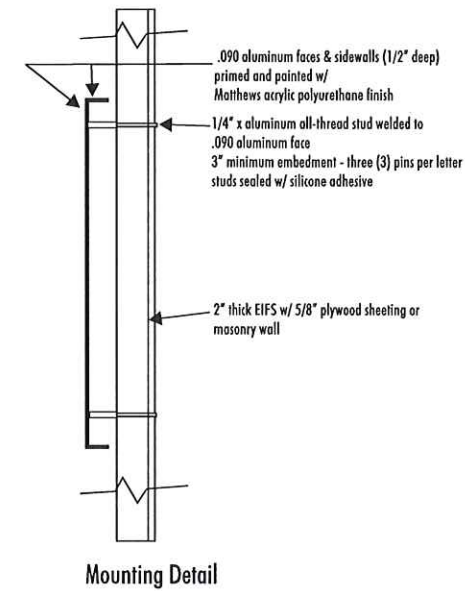
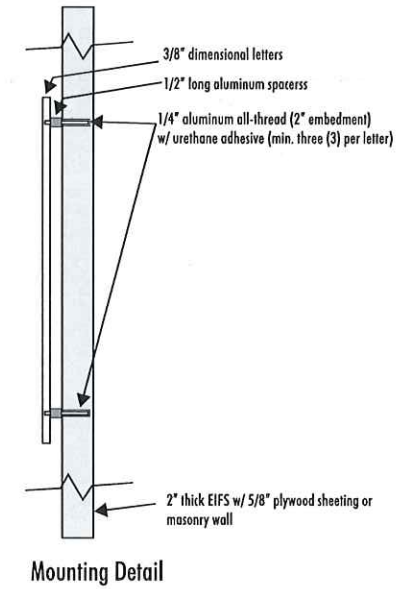
ENTER
HERE

**NOTICE OF
PUBLIC HEARING**
BEFORE Zoning Hearing Board
UPPER MERION TWP., MONTG. CO., PA
2026
A hearing will be held on the application of:
[Redacted Name]
[Redacted Address]
[Redacted City, State, Zip]
[Redacted Phone Number]
[Redacted Email Address]
[Redacted Website]
[Redacted Description]
[Redacted Date]
[Redacted Time]
[Redacted Location]
[Redacted Contact Information]

Dimensional Wall Sign | Non-Illuminated



- 3/8" acrylic animals
- Matthews painted white finish
- Digitally printed vinyl with satin laminate
- Pin mount with 1/2" spacers
- 13.75 sq ft
- 7.78 sq ft
- Total: 21.53 sq ft
- .090 aluminum face with 1/2" returns
- Matthews painted white finish
- Matte black vinyl copy
- Pin mount 1/4" spacing off wall



Proposed



Scale: 1/4" = 1' - 0"



SINCE 1972

Design | Manufacture | Install

1050 Main St. Pennsburg, PA 18073

215-679-5066 | www.reedsign.com

Customer:

Metropolitan Veterinary Assoc.

Location:

Hickory Veterinary

Address:

500 Willow Ave.,
Ambler, PA 19002

Project:

Exterior Signage

Drawing Number:

NC0305

Date / Revisions:

- 11/21/25
- 12/10/25
- 12/24/25

Customer Approval:

Note to customer:
Please confirm all verbiage and spelling is accurate before approving.

24403



This is an original unpublished design created by Reed Sign Company. It is submitted for the use of our customer and the project mentioned above. This drawing is not to be reproduced, copied, or exhibited in any fashion without written consent of Reed Sign Company, LLC.



SINCE 1972

Design | Manufacture | Install

1050 Main St. Pennsburg, PA 18073
215-679-5066 | www.reedsign.com

Customer:

Metropolitan Veterinary Assoc.

Location:

Hickory Veterinary

Address:

500 Willow Ave.,
Ambler, PA 19002

Project:

Exterior Signage

Drawing Number:

NC0305

Date / Revisions:

11/21/25
12/10/25
12/24/25

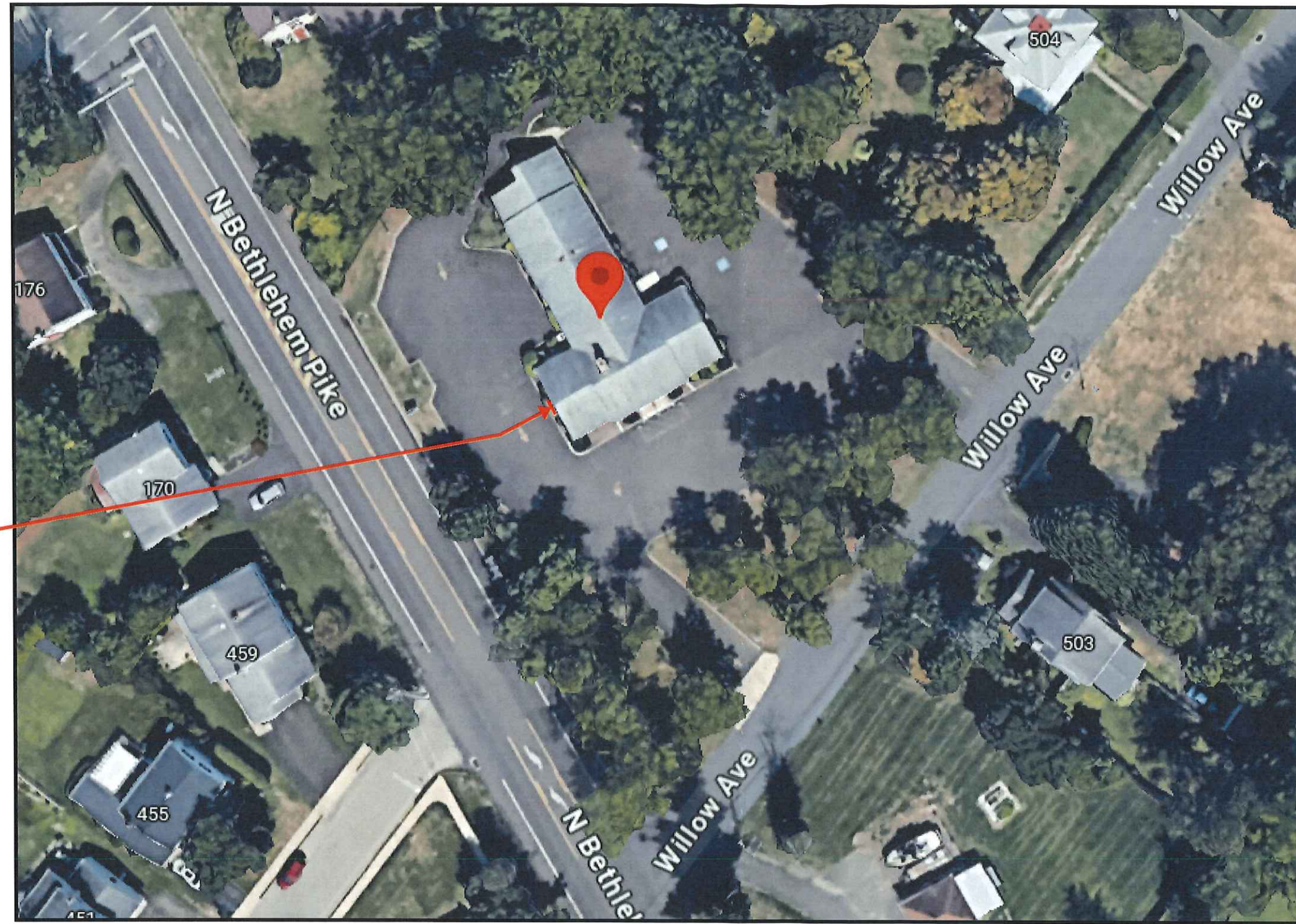
Customer Approval:

Note to customer:
Please confirm all verbiage and spelling
is accurate before approving.

24403



This is an original unpublished design created by
Reed Sign Company. It is submitted for the use of
our customer and the project mentioned above.
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Reed Sign Company, LLC.



Sign Location

Traveling southbound on Bethlehem Pike



SINCE 1972

Design | Manufacture | Install

1050 Main St. Pennsburg, PA 18073

215-679-5066 | www.reedsign.com

Customer:

Metropolitan Veterinary Assoc.

Location:

Hickory Veterinary

Address:

500 Willow Ave.,
Ambler, PA 19002

Project:

Exterior Signage

Drawing Number:

NC0305

Date / Revisions:

11/21/25
12/10/25
12/24/25

Customer Approval:

Note to customer:
Please confirm all verbiage and spelling
is accurate before approving.

24403



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Traveling northbound on Bethlehem Pike



Design | Manufacture | Install

1050 Main St. Pennsburg, PA 18073
215-679-5066 | www.reedsign.com

Customer:
Metropolitan Veterinary Assoc.

Location:
Hickory Veterinary

Address:
500 Willow Ave.,
Ambler, PA 19002

Project:
Exterior Signage

Drawing Number:
NC0305

Date / Revisions:
11/21/25
12/10/25
12/24/25

Customer Approval:
Note to customer:
Please confirm all verbiage and spelling
is accurate before approving.

24403



This is an original unpublished design created by Reed Sign Company. It is submitted for the use of our customer and the project mentioned above. This drawing is not to be reproduced, copied, or exhibited in any fashion without written consent of Reed Sign Company, LLC.

Intersection of Willow Ave and Bethlehem Pike



Design | Manufacture | Install

1050 Main St. Pennsburg, PA 18073
215-679-5066 | www.reedsign.com

Customer:
Metropolitan Veterinary Assoc.

Location:
Hickory Veterinary

Address:
500 Willow Ave.,
Ambler, PA 19002

Project:
Exterior Signage

Drawing Number:
NC0305

Date / Revisions:
11/21/25
12/10/25
12/24/25

Customer Approval:
Note to customer:
Please confirm all verbiage and spelling
is accurate before approving.

24403



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Zoning Hearing Board Agenda Item Report

Meeting Date: April 27, 2026

Agenda Section: #2645 Debra and Joseph Geoghan of 749 Castlewood Drive, Dresher, PA 19025

Subject:

request a variance from Section 255-43.1.A(2) to allow for a 39.9 foot front yard setback where 50 feet is required. The Property is Zoned A-1 Residential. Potential vote upon Application #2645.

Attachments:

1. [#2645 application redacted.pdf](#)
2. [#2645 deed.pdf](#)
3. [#2645 receipt.pdf](#)
4. [#2645 letter and labels.pdf](#)
5. [#2645 posted notice and photo.pdf](#)
6. [#2645 plans.pdf](#)
7. [#2646 property photos.pdf](#)



1st Ad 4/12/2026

Date Received: 3/20/2026
Fee Paid: \$500.00
/ 2nd Ad 4/19/2026
Date of Hearing: 4/27/2026

UPPER DUBLIN TOWNSHIP
ZONING HEARING BOARD
APPLICATION # 2645

RECEIVED
MAR 20 2026

Application is hereby made to the Zoning Hearing Board for a determination in connection with the following facts: BY: _____
Name of Applicant: Debra and Joseph Geoghan Name of Owner: Debra and Joseph Geoghan
Address: 749 Castlewood Dr Address: 749 Castlewood Dr
City, State, Zip: Dresher, PA 19025 City, State, Zip: Dresher, PA 19025
Phone #: [REDACTED] Phone #: [REDACTED]
Email: [REDACTED] Email: [REDACTED]

Name of Attorney: N/A
Address: _____ City: _____ State: _____ Zip: _____
Attorney Phone: _____ Email: _____

Applicant and Owner request that a determination be made by the Zoning Hearing Board on this Appeal from the Decision of the Community Planner/Zoning Officer in which we were:

- Refused a Building Permit and/or Zoning Permit Ordered to Cease a current use
- Given conditional approval of a subdivision plan
- Other (specify): _____

This appeal seeks:

- An interpretation of the ordinance or map
- A Special Exception under Article VII, Section 255-43, Subsection 1, Paragraph _____
- A Variance related to the Use, Area, Frontage, Yard, Height, Parking,
 Other (specify): _____

The applicable provisions of the Zoning Ordinance are as follows:

Chapter <u>255 Zoning</u>	Section <u>Article VII</u>	Subsection <u>255-43.1</u>	Paragraph _____
Chapter _____	Section _____	Subsection _____	Paragraph _____
Chapter _____	Section _____	Subsection _____	Paragraph _____
Chapter _____	Section _____	Subsection _____	Paragraph _____

The description of the property involved in this appeal is as follows:

Street Number: 749 Street Name: Castlewood Dr Deed Book: _____ Page: _____
Block Number: 012B Unit Number: 032 Parcel Number: 54-00-03864609
Zoning District: A1 Served by Public Sewer (y/n): Y Served by Public Water (y/n): Y
Lot Size: 18,800 non-conforming Lot Dimensions: 113 x 164 irregular Street Frontage: 113

Describe the present use of the property and the existing improvements: Single family home, purchased in 2025. Added fencing, shed, replaced deck added rear patio, added two seepage beds for drainage, replaced windows, doors, and siding

Describe the proposed use of the property and the proposed improvements: Continue as above, with added front protico over front door to protect home and occupants from weather.

Has any previous petition been filed with the Zoning Board in connection with these premises? Yes No
If Yes, please describe: _____

Is this property a part of a subdivision heretofore approved by the Township? Yes No
If Yes, give name of subdivision: Dublin Hunt II Date of approval by Township: approx 1990

I/We believe that the Zoning Board should approve this request because: _____

See attached

STATE OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY:

Debra Eileen Geoghan & Joseph Michael Geoghan BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S) THAT THE FACTS SET FORTH IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.

Sworn and subscribed to

before me, this 19th day
of March, 20 26

[Signature]
Notary Public

Property owner(s) must join in this application.

State of PA, County of Montgomery

Sworn and subscribed to

before me, this 19th day
of March, 20 26

[Signature]
Notary Public

[Signature]
Applicant
[Signature]
Applicant

Commonwealth of Pennsylvania - Notary Seal
NICOLE HAYS - Notary Public
Montgomery County
My Commission Expires July 27, 2029
Commission Number 1250845

[Signature]
Owner
[Signature]
Owner

Commonwealth of Pennsylvania - Notary Seal
NICOLE HAYS - Notary Public
Montgomery County
My Commission Expires July 27, 2029
Commission Number 1250845

This application must be filled out and signed by the owner and, if different, the applicant and filed with the Zoning Officer along with the appropriate fee. If more space is required, attach a separate sheet to this application and reference the question being answered. The application must be accompanied by:

1. Three (3) copies of the deed showing current ownership
2. Copies of leases or agreements affecting the premises
3. Notarized zoning application and corporate sealed for companies
4. Eight (8) copies of the plan of real estate affected showing the location and dimension of improvements now erected and proposed, parking spaces, all dimensional requirements of the zoning ordinance, the building envelope, rights of way and easements. The plan **must** be prepared and sealed by a Registered Land Surveyor unless this requirement is **waived** by the Community Planner/Zoning Officer.

Debra and Joseph Geoghan

749 Castlewood Dr

Dresher, Pa 19025

March 18, 2026

Zoning Hearing Board

Upper Dublin Township

801 Loch Alsh Avenue

Fort Washington, PA 19034

Re: Application for Dimensional Variance – Front Yard Setback

Property Address: 749 Castlewood Dr, Dresher, PA

Tax Parcel No.: 54-00-03864609

Dear Members of the Zoning Hearing Board:

We respectfully submit this application for a dimensional variance to permit the construction of a front entry portico at the above-referenced property. The proposed portico would project approximately 5 feet from the front face of the dwelling, resulting in a front yard setback of approximately 39.9 feet, where 50 feet is required under the Upper Dublin Township Zoning Ordinance. The portico will be 10 feet wide, centered over the primary entry doors.

I. DESCRIPTION OF THE PROPOSED IMPROVEMENT

The proposed front entry portico will measure 10 feet wide by approximately 5 feet deep and will be attached to the existing front facade of the home directly over the primary entry doors. The structure is designed to be fully compatible with the dwelling's existing architectural character and will be constructed from quality materials consistent with the surrounding neighborhood. No living space is being created, and the improvement is purely functional and aesthetic in nature — providing weather protection at the entry and enhancing the home's curb appeal.

II. GROUNDS FOR VARIANCE

Under Pennsylvania's Municipalities Planning Code and the Upper Dublin Township Zoning Ordinance, a dimensional variance may be granted upon a showing that: (1) strict application of the ordinance would cause unnecessary hardship; (2) the hardship is unique to the property and not generally shared by other properties in the district; (3) the variance will not be contrary to the public interest; and (4) the spirit of the ordinance will be observed. Each element is satisfied here.

A. Unnecessary Hardship Arising from a Pre-Existing Non-Conforming Lot

This property is a legally non-conforming lot, containing approximately 18,800 square feet, where the applicable zoning district requires a minimum lot area of 26,000 square feet — a shortfall of more than 7,000 square feet. This non-conforming status predates

the current owner's acquisition of the property and is a condition that cannot be remedied by the applicant.

The existing home was constructed in compliance with the regulations in effect at the time, and the front facade of the dwelling is fixed in its current location. The applicant is not proposing to relocate the structure closer to the street. Rather, the requested variance is solely to permit the addition of a modest entry feature — 10 feet wide and approximately 5 feet deep — to an existing facade that already sits at its established setback. Strict application of the 50-foot setback requirement to this non-conforming lot would deny the applicant an improvement routinely enjoyed by neighboring properties, constituting an unnecessary hardship.

B. The Hardship is Unique to This Property

The hardship here is directly attributable to the unique physical characteristics of this lot — its substandard area relative to the current zoning requirements — and is not a condition generally shared by conforming properties in the district. The non-conforming lot size constrains the applicant's ability to make standard improvements that would be permissible on a conforming lot. This is precisely the type of property-specific hardship that the dimensional variance process is intended to address.

C. The Variance is Consistent with the Character of the Neighborhood

Several neighboring properties within the same zoning district feature front porticoes and covered entry structures of comparable or greater dimensions. The proposed improvement would be consistent with — and complementary to — the established architectural character of the surrounding neighborhood. To deny this variance would place the applicant's property at an inequitable disadvantage relative to similarly situated neighboring properties that have already benefited from comparable features. Photographs of neighboring porticoes are attached hereto as exhibits in support of this application.

D. No Detriment to the Public Interest

The proposed portico will not adversely affect traffic sight lines, emergency vehicle access, stormwater drainage, or the general health, safety, and welfare of the community. The encroachment — approximately 10 feet into the 50-foot setback requirement — is minor relative to the total required setback, and the structure will remain well clear of the street right-of-way. The improvement will enhance the property's appearance and harmonize with the neighborhood's overall aesthetic. No neighboring property owners are expected to object, as the addition is unobtrusive and consistent with improvements already present throughout the neighborhood.

III. RELIEF REQUESTED

The applicant respectfully requests approval of a dimensional variance to permit construction of a front entry portico — 10 feet wide by approximately 5 feet deep — resulting in a front yard setback of 39.9 feet in lieu of the required 50 feet, as depicted in the attached plot plan and supporting drawings.

IV. ATTACHMENTS

- Notarized application
- Three (3) copies of the property Deed showing current ownership
- Eight (8) copies of the plot plan depicting existing and proposed conditions
- Proposed architectural drawings of the portico
- Photographs of subject property — existing front facade
- Photographs of comparable front porticoes on neighboring properties (with addresses noted)

We appreciate the Board's time and careful consideration of this application. We are available to provide any additional information the Board may require and look forward to presenting this matter at the scheduled hearing.

Respectfully submitted,

Debra and Joseph Geoghan





UPPER DUBLIN
T O W N S H I P

801 Loch Alsh Ave
Fort Washington, PA 19034
Phone: (215) 643-1600 | Fax: (215) 542-0797
www.upperdublin.net

Zoning Non-Compliance Determination ZONE-26-28

Property Details
749 Castlewood Dr
Dresher, PA 19025
Parcel #: 540003864609

Property Owner
Geoghan, Debra
749 Castlewood Dr
Dresher, PA 19025

February 17, 2026

Matthew Ricci:

Based on the zoning review of the proposed project, the application cannot proceed at this time. Prior to submitting any additional permit applications, one or more approvals are required under the Upper Dublin Township Code, as outlined below.

Required Approvals Prior to Permit Submission

Zoning Hearing Board Relief – Variance A variance from the Zoning Hearing Board is required before this project may proceed. Submission of an application and appearance before the Zoning Hearing Board is required. Approval is not guaranteed.

Applications: Applications for zoning relief, conditional use approval, and land development approval or waiver requests are available at: www.upperdublin.net/zoning.

Applicable Code Sections

§ 255-43.1.A(2) The minimum front yard setback is 50 feet.

The proposed portico is 39.9 feet from the front property line.

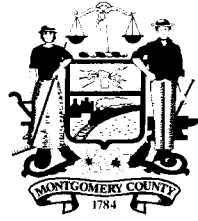
Once the required approvals have been obtained, you may proceed with submitting the appropriate permit applications. If you have questions regarding this zoning review, please contact the Township for clarification.

This correspondence does not authorize construction and does not constitute a permit. No work or improvements may commence until all required permits and approvals have been issued. This zoning determination is based solely on the plans and information submitted for review. Any modification to the project may require resubmission and additional zoning approval.

You have the right to appeal this decision to the Upper Dublin Zoning Hearing Board if done so within thirty (30) days of receipt of this correspondence.

Sincerely,

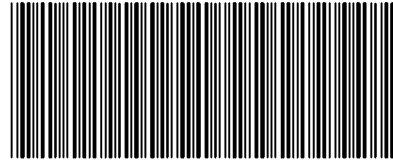
Riley McGrath, Zoning Officer
215-643-1600 ext. 3213 | rmcgrath@upperdublin.net



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6406 PG 01871 to 01875
INSTRUMENT # : 2025036459
RECORDED DATE: 07/09/2025 03:01:00 PM



6424476-0021T

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE


Page 1 of 5

Document Type: Deed	Transaction #: 7114638 - 2 Doc(s)
Document Date: 05/07/2025	Document Page Count: 4
Reference Info:	Operator Id: smassie

RETURN TO: (Simplifile) VIVID ABSTRACT LLC 18 S State St Ste 4 Newtown, PA 18940-1988 (215) 650-3060	PAID BY: VIVID ABSTRACT LLC
---	---------------------------------------

* PROPERTY DATA:	
Parcel ID #:	54-00-03864-60-9
Address:	749 CASTLEWOOD DR
	DRESHER PA 19025
Municipality:	Upper Dublin Township (100%)
School District:	Upper Dublin

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$857,000.00	DEED BK 6406 PG 01871 to 01875
TAXABLE AMOUNT: \$857,000.00	Recorded Date: 07/09/2025 03:01:00 PM
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee:Deed \$86.75	
State RTT \$8,570.00	
Upper Dublin Township RTT \$4,285.00	
Upper Dublin School District RTT \$4,285.00	
Total: \$17,226.75	
	Jeanne Sorg Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION



Prepared by and Return to:

Vivid Abstract LLC
12 Penns Trail, Suite C
Newtown, PA 18940

File No. Vivid-PA-553

Parcel No 54-00-03864-60-9

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
54-00-03864-60-9 UPPER DUBLIN TOWNSHIP
749 CASTLEWOOD DR
TANG XUN & YAN SUN
B 012B L 183 U 032 1101 07/09/2025

\$15.00
JU

Premises:

749 Castlewood Drive
Dresher, PA 19025

This Indenture, made the 7th Day of May, 2025.

Effective June 17, 2025

Between

Yan Sun

(hereinafter called the Grantor), of the one part, and

Debra Geoghan and Joseph Geoghan

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **EIGHT HUNDRED FIFTY SEVEN THOUSAND AND 00/100 (\$857,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees as Tenants by the Entirety.

ALL THAT CERTAIN lot or piece of ground, Situate in Upper Dublin Township, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Dublin Hunt II prepared by Eastern States Engineering, Inc. on February 7, 1988 and last revised September 15, 1989 and recorded in Montgomery County in Plan Book A-52 page 156, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Castlewood Drive (50 feet wide), which point of beginning is measured the four following courses and distances from a point of curve on the Northwesterly side of Redgate Road (50 feet wide), viz: (1) on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 21.94 feet to a point; (2) on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 110.74 feet to a point; (3) North 43 degrees 15 minutes 00 seconds West 100.00 feet to a point; (4) Northwestwardly on the arc of a circle curving to the left having a radius of 2000.00 the arc distance of 159.05 feet to the place of beginning; thence extending point of beginning, North 47 degrees 45 minutes 00 seconds West along 0 the said Northeasterly side of Castlewood Drive, 113.58 feet to a point, a corner of Lot No. 182 on said Plan; thence extending along the same, North 40 degrees 34 minutes 44 seconds East, 163.95 feet to a point; thence extending South 49 degrees 25 minutes 16 seconds East 113.53 feet to a point, a corner of Lot No. 184 on said Plan; thence extending along the same, South 40 degrees 34 minutes 44 seconds West, 167.26 feet to the first mentioned point and place of beginning.

BEING Lot No. 183 as shown on said Plan.



BEING PARCEL NUMBER: 54-00-03864-60-9

BEING the same premises that Gwynedd Chase Inc, a Pennsylvania Corporation, by deed dated May 28, 1992 and recorded June 3, 1992 in the Office of the Recorder of Deeds of Montgomery County, PA, in Deed Book 5008 page 922, granted and conveyed unto Xun Tang and Yan Sun, husband and wife, tenants by the entireties, in fee.

And the said Xun Tang departed this life on June 12, 2010 whereby title became vested in Yan Sun, by right of survivorship.

Together with all and singular the 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 anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, 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 above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

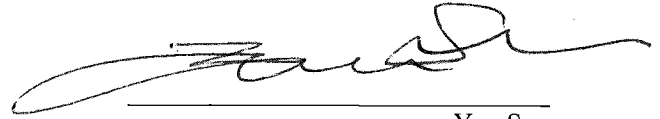
And the said Grantor, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantor, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantor, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.



In Witness Whereof, the party of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delibered
IN THE PRESENCE OF US:

Heidi K. Cabibbo



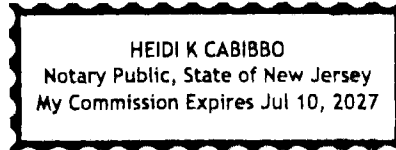
Yan Sun

STATE OF New Jersey
COUNTY OF Mercer

This record was acknowledged before me on 7th day of May, 2025 by Yan Sun.

Heidi K. Cabibbo

Signature of notarial officer
Stamp



Notary Public

Title of office

My commission expires: July 10th, 2027

The precise residence and the complete post office address of the above-named Grantees is:
749 Castlewood Drive, Dresher, PA 19025

Chun Sun
On behalf of the Grantees



Deed

Parcel No 54-00-03864-60-9

Yan Sun

TO

Debra Geoghan and Joseph Geoghan

Vivid Abstract LLC
12 Penns Trail, Suite C
Newtown, PA 18940





Upper Dublin Township

\$500.00 Paid

Via Check #4295

Note: ZHB-2645: 749 Castlewood Dr

Joseph M Geoghan
March 25, 2026

Zoning Payment	\$500.00
PAY-26-44 - General Payments	
(Zoning Fee) Zoning Hearing Board Application	\$500.00

No processing fees

Total paid **\$500.00**



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NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Hearing Board of Upper Dublin Township Board Room, **801 Loch Alsh Avenue, Fort Washington, PA 19034** on **April 27, 2026, at 7:30 PM**. During this meeting an application concerning the following will be heard:


#2645 Debra and Joseph Geoghan of 749 Castlewood Drive, Dresher, PA 19025 request a variance from Section 255-43.1.A(2) to allow for a 39.9 foot front yard setback where 50 feet is required. The Property is Zoned A-1 Residential. Potential vote upon Application #2645.

All letters, emails and other writings from neighbors or citizens, whether of support or opposition, must be received by the Township by the end of the business day immediately preceding the day of the hearing, otherwise they will not be recognized at such hearing. All written public comments may be emailed to meeting@upperdublin.net. Those emails must be addressed to the Zoning Hearing Board in the subject line and your full name and address must be included in the body of the email. Anyone with questions must attend the hearings in person. In-person public comments are limited to no more than 5 minutes for each speaker.

If you are a person with a disability and wish to attend the hearing scheduled for this date and require an auxiliary aid, service, or other accommodation to participate in the proceedings, please contact the Township at (215) 643-1600 to discuss how Upper Dublin Township may best accommodate your needs.

A copy of the application is on file in the Community Planning & Zoning Department and may be seen upon request.

By Order of the Zoning Hearing Board.

Riley McGrath 
Zoning Officer & Planning Coordinator
215-643-1600 ex. 3213
rmcgrath@upperdublin.net

Note: There is a 30 day period after the date of the decision for an aggrieved person to file an appeal in court to contest an approval by the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board Approval during the 30 day appeal period do so at their own risk.

Advertisement Dates: Sunday, April 12, and Sunday, April 19, 2026—*Ambler Gazette*

LIN CALVIN TAO 728 CASTLEWOOD DR DRESHER, PA 19025	FISHMAN DANIEL & WILDMAN AMANDA 732 CASTLEWOOD DR DRESHER, PA 19025	KAUFMAN ALEX & DEBBIE 736 CASTLEWOOD DR DRESHER, PA 19025
SEIDMAN RHONDA P & MICHAEL J 740 CASTLEWOOD DR DRESHER, PA 19025	DWOSKIN HOWARD P & LINDA B 744 CASTLEWOOD DR DRESHER, PA 19025	LIN QIAN & WANG JING NA 748 CASTLEWOOD DR DRESHER, PA 19025
ANNINOS PETER J JR & SUZANNE A 752 CASTLEWOOD DR DRESHER, PA 19025	BURMAN SUDHIR & SNEH P 821 REDGATE RD DRESHER, PA 19025	CRUICE DANNY 729 CASTLEWOOD DR DRESHER, PA 19025
WITTENSTEIN MARK N & AMY H 733 CASTLEWOOD DR DRESHER, PA 19025	BLITZER SANFORD J & AMY R 737 CASTLEWOOD DR DRESHER, PA 19025	MOSS MICHAEL & WEISSMAN TEMMA 741 CASTLEWOOD DR DRESHER, PA 19025
KIM STEPHEN H & JENNIFER M 745 CASTLEWOOD DR DRESHER, PA 19025	GEOGHAN DEBRA & JOSEPH 749 CASTLEWOOD DR DRESHER, PA 19025	LEWIN RACHEL & GROSS COREY 753 CASTLEWOOD DR DRESHER, PA 19025
HELFAND SARAH & ALEX 757 CASTLEWOOD DR DRESHER, PA 19025	KINDLICK TORY DAVID & 761 CASTLEWOOD DR DRESHER, PA 19025	ENCLAVE AT THE PROMENADE CONCOURSE BLVD DRESHER, PA 19025
BLANK MICHAEL R & RANDE F 721 EASTWIND CIR DRESHER, PA 19025	ADONI MURRAY R & DEVORA L 725 EASTWIND CIR DRESHER, PA 19025	SPIRT ANDREW R & TRACEY J 729 EASTWIND CIR DRESHER, PA 19025
MAYERS JOSEPH B & GAIL R 808 REDGATE RD DRESHER, PA 19025	MCCARTHY SEAN P & DANIELLE M 812 REDGATE RD DRESHER, PA 19025	ZIMMERMAN ZACHARY 816 REDGATE RD DRESHER, PA 19025
BRENNER ANDREW & KAREN 820 REDGATE RD DRESHER, PA 19025	KAZATSKY ERIC & ROBYN D 824 REDGATE RD DRESHER, PA 19025	FARBER WILLIAM 805 REDGATE RD DRESHER, PA 19025
MINTZ RICHARD I & MARY TERESA 809 REDGATE RD DRESHER, PA 19025	PARTHIPAN LOGANATHAN & SUMATHY 813 REDGATE RD DRESHER, PA 19025	YOHLIN JOSEPH M & PAMELA J 817 REDGATE RD DRESHER, PA 19025

HALL RAKIN & MAKAYLA
825 REDGATE RD
DRESHER, PA 19025

YUSCHAK JAMES V & SUSAN L
829 REDGATE RD
DRESHER, PA 19025

SILVERMAN ROBERT & ALISON
833 REDGATE RD
DRESHER, PA 19025

STEINBERG HILARY C
837 REDGATE RD
DRESHER, PA 19025

BT WELSH TLC-REEDMAN LLC
2101 WELSH RD
DRESHER, PA 19025

NOTICE OF PUBLIC HEARING

BEFORE Zoning Hearing Board
UPPER DUBLIN TWP., MONTG. CO., PA

2645

A hearing will be held on the application of:

Debra and Joseph Geohan

in the Township Building Board Room at 801 Loch Alsh Avenue, Fort Washington, PA 19034, to hear & take testimony on the following application:

Monday, April 27, 2026 @ 7:30 P.M.

The property involved is on:

749 Castlewood Drive, Dresher, PA 19025

#2645 Debra and Joseph Geohan of 749 Castlewood Drive, Dresher, PA 19025 request a variance from Section 255-43.1.A(2) to allow for a 39.9 foot front yard setback where 50 feet is required. The Property is Zoned A-1 Residential. Potential vote upon Application #2645.

Zoning Hearing Board of Upper Dublin Township

**By: Riley McGrath, Zoning Officer
Upper Dublin Township
801 Loch Alsh Ave, Fort Washington, PA 19034
rmcgrath@upperdublin.net**

Apr 20, 2026 at 3:27:51 PM
749 Castlewood Dr
Dresher PA 19025
United States



NOTICE OF
PUBLIC HEARING

SEPTON, zoning hearing board
UPPER MERION TWP., MONTGOMERY CO., PA

A hearing will be held on the application of
[Name redacted]

The hearing will be held on [Date redacted] at [Time redacted]
Monday, April 27, 2026 at 7:00 P.M.

The property identified is as:

[Address redacted]

SEPTON, zoning hearing board
UPPER MERION TWP., MONTGOMERY CO., PA

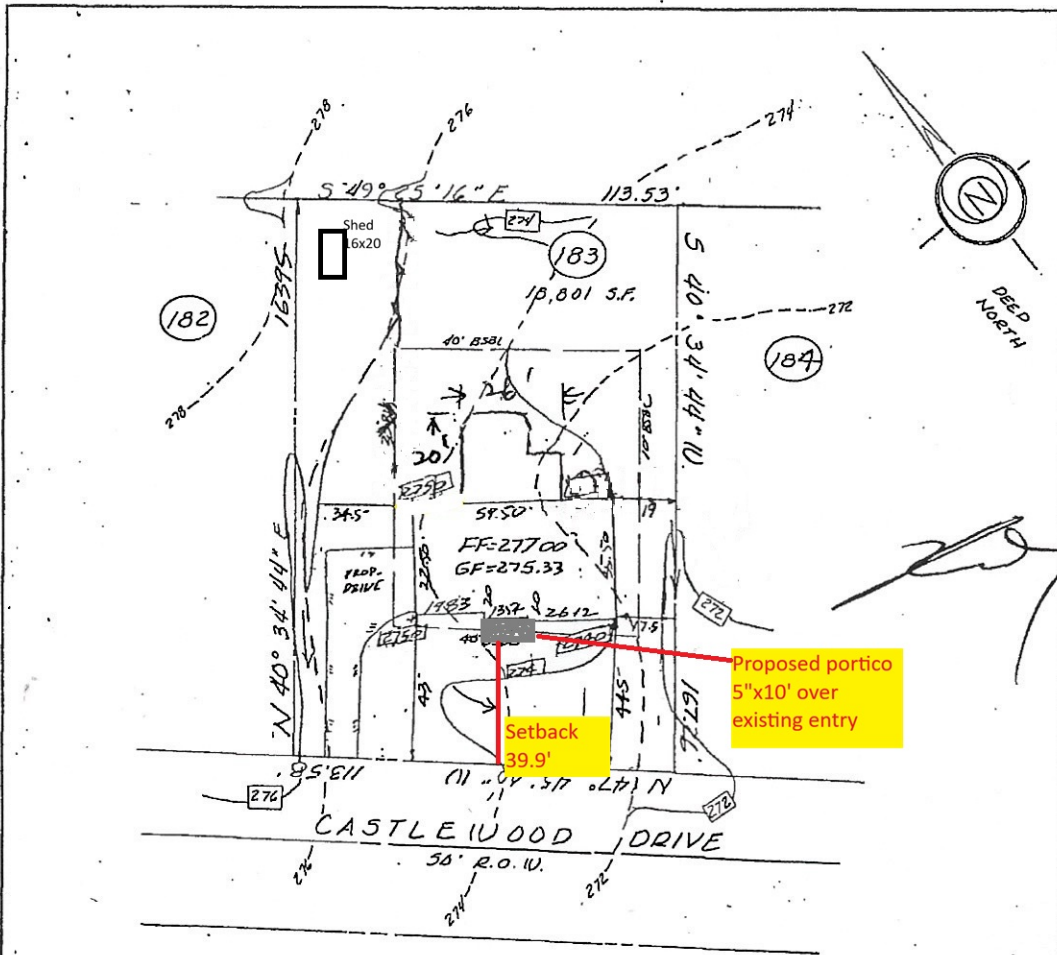
SEPTON, zoning hearing board
UPPER MERION TWP., MONTGOMERY CO., PA

SEPTON, zoning hearing board
UPPER MERION TWP., MONTGOMERY CO., PA

SEPTON, zoning hearing board
UPPER MERION TWP., MONTGOMERY CO., PA

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4
9

749



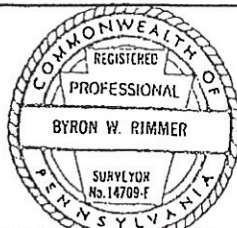
[Handwritten signature]

*we ze
1/22/92*

—□— PROPOSED ELEVATIONS
 ARROWS INDICATE REQUIRED GRADING
 FOR SURFACE DRAINAGE FLOW

FOUNDATION LOCATION:
 PROPOSED HOUSE LOCATION: 1-16-92
 - - - - - EXISTING CONTOURS
 ■ INDICATE CONCRETE MONUMENTS TO BE SET
 ⊙ INDICATES IRON PIN TO BE SET

PROPOSED HOUSE:
 DOVER CLASSIC GRAND
 2 CAR (S.E.) GARAGE
 STUDY / LIBRARY OPTION
 (FUTURE STONE FILLOUT)



BYRON W. RIMMER, P.L.S.

P.A. No. 014709-E
 N.J. No. 20369

Byron W. Rimmer
 1-17-92
 DATE

PLAN OF LOT NO. 183

DUBLIN HUNT II

UPPER DUBLIN TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

E
S
E

EASTERN STATES
 ENGINEERING, INC.

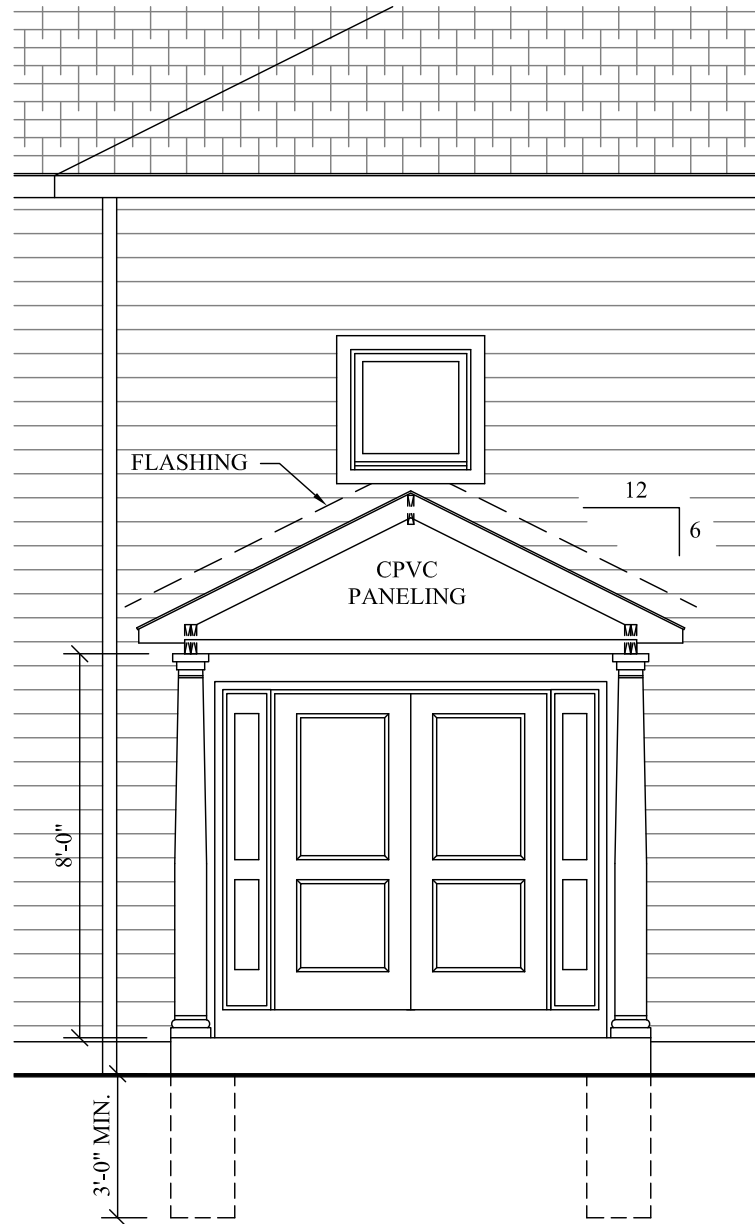
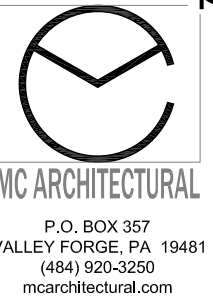
449 S. PENNSYLVANIA AVE.
 MORRISVILLE, PA. 19067
 215-736-0222

DESIGNED:	DRAWN: UAS	CHECKED: BR
SCALE: 1" = 40'	DATE: 1-16-92	DWG. NO.: 69 -

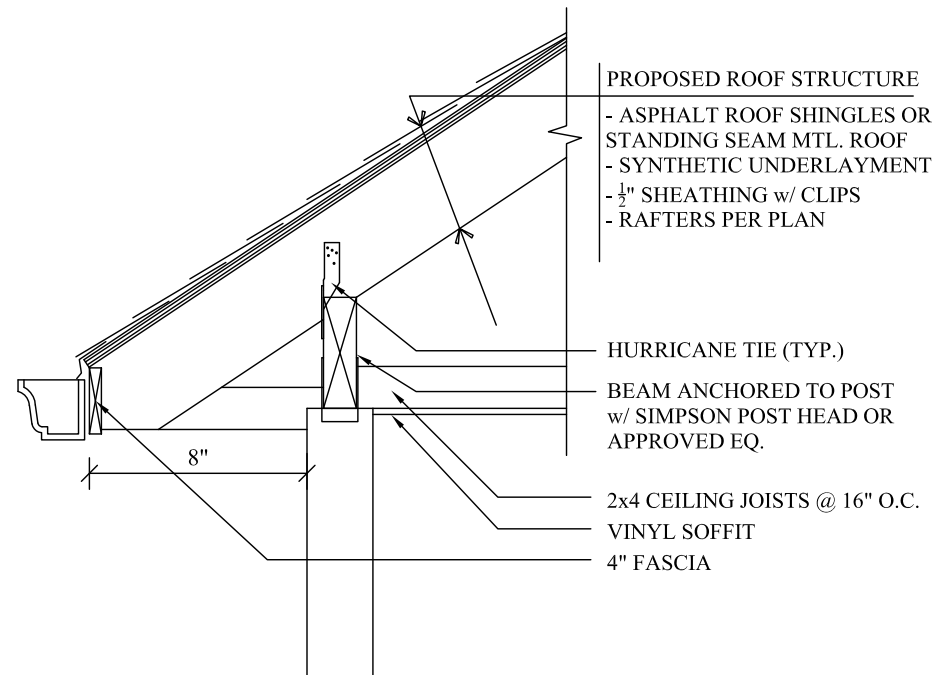
BUILDING CODE INFORMATION

CODE:
SUBCODE:

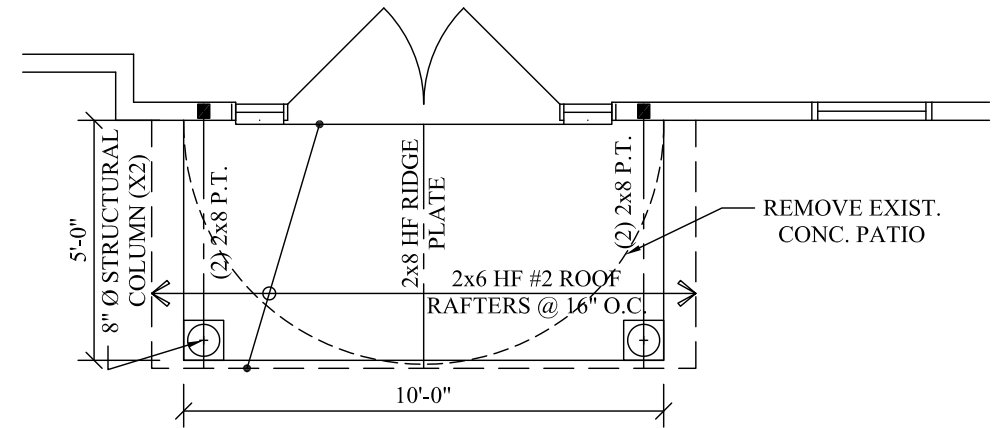
PA UCC
IRC 2021



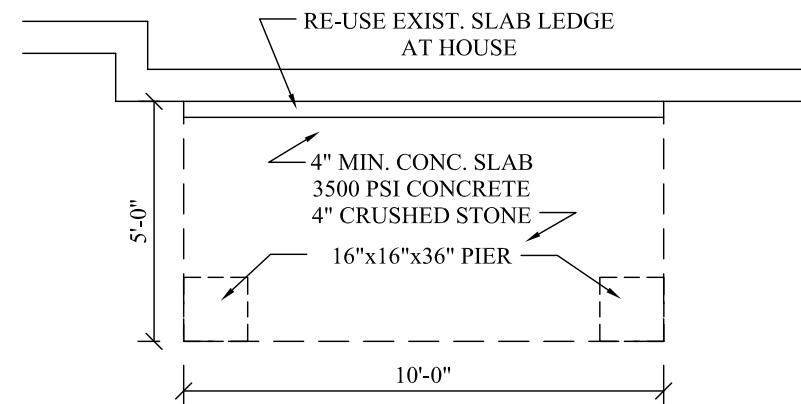
4 ELEVATION
SCALE: 1/4" = 1'-0"



3 FRAMING DETAIL
SCALE: 3/4" = 1'-0"



2 FRAMING PLAN
SCALE: 1/4" = 1'-0"



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

MICHAEL D. COLE, AIA
PA: RA016713
NJ: AI01790000

ENTRY PORCH
GEOGHAN RESIDENCE
749 CASTLEWOOD DR.
VOLPE ENTERPRISES
NORTH WALES, PA

PROJECT #: 2616
DRAWN BY: MDC
CHECKED BY:

1	3/12/26
PERMITS	

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A-1

749 Castlewood Drive, Dresher, PA





Zoning Hearing Board Agenda Item Report

Meeting Date: April 27, 2026

Agenda Section: #2646 Apex Padel Club, LLC of 2929 Walnut Street in Philadelphia, PA 19104 for the property at 1300 Virginia Drive, Fort Washington, PA 19034

Subject:

requests variances for parking from Section 255-136 to authorize shared parking between 1300 and 1301 Virginia Drive and from Section 255-136.C to allow for a 25% reduction in the parking required. In the alternative, the applicant requests a variance from Section 255-135.C(5)(a) to allow for 313 parking spaces at 1301 Virginia where 416 spaces is required and a variance from section 255-294.D to allow 279 spaces at 1300 Virginia Drive where 437 spaces is required. The applicant is also requesting dimensional variances from Section 255-293.B(2) to allow 70.13% impervious coverage where the maximum allowed is 60%, from Section 255-294.A(2) to allow legally nonconforming off-street parking on 1301 Virginia to become part of 1300 Virginia, a variance from Section 255-294.A(3) to allow for a 0 foot side yard setback for off-street parking between 1300 and 1301 Virginia Drive and from Section 255-293.A(3)(a) to allow for a front yard setback of 49.33 feet from Susquehanna Road, where the minimum allowed is 60 feet. In addition, the Applicant requests any other relief and/or approvals determined to be necessary to afford the requested relief and allow the proposed development. The Property is Zoned GFW- Greater Fort Washington. Potential vote upon Application #2646

Attachments:

1. [#2646- Application redacted.pdf](#)
2. [#2646 deed.pdf](#)
3. [#2646 receipt.pdf](#)
4. [#2646 letter and labels.pdf](#)
5. [#2646 - posted notice and photo.pdf](#)
6. [#2646 building and impervious forms.pdf](#)
7. [#2646 site plans.pdf](#)
8. [#2646 parking evaluation and plans.pdf](#)
9. [#2646 app cover letter.pdf](#)
10. [#2646 letter of authorization.pdf](#)
11. [#2646- email.pdf](#)



Date Received: 3/23/26
Fee Paid: \$150.
/ 2nd Ad 4/19
Date of Hearing: 4/27/26

1st Ad 4/12

RECEIVED
MAR 23 2026

UPPER DUBLIN TOWNSHIP
ZONING HEARING BOARD
APPLICATION # 2646

Application is hereby made to the Zoning Hearing Board for a determination in connection with the following facts:.....

Name of Applicant: Apex Padel Club, LLC Name of Owner: Maplewood-Virginia, LLLP & Maplewood 1301, LLC
Address: 2929 Walnut Street, Suite 1150 Address: 1300 Virginia Drive, Suite 205
City, State, Zip: Philadelphia, PA 19104 City, State, Zip: Fort Washington, PA 19034
Phone #: [REDACTED] Phone #: _____
[REDACTED] Email: _____

Name of Attorney: Riley Riper Hollin & Colagreco; Denise R. Yarnoff, Esq.
Address: 717 Constitution Drive, Suite 201 City: Exton State: PA Zip: 19341
Attorney P: [REDACTED] Email: [REDACTED]

Applicant and Owner request that a determination be made by the Zoning Hearing Board on this Appeal from the Decision of the Community Planner/Zoning Officer in which we were:

- Refused a Building Permit and/or Zoning Permit Ordered to Cease a current use
- Given conditional approval of a subdivision plan
- Other (specify): Applicant was advised of necessary relief through discussions with Township Engineer, Tom Fountain, P.E.

This appeal seeks:

- An interpretation of the ordinance or map
- A Special Exception under Article XIX, Section 136, Subsection C, Paragraph _____
- A Variance related to the Use, Area, Frontage, Yard, Height, Parking,
- Other (specify): _____

The applicable provisions of the Zoning Ordinance are as follows:

Chapter <u>255</u>	Section <u>135</u>	Subsection <u>C(5)(a)</u>	Paragraph _____
Chapter <u>255</u>	Section <u>294</u>	Subsection <u>A(2)-(3) & D</u>	Paragraph _____
Chapter <u>255</u>	Section <u>293</u>	Subsection <u>A(3)(a) & B(2)</u>	Paragraph _____
Chapter _____	Section _____	Subsection _____	Paragraph _____

The description of the property involved in this appeal is as follows:

Street Number: 1300 & 1301 Street Name: Virginia Drive Deed Book: 5598 Page: 392
Block Number: 052 Unit Number: 001 & 035 Parcel Number: 54-00-16385-00-4 & 54-00-16386-00-3
Zoning District: GFW Served by Public Sewer (y/n): Y Served by Public Water (y/n): Y
Lot Size: 15.47 Acres (1300: 7.71; 1301: 7.76) Lot Dimensions: Irregular (see enclosed plan) Street Frontage: Irregular (see enclosed plan)
Describe the present use of the property and the existing improvements: See enclosed Addendum.

Describe the proposed use of the property and the proposed improvements: See enclosed Addendum.

Has any previous petition been filed with the Zoning Board in connection with these premises? Yes No
If Yes, please describe: The Zoning Hearing Board granted variance relief and special exception approval when the property was developed in 1980. See enclosed addendum for further details.

Is this property a part of a subdivision heretofore approved by the Township? Yes No
If Yes, give name of subdivision: _____ Date of approval by Township: _____

I/We believe that the Zoning Board should approve this request because: See enclosed Addendum.

STATE OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY: CHESTER

[Signature] BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S) THAT THE FACTS SET FORTH IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.

Sworn and subscribed to

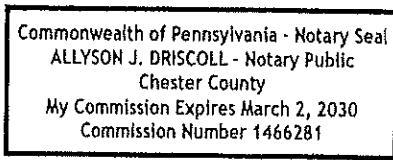
Chastan Zera
Applicant

before me, this 23rd day

Applicant

of MALDEN, 2026

Allyson J. Driscoll
Notary Public



Property owner(s) must join in this application.

Sworn and subscribed to

Owner

before me, this _____ day

Owner

of _____, 20_____

Notary Public

This application must be filled out and signed by the owner and, if different, the applicant and filed with the Zoning Officer along with the appropriate fee. If more space is required, attach a separate sheet to this application and reference the question being answered. The application must be accompanied by:

1. Three (3) copies of the deed showing current ownership
2. Copies of leases or agreements affecting the premises
3. Notarized zoning application and corporate sealed for companies
4. Eight (8) copies of the plan of real estate affected showing the location and dimension of improvements now erected and proposed, parking spaces, all dimensional requirements of the zoning ordinance, the building envelope, rights of way and easements. The plan must be prepared and sealed by a Registered Land Surveyor unless this requirement is waived by the Community Planner/Zoning Officer.

**ADDENDUM TO UPPER DUBLIN TOWNSHIP
ZONING HEARING BOARD APPLICATION**

1300-1301 Virginia Drive

TPN: 54-00-16385-00-4 and 54-00-16386-00-3

Apex Padel Club, LLC (“Applicant” or “Apex Padel”) intends to execute a lease for a portion of certain real estate located northwest of the Virginia Drive and Susquehanna Road intersection (the “Lease Area”). The Lease Area is currently off-street parking shared by two (2) office buildings and is bisected by a property line that separates the properties known as 1300 Virginia Drive (“1300 Virginia”) and 1301 Virginia Drive (“1301 Virginia”), which are more particularly identified as tax parcel numbers 54-00-16385-00-4 and 54-00-16386-00-3, respectively (collectively the “Property”).

Background

1300 Virginia and 1301 Virginia are each improved by an office building with a gross floor area of approximately 104,000 square feet. The office buildings were constructed in or around 1980 pursuant to variance relief granted by the Upper Dublin Zoning Hearing Board on June 25, 1980, which authorized buildings and parking to be built within the required front yard off Susquehanna Road and within required side and/or rear yards. The Board’s decision also granted special exception approval to allow required off-street parking to be satisfied with “shared parking” across the Property – where 249 spaces would be constructed on 1300 Virginia and 414 spaces would be constructed on 1301 Virginia, for a total of 663 spaces on the Property. While the buildings have not changed since their original construction 1980, parking has been added to the Property such that 821 spaces are on the Property today. At the same time, observed parking demand at the Property in 2024 and 2026 shows that fewer than 300 spaces are being used by tenants of the office buildings that are mostly occupied. (*See* Parking Study prepared by Pennoni enclosed herein).

Relief Requested

Apex Padel is requesting relief from this Board that will allow construction of an indoor pickleball and padel facility in the Lease Area. The facility is expected to offer approximately four (4) padel courts and four (4) pickleball courts, a small lounge, and a shower area. The use is permitted by right in the Greater Fort Washington (GFW) Zoning District, which the Applicant expects will complement the existing office uses on the Property, allowing the revitalization of an off-street parking lot that is only 35% occupied on average. As explained further below, the Applicant’s relief can be broken into three (3) categories: off-street parking; relief caused by redrawing a lot line between the parcels; and relief based on the location of the building.

First, although the Applicant’s use is expected to complement the existing office uses, offering different peak demand hours, variance relief and/or special exception approval(s) from

off-street parking requirements will be necessary – mostly because the Property’s existing off-street parking is legally nonconforming under current zoning regulations.

Building the facility will also require redrawing a lot line that separates the two (2) tax parcels. Redrawing the lot line between the two (2) parcels will render 1301 Virginia nonconforming with respect to impervious coverage, even though no impervious coverage is being added to 1301 Virginia.

Finally, relief is required to allow the proposed location of the facility. Although the facility will be across the street from commercial uses, it is subject to an increased setback for properties that are across from residential uses or districts. While 25 feet is the typical front yard setback in the GFW District, the Property is subject to a 60-foot setback along Susquehanna Road. As a result, a dimensional variance is required for the location of the building, which will be approximately 50 feet from the ultimate right-of-way.

Off-Street Parking

After construction of the padel facility, approximately 694 parking spaces would remain on the Property. The Applicant is proposing to allow all 694 spaces to be shared among the office buildings and the recreational facility, and requests special exception approval in accordance with the following:

- Section 255-136, to authorize shared parking between 1300 Virginia and 1301 Virginia; and
- Section 255-136.C, to authorize a 25% reduction in the overall parking required for the Property, such that 640 off-street parking spaces would be required, with 694 spaces provided, which this Board may grant in its discretion “upon determination that greater efficiency is effected by joint use of a common parking area.”
 - o 1300 Virginia: 437 spaces required
 - o 1301 Virginia: 416 spaces required
 - o Total: 853 spaces * .75 = 639.75, or 640 spaces required by special exception

OR, in the alternative, the Applicant requests the following relief:

- A de minimis dimensional variance from Section 255-135.C(5)(a) to allow 415 parking spaces on 1301 Virginia, where 416 parking spaces is required for a 104,000 square foot office building; and
- A dimensional variance from Section 255-294.D to allow 279 parking spaces on 1300 Virginia Drive, where 437 parking spaces would be required with multiple uses of the Property.

Lot Line Revision

The Applicant’s proposal will require redrawing a lot line between 1300 Virginia and 1301 Virginia, which currently bisects the proposed location for the Applicant’s recreational facility. If

approved by this Board, the new lot line would help create a more traditional lot shape for each tax parcel. However, variance relief is required for that lot line revision, because the Property has legally nonconforming impervious coverage and off-street parking. The following relief is requested as a result of revising that lot line, which will reduce the lot area of 1301 Virginia:

- A dimensional variance from Section 255-293.B(2) to allow 70.13% impervious coverage on 1301 Virginia, where 67.93% is existing and 60% is the maximum permitted for office buildings;
- A dimensional variance from Section 255-294.A(2) to allow legally nonconforming off-street parking on 1301 Virginia, which is located 30.76 feet from Susquehanna Road, to become part of 1300 Virginia; and
- A dimensional variance from Section 255-294.A(3) to allow continuation of a 0' side yard setback for off-street parking between 1300 Virginia and 1301 Virginia.

Front Yard Setback

The proposed location for the pickleball facility requires dimensional variance relief from Section 255-293.A(3)(a), to allow the facility to be located approximately 49.33 feet from Susquehanna Road, where 60 feet is the minimum distance required for uses across the street from a residential zoning district. Here, the proposed facility would be across from a CVS Pharmacy and Wells Fargo Bank; however, the CVS property is part of the residential zoning district, so the 60 foot setback applies. If the CVS property was not in a residential district, then the proposed building would comply with the required front yard setback of the GFW District, which is 25 feet.

In addition to the above, the Applicant requests any other relief and/or approvals determined to be necessary to afford the requested relief and allow the proposed development.

DE BK05598-0392

07-DEED

2006047701 04/24/2006 02:03:58 PM 3

RCD FEE \$50.50 LCL TAX \$112,000.00 ST TAX \$112,000.00



MONTGOMERY
COUNTY ROD

54-UPPER DUBLIN TOWNSHIP \$112,000.00 NANCY BECKER ROD

MONTGOMERY COUNTY COMMISSIONERS REGISTRAR
54-00-16385-00-4 UPPER DUBLIN
1300 VIRGINIA DR
MAPLEWOOD OFFICE CTR LP
B 052 U 001 L 7 4335 DATE 04/12/06

n

5
2

Prepared by
Duane Morris LLP
30 South 17th Street
Philadelphia, Pennsylvania 19103

Record & Return to
Fidelity National Title Insurance Company
1500 Walnut Street, Suite #400
Philadelphia, Pennsylvania 19102
215-732-9700/Attn: Donna Hammet
File No 06-PHI-0022

Property Address 1300 Virginia Drive, Fort Washington, Pennsylvania
County Tax Parcel Number: 54-00-16385-00-4

SPECIAL WARRANTY DEED

Between

Maplewood Office Center Limited Partnership

And

Maplewood – Virginia, LLLP

Dated: April *14th* 2006

RECEIVED APR 12 2006

DM2676472.3

Special Warranty Deed

THIS INDENTURE Made the 7th day of April in the year A.D. two thousand six (2006) **Between MAPLEWOOD OFFICE CENTER LIMITED PARTNERSHIP**, a Pennsylvania limited partnership (hereinafter called the Grantor), of the one part, and **MAPLEWOOD – VIRGINIA, LLLP**, a Maryland limited liability limited partnership (hereinafter called the Grantee), of the other part,

WITNESSETH, That the said Grantor for and in consideration of the sum of Eleven Million Two Hundred Thousand and 00/100 Dollars (\$11,200,000.00) 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, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground situate in the Township of Upper Dublin, County of Montgomery and Commonwealth of Pennsylvania as more particularly described in Exhibit "A" attached hereto and made a part hereof.

BEING a portion of the same premises which The Equitable Life Assurance Society of the United States, a New York corporation, by deed dated October 1, 1996 and recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania in Deed Book 5165, Page 797, conveyed unto Maplewood Office Center Limited Partnership, a Pennsylvania limited partnership, in fee

BEING tax parcel 54-00-16385-00-4.

BEING commonly known as 1300 Virginia Drive, Fort Washington, Montgomery County, Pennsylvania

UNDER AND SUBJECT TO any easements, conditions, restrictions or agreements of record to the extent that they presently affect the above-described property.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto 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 in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground described herein, with the buildings and the improvements thereon erected, the 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.

UNDER AND SUBJECT nevertheless to any easements, conditions, restrictions or agreements of record to the extent that they presently affect the above-described property as aforesaid.

AND the said Grantor, for itself, its successors and assigns, does 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 and assigns, all and singular the hereditaments and premises hereinabove described and 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 assigns, and against all and every person or 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, subject as aforesaid, **WARRANT** and forever **DEFEND**.


IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

**Sealed and Delivered
in the Presence of Us:**

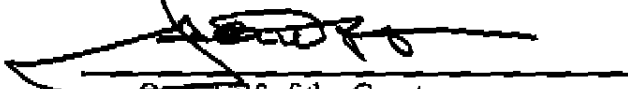
**MAPLEWOOD OFFICE CENTER
LIMITED PARTNERSHIP**, a Pennsylvania
limited partnership

By: **Bergen of Ft. Washington, Inc.**, a
Pennsylvania corporation, its general
partner

Witness: 
Print Name: **MARK T. VEDGER**

By: 
Name: **Barry Howard**
Title: **Chairman of the Board**

The address of the above-named Grantee is.
c/o Avir Corporation
The Executive Center at Hooks Lane
6 Reservoir Circle, Suite 103
Baltimore, MD 21208


On behalf of the Grantee
I VAN STEEN

COMMONWEALTH OF PENNSYLVANIA :

SS.

COUNTY OF PHILADELPHIA :

On this, the 24th day of April, 2006, before me, the undersigned officer, personally appeared Barry Howard, who acknowledged himself/herself to be a Chairman of Bergen of Ft. Washington, Inc., a Pennsylvania corporation, the general partner of MAPLEWOOD OFFICE CENTER LIMITED PARTNERSHIP, a Pennsylvania limited partnership, and that (s)he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as general partner of such partnership by himself/herself as such officer.

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

Lorraine A. Brehant
NOTARY PUBLIC

My Commission Expires: July 27, 2009

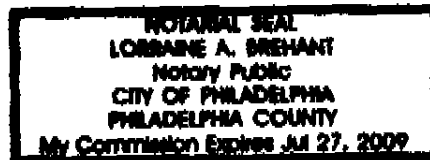
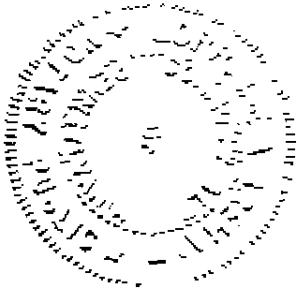


Exhibit "A"

Legal Description

ALL THAT CERTAIN tract of land SITUATE in the Township of Upper Dublin, County of Montgomery, Commonwealth of Pennsylvania as shown on ALTA/ACSM Land Title Survey Plan (Sheet 1 of 1) prepared for Maplewood by Urwiler and Walter, Inc., dated September 19, 1996, bounded and described as follows, to wit:

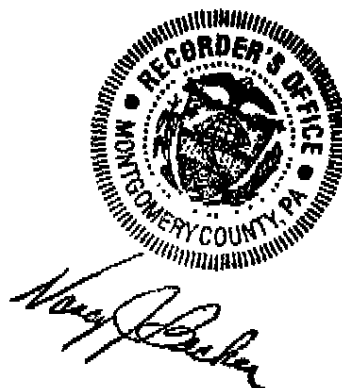
BEGINNING at a point on the Northwesterly right of way line of Virginia Drive (varying width), said point also being the intersection of said Virginia Drive sideline with the Northeasterly sideline of Office Center Drive (60 feet wide) thence from said beginning point, continuing along said Office Center Drive sideline, the following two (2) dimensions: (1) extending along the arc of a circle curving to the right, having a radius of 25.00 feet, the arc distance of 39.27 feet to a point of tangency (2) North 30 degrees 57 minutes 37 seconds West 372.00 feet to a point in line of lands of Canada Life Assurance Co.; thence extending along said lands the following two (2) courses and distances: (1) North 59 degrees 02 minutes 23 seconds East 330.00 feet to a point (2) North 30 degrees 57 minutes 37 seconds West 201.00 feet to a point in the common lot line of Tract B and Tract A; thence continuing along said common lot line and along lands of Tract A, the following four (4) courses and distances; (1) North 37 degrees 42 minutes 22 seconds East 171.00 feet to a point (2) South 52 degrees 17 minutes 38 seconds East 136.00 feet to a point (3) North 37 degrees 42 minutes 22 seconds East 123.69 feet to a point (4) South 52 degrees 17 minutes 38 seconds East 505.23 feet to a point in the Northwesterly sideline of Virginia Drive, aforementioned; thence continuing along said Virginia Drive sideline the following three (3) dimensions: (1) South 38 degrees 25 minutes 23 seconds West 198.81 feet to a point of curvature (2) extending along the arc of a circle curving to the right, having a radius of 592.00 feet, the arc distance of 213.02 feet to a point of tangency (3) South 59 degrees 02 minutes 23 seconds West 418.25 feet to the point and place of beginning.

CONTAINING: 8.531 acres of land more or less.

EXCEPTING thereout the portions of the above-described property included in the conveyance to Pennsylvania Turnpike Commission as set forth in Deed Book 5288, Page 247

BEING tax parcel number 54-00-16385-00-4

DM2676472.3

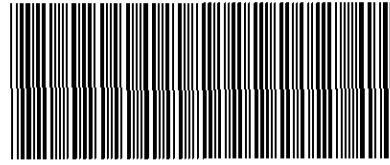




RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6038 PG 02730 to 02736.1
INSTRUMENT # : 2017023433
RECORDED DATE: 04/03/2017 01:12:40 PM



3455650-0023Q

MONTGOMERY COUNTY ROD


OFFICIAL RECORDING COVER PAGE

Page 1 of 8

Document Type: Deed	Transaction #: 3541379 - 3 Doc(s)
Document Date: 03/24/2017	Document Page Count: 6
Reference Info:	Operator Id: estaglia
RETURN TO: (Simplifile) Novare National Settlement Service, a Division of Fidelity National Title Company 320 Commerce, Suite 150 Irvine, CA 92602 (714) 352-4088	PAID BY: NOVARE NATIONAL SETTLEMENT SERVICE A DIVISION OF FIDELITY NATIONAL TITLE COMPANY

* PROPERTY DATA:			
Parcel ID #:	54-00-16386-00-3	54-00-15060-00-6	
Address:	1301 VIRGINIA DR	SUSQUEHANNA RD	
Municipality:	PA Upper Dublin Township (100%)	PA Upper Dublin Township (0%)	
School District:	Upper Dublin	Upper Dublin	

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$3,780,000.00	DEED BK 6038 PG 02730 to 02736.1 Recorded Date: 04/03/2017 01:12:40 PM
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee:Deed \$95.00	 <p style="text-align: right;">Jeanne Sorg Recorder of Deeds</p>
Affidavit Fee \$1.50	
Additional Pages Fee \$4.00	
Additional Parcels Fee \$15.00	
Additional Names Fee \$0.50	
Affordable Housing Pages \$8.00	
Affordable Housing Names \$2.00	
Affordable Housing Parcels \$1.00	
State RTT \$37,800.00	
Upper Dublin Township RTT \$18,900.00	
Upper Dublin School District RTT \$18,900.00	
Total: \$75,727.00	

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 54-00-16386-00-3 UPPER DUBLIN TOWNSHIP
 1301 VIRGINIA DR
 BACM 2005-6 VIRGINIA DRIVE LP \$15.00
 B 052 L 8 U 035 4335 04/03/2017 JG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 54-00-15060-00-6 UPPER DUBLIN TOWNSHIP
 SUSQUEHANNA RD
 BACM 2005-6 VIRGINIA DRIVE LP \$15.00
 B 052 L U 037 2307 04/03/2017 JG

After recording, return to:
 Novare National Settlement Service, LLC
 320 Commerce Street, Suite 150
 Irvine, California 92602
 Attn: Maria Mena

Parcel Nos.: 54-00-16386-00-3 and 54-00-15060-00-6

SPECIAL WARRANTY DEED

THIS INDENTURE, executed March 24, 2017 and, made effective as of the 28th day of March, 2017 between BACM 2005-6 VIRGINIA DRIVE LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantor"), whose address is c/o LNR Partners, LLC, 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, in favor of MAPLEWOOD 1301, LLC, a Pennsylvania limited liability company, whose address is 1300 Virginia Drive, Suite 205, Ft. Washington, Pennsylvania 19034 ("Grantee"):

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Three Million Seven Hundred and Eighty Thousand and No/100 U.S. Dollars (\$3,780,000.00) lawful money of the United States of America, to it in hand paid by Grantee, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, released, conveyed and confirmed and by these presents does grant, bargain, sell, release, convey and confirm unto Grantee and its successors and assigns forever, all that certain parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Montgomery, Commonwealth of Pennsylvania, and more particularly described on the attached Exhibit A (the "Property").

Being the property conveyed from Sean P. Kilkenny, Sheriff of the County of Montgomery, in the Commonwealth of Pennsylvania to Grantor by Sheriff's Deed dated December 7, 2016, recorded on December 28, 2016 in Montgomery County, Pennsylvania in Deed Book 6028, Page 02138.

Subject however, to:

- (a) Real property taxes and assessments for the year 2017 and thereafter;

MIAMI 5348003.1 72496/49810

- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters that would be disclosed by an accurate survey; and
- (d) Without re-imposing the same, easements, rights of way, plats, limitations, conditions, covenants, restrictions, and other matters of record.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant to and with the said Grantee that the said Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the said Property, the Grantor hereby warrants the title to the said Property and will forever defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no other.

[SIGNATURE PAGE FOLLOWS]

CERTIFICATE OF RESIDENCE

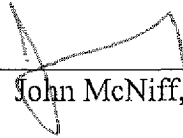
I hereby certify that the precise address of the Grantee named herein is 1300 Virginia Drive, Suite 205, Ft. Washington, Pennsylvania 19034.

GRANTEE:

MAPLEWOOD 1301, LLC,
a Pennsylvania limited liability company



By: Richard F. Smith, Jr., Managing Member



By: John McNiff, Managing Member

EXHIBIT ALEGAL DESCRIPTION

ALL THAT CERTAIN tract of land situate in the Township of Upper Dublin, County of Montgomery, Commonwealth of Pennsylvania as shown on ALTA/ACSM Land Title Survey Plan (Sheet 1 of 1) prepared for 1301 Maplewood Office Center by Urwiler & Walter, Inc., dated July 19, 2004 and last revised August 5, 2004, bounded and described as follows, to wit:

BEGINNING at a point on the southwesterly required right-of-way line of Susquehanna Road, said point being located the following two (2) courses and distances from the centerline intersection of Susquehanna Road and the original centerline of Virginia Drive;

(1) along the centerline of Susquehanna Road North 52 degrees 29 minutes 08 seconds West 84.64 feet to a point;

(2) partly crossing the bed of Susquehanna Road South 37 degrees 30 minutes 52 seconds West 46.89 feet to a point on the aforementioned southwesterly required right-of-way line of Susquehanna Road;

THENCE from said point of beginning along the said southwesterly required right-of-way line of Susquehanna Road and along a curve to the right having a radius of 20.00 feet and an arc length of 31.58 feet, and also having a chord bear-

PARCEL NO.: 54-00-16386-00-3, 54-00-15060-00-6

ing and distance of South 06 degrees 48 minutes 39 seconds East 28.40 feet to a point of tangency;

THENCE South 38 degrees 25 minutes 29 seconds West along the northwesterly required right-of-way line of Virginia Drive for a distance of 108.66 feet to a point for corner;

THENCE extending along other lands of Maplewood Office Center, LTD (Unit 01, Block 52) the following four (4) courses and distances:

(1) North 52 degrees 17 minutes 38 seconds West 482.50 feet to a point for corner;

(2) South 37 degrees 42 minutes 22 seconds West 123.69 feet to a point for corner;

(3) North 52 degrees 17 minutes 38 seconds West 136.00 feet to a point for corner;

(4) South 37 degrees 42 minutes 22 seconds West 171.00 feet to a point for corner;

THENCE North 30 degrees 57 minutes 37 seconds West along the northeasterly boundary line of lands of Brandywine Operating Partnership, LP (Unit 22, Block 52) for a distance of 649.00 feet to a point for corner;

THENCE extending along the lands of B.R. Properties Owner, LP (Unit 38, Block 52) the following four (4) courses and distances:

(1) North 37 degrees 07 minutes 22 seconds East 5.36 feet to a point for corner;

(2) North 52 degrees 29 minutes 08 seconds West 286.10 feet to a point for corner;

THENCE extending along the said southwesterly required right-of-way of Susquehanna Road the following seven (7) courses and distances:

(1) South 52 degrees 29 minutes 08 seconds East 184.65 feet to a point for corner;

(2) South 37 degrees 30 minutes 52 seconds West 10.00 feet to a point for corner;

(3) South 52 degrees 29 minutes 08 seconds East 200.00 feet to a point for corner;

(4) North 37 degrees 30 minutes 52 seconds East 20.00 feet to a point for corner;

(5) South 52 degrees 29 minutes 08 seconds East 620.26 feet to a point for corner;

(6) South 37 degrees 57 minutes 14 seconds West 2.89 feet to a point for corner;

(7) South 52 degrees 02 minutes 46 seconds East 521.47 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING: 7.7571 acres of land more or less.

BEING PARCEL NUMBERS: 54-00-16886-00-3 and 54-00-15060-006

TOGETHER WITH the rights contained in that certain Easement Agreement for Maplewood Office Center between Maplewood Office Center Limited Partnership and 1801 Virginia Drive, LLC dated 2/28/2005 and recorded 3/3/2005 in Deed Book 5545, page 1111.

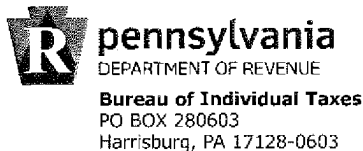
PARCEL NUMBER: 54-00-16886-00-3

LOCATION of Property: 1801 Virginia Drive, Fort Washington, PA 19034.

PARCEL NUMBER: 54-00-15060-00-6.

LOCATION of Property: Susquehanna Road, Fort Washington, PA 19034.

PARCEL NO.: 54-00-16886-00-3, 54-00-15060-00-6



REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

Table with recorder's use only information: State Tax Paid \$37,800.00, Book Number 6038, Page Number 02730, Date Recorded 04/03/2017 01:12:49 PM

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: RUDOLPH L. CELLI, JR. CELLI & ASSOCIATES; Telephone Number: (610) 525-5380; Mailing Address: 130 W. LANCASTER AVENUE, SUITE 201; City: WAYNE; State: PA; ZIP Code: 19087

B. TRANSFER DATA

Date of Acceptance of Document: 3/28/2017; Grantor(s)/Lessor(s): BACM 2005-6 Virginia Drive, LP; Telephone Number: (305) 350-7291; Grantee(s)/Lessee(s): Maplewood 1301, LLC; Telephone Number: (215) 669-0507; Mailing Address: 1601 Washington Ave., Suite 700; City: Miami Beach; State: FL; ZIP Code: 33139; City: Fort Washington; State: PA; ZIP Code: 19034

C. REAL ESTATE LOCATION

Street Address: 1301 Virginia Drive; City, Township, Borough: upper Dublin TWP; County: MONTGOMERY; School District: UPPER Dublin; Tax Parcel Number: 54-00-16386-00-3 & 54-00-15060-00-60

D. VALUATION DATA

Was transaction part of an assignment or relocation? [] Y [X] N; 1. Actual Cash Consideration: \$3,780,000.00; 2. Other Consideration: +0.00; 3. Total Consideration: = 3,780,000.00; 4. County Assessed Value: \$8,337,280.00; 5. Common Level Ratio Factor: x 1.78; 6. Fair Market Value: = 14,840,958.40

E. EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed: \$ N/A; 1b. Percentage of Grantor's Interest in Real Estate: N/A %; 1c. Percentage of Grantor's Interest Conveyed: N/A %

2. Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession.
Transfer to a trust.
Transfer from a trust.
Transfer between principal and agent/straw party.
Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation.
Transfer from mortgagor to a holder of a mortgage in default.
Corrective or confirmatory deed.
Statutory corporate consolidation, merger or division.
Other (Please explain exemption claimed.)

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: [Signature]; Date: 3/27/17

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



Upper Dublin Township

\$1 , 500 . 00 Paid

Via Check #1014

Note: ZHB-2646: 1300 & 1301 Virginia Drive

Apex Padel Club, LLC

April 1, 2026

Zoning Payment	\$1,500.00
PAY-26-53 - General Payments	
(Zoning Fee) Zoning Hearing Board Application	\$1,500.00

No processing fees

Total paid **\$1 , 500 . 00**



Powered by OpenGov

Receipt number #1218



UPPER DUBLIN T O W N S H I P

801 Loch Alsh Ave
Fort Washington, PA 19034
Phone: (215) 643-1600
Fax: (215) 542-0797
www.upperdublin.net

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Hearing Board of Upper Dublin Township Board Room, **801 Loch Alsh Avenue, Fort Washington, PA 19034** on **April 27, 2026, at 7:30 PM**. During this meeting an application concerning the following will be heard:

#2646 Apex Padel Club, LLC of 2929 Walnut Street in Philadelphia, PA 19104 for the property at 1300 Virginia Drive, Fort Washington, PA 19034 requests variances for parking from Section 255-136 to authorize shared parking between 1300 and 1301 Virginia Drive and from Section 255-136.C to allow for a 25% reduction in the parking required. In the alternative, the applicant requests a variance from Section 255-135.C(5)(a) to allow for 313 parking spaces at 1301 Virginia where 416 spaces is required and a variance from section 255-294.D to allow 279 spaces at 1300 Virginia Drive where 437 spaces is required. The applicant is also requesting dimensional variances from Section 255-293.B(2) to allow 70.13% impervious coverage where the maximum allowed is 60%, from Section 255-294.A(2) to allow legally nonconforming off-street parking on 1301 Virginia to become part of 1300 Virginia, a variance from Section 255-294.A(3) to allow for a 0 foot side yard setback for off-street parking between 1300 and 1301 Virginia Drive and from Section 255-293.A(3)(a) to allow for a front yard setback of 49.33 feet from Susquehanna Road, where the minimum allowed is 60 feet. In addition, the Applicant requests any other relief and/or approvals determined to be necessary to afford the requested relief and allow the proposed development. The Property is Zoned GFW- Greater Fort Washington. Potential vote upon Application #2646


All letters, emails and other writings from neighbors or citizens, whether of support or opposition, must be received by the Township by the end of the business day immediately preceding the day of the hearing, otherwise they will not be recognized at such hearing.

All written public comments may be emailed to meeting@upperdublin.net. Those emails must be addressed to the Zoning Hearing Board in the subject line and your full name and address must be included in the body of the email. Anyone with questions must attend the hearings in person. In-person public comments are limited to no more than 5 minutes for each speaker.

If you are a person with a disability and wish to attend the hearing scheduled for this date and require an auxiliary aid, service, or other accommodation to participate in the proceedings, please contact the Township at (215) 643-1600 to discuss how Upper Dublin Township may best accommodate your needs.

A copy of the application is on file in the Community Planning & Zoning Department and may be seen upon request.

By Order of the Zoning Hearing Board.


Riley McGrath
Zoning Officer & Planning Coordinator
215-643-1600 ex. 3213
rmcgrath@upperdublin.net

Note: There is a 30 day period after the date of the decision for an aggrieved person to file an appeal in court to contest an approval by the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board Approval during the 30 day appeal period do so at their own risk.

Advertisement Dates: Sunday, April 12, and Sunday, April 19, 2026—*Ambler Gazette*

BROOKWOOD PHILADELPHIA I LLC

138 Conant Dr
Beverly, MA 01915

MAPLEWOOD 1301 LLC

1301 VIRGINIA DR
FORT WASHINGTON, PA 19037

KSMA LP

2001 State Hill Rd Ste 205
Wyomissing, PA 19610

SPIRIT REALTY LP

3161 Michelson Dr Ste 600
FORT WASHINGTON, PA 19038

MAPLEWOOD-VIRGINIA LLLP

1300 VIRGINIA DR
FORT WASHINGTON, PA 19036

HEENAN ROBERT T

1375 VIRGINIA DR
Irvine, CA 92612

NOTICE OF PUBLIC HEARING

BEFORE Zoning Hearing Board
UPPER DUBLIN TWP., MONTG. CO., PA

2646

A hearing will be held on the application of:

Apex Padel Club, LLC of 2929 Walnut Street in Philadelphia, PA 19104

in the Township Building Board Room at 801 Loch Alsh Avenue, Fort Washington, PA 19034, to hear & take testimony on the following application:

Monday, April 27, 2026 @ 7:30 P.M.

The property involved is on:

1300 Virginia Drive, Fort Washington, PA 19034

#2646 Apex Padel Club, LLC of 2929 Walnut Street in Philadelphia, PA 19104 for the property at 1300 Virginia Drive, Fort Washington, PA 19034 requests variances for parking from Section 255-136 to authorize shared parking between 1300 and 1301 Virginia Drive and from Section 255-136.C to allow for a 25% reduction in the parking required. In the alternative, the applicant requests a variance from Section 255-135.C(5)(a) to allow for 313 parking spaces at 1301 Virginia where 416 spaces is required and a variance from section 255-294.D to allow 279 spaces at 1300 Virginia Drive where 437 spaces is required. The applicant is also requesting dimensional variances from Section 255-293.B(2) to allow 70.13% impervious coverage where the maximum allowed is 60%, from Section 255-294.A(2) to allow legally nonconforming off-street parking on 1301 Virginia to become part of 1300 Virginia, a variance from Section 255-294.A(3) to allow for a 0 foot side yard setback for off-street parking between 1300 and 1301 Virginia Drive and from Section 255-293.A(3)(a) to allow for a front yard setback of 49.33 feet from Susquehanna Road, where the minimum allowed is 60 feet. In addition, the Applicant requests any other relief and/or approvals determined to be necessary to afford the requested relief and allow the proposed development. The Property is Zoned GFW- Greater Fort Washington. Potential vote upon Application #2646.

Zoning Hearing Board of Upper Dublin Township

**By: Riley McGrath, Zoning Officer
Upper Dublin Township
801 Loch Alsh Ave, Fort Washington, PA 19034
rmcgrath@upperdublin.net**

Apr 20, 2026 at 3:14:46 PM
1300 Virginia Dr
Fort Washington PA 19034
United States



NOTICE OF PUBLIC HEARING
BEFORE Zoning Hearing Board
UPPER MERION TWP., MONTG. CO., PA.

A hearing will be held on the application of
[Name] for a [Type of Use] in the [Zoning District] of the Township of Upper Merion, Montgomery County, Pennsylvania, on
Monday, April 27, 2026 at 7:30 P.M.

The property involved is:

[Address]

Upper Merion Township, Pennsylvania, PA 19034

Notice is hereby given that the Zoning Hearing Board will hold a public hearing on the application of [Name] for a [Type of Use] in the [Zoning District] of the Township of Upper Merion, Montgomery County, Pennsylvania, on Monday, April 27, 2026 at 7:30 P.M. at the Township Office, 1300 Virginia Drive, Fort Washington, PA 19034. The purpose of the hearing is to receive public input on the proposed use and to determine if the use is in accordance with the Township's Zoning Ordinance. The hearing will be held in the Township Office, 1300 Virginia Drive, Fort Washington, PA 19034. The hearing will be held in the Township Office, 1300 Virginia Drive, Fort Washington, PA 19034. The hearing will be held in the Township Office, 1300 Virginia Drive, Fort Washington, PA 19034.

Upper Merion Township, Pennsylvania, PA 19034



UPPER DUBLIN
TOWNSHIP
CODE ENFORCEMENT

**Upper Dublin Township
Code Enforcement Department**
370 Commerce Drive
Fort Washington, PA 19034
Phone: (215) 643-1600 x8070
Email: permits@upperdublin.net
Website: www.upperdublin.net

BUILDING & IMPERVIOUS COVERAGE FORM

Impervious surfaces (anything covered by impenetrable materials such as asphalt, concrete, brick, stone, rooftops, pools, etc.) are an environmental concern because, with their construction, they eliminate rainwater infiltration and natural groundwater recharge. Therefore, in order to calculate the Total Impervious Area (TIA) of your property, please use the information below to complete the chart on Page 2.

FOR INFORMATION ON YOUR BUILDING COVERAGE:

- Unverified information regarding your property can be found on Montgomery County’s website (<https://propertyrecords.montcopa.org>). Information in regard to the lot size, accessory structures, plot plan, and building coverage may be available, however, will need to be verified prior to the completion of the form.
- **LOT SIZE:** Once you are at your property location, under the Profile section, you can find an approximation of your lot size. You should have your property surveyed to determine the exact size of your lot.
- **ACCESSORY STRUCTURES:** Check for any accessory structures which may have been reported. All sheds, patios, pools, etc. will need to be indicated on the application and forms.
- **PLOT PLAN:** Under the Map section, you can print a copy of your property boundaries. Depending on the complexity of your application, a separate plot plan prepared by a surveyor or engineer may be required. Your plot plan should include a scaled drawing of your property with all improvements, setbacks, contours, existing easements, and other relevant information.
- **BUILDING COVERAGE:** Under the Sketch section there is information regarding dimensions of your house which can be added together. Garage information (FrGar) should be added under the “Garage” section. If information is provided for “CONCRETE PATIO” please include under Part B – Impervious Surface. **ADD OR ADJUST INFORMATION AS NECESSARY.**

FOR INFORMATION ON YOUR ZONING DISTRICT:

- Go to www.upperdublin.net > Government > Community Planning & Zoning > Documents > 2019 Zoning Map

STORMWATER MANAGEMENT REQUIREMENTS FOR NEW IMPERVIOUS SURFACES:

- 400 sq. ft. or more of new impervious surface: stormwater management is required (seepage bed or rain garden required)
- 700 sq. ft. or greater of new impervious surface: a stormwater management plan designed and signed and sealed by a licensed professional is required
- Alternate systems will be considered—contact the Township Engineer at 215-643-1600 x3372

Zoning District	Building Coverage	Impervious Coverage
A Residential	15%	25%
A1 and A2 Residential	15%	25%
B Residential	20%	30%
C Residential	20%	30%
NH Residential	20%	35%
MD Multi-Dwelling	-	40%
MRD Mixed Residential	-	35%
OC Office Center	20%-40%	60%
M Motel	20%	60%
RE Recreation	9%	15%
AHS Apartment House	15%	60%
INST Institutional	20%	60%
CR Commercial Retail	25%	75%
SC Shopping Center	15%	75%
MHD Mobile Home	35%	60%
EC Employment Center	*See Section 255-115B (1) and (2)	
GFW Greater Fort Washington	*See Section 255-293.B (1) and (2)	

BUILDING & IMPERVIOUS COVERAGE FORM

Property Location: 1300 Virginia Drive		Date: 3/23/2026
Zoning District: GFW	Owner Name: Maplewood-Virginia LLLP & Maplewood 1301, LLC	Lot Size: EXISTING: 7.71 AC PROPOSED: 9.15 AC

Part A - Building Coverage

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
House		x		=	N/A	
Garage		x		=	N/A	
Shed		x		=	N/A	
Gazebo		x		=	N/A	
Other: Office Bldg.	212	x	125	=	26,522	
		x		=		
TOTAL - PART A:					56,571	

NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:

Recreation Facility	119	x	252	=	30,049	
		x		=		
		x		=		

Total - Part A:	56,571	÷	Lot Size:	398,777	=	% of Building Coverage:	14.19%
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Part B - Impervious Surface

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
Driveway		x		=		
Walkways		x		=		
Patio		x		=		
Deck		x		=		
Sports Court		x		=		
Pool (Water Surface)		x		=		
Pool (Decking)		x		=		
Paved parking and ex. bldg. access	206	x	761	=	156,421	
		x		=		
TOTAL - PART B:					163,679	

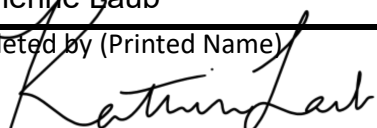
NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:

Proposed building access	179	x	5	=	893	
Existing parking area from Lot 1301	63	x	101	=	6,365	
		x		=		
		x		=		

Total - Part B:	163,679	÷	Lot Size:	398,777	=	% of Impervious Surface:	41.04%
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% of Building Coverage from Part A Above:	14.19%	+	% of Impervious Surface from Part B Above:	41.04%	=	TOTAL % OF IMPERVIOUS AREA	55.23%
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The above information has been completed to the best of my knowledge.

Katherine Laub
 Completed by (Printed Name)

 Signature of Person Completing Form

klaub@akrf.com
 Email Address

267-585-4870
 Phone
 3/23/2026
 Date



UPPER DUBLIN
TOWNSHIP
CODE ENFORCEMENT

**Upper Dublin Township
Code Enforcement Department**
370 Commerce Drive
Fort Washington, PA 19034
Phone: (215) 643-1600 x8070
Email: permits@upperdublin.net
Website: www.upperdublin.net

BUILDING & IMPERVIOUS COVERAGE FORM

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A1 and A2 Residential	15%	25%
B Residential	20%	30%
C Residential	20%	30%
NH Residential	20%	35%
MD Multi-Dwelling	-	40%
MRD Mixed Residential	-	35%
OC Office Center	20%-40%	60%
M Motel	20%	60%
RE Recreation	9%	15%
AHS Apartment House	15%	60%
INST Institutional	20%	60%
CR Commercial Retail	25%	75%
SC Shopping Center	15%	75%
MHD Mobile Home	35%	60%
EC Employment Center	*See Section 255-115B (1) and (2)	
GFW Greater Fort Washington	*See Section 255-293.B (1) and (2)	

BUILDING & IMPERVIOUS COVERAGE FORM

Property Location: 1301 Virginia Drive		Date: 3/23/2026
Zoning District: GFW	Owner Name: Maplewood-Virginia LLLP & Maplewood 1301, LLC	Lot Size: EXISTING: 7.76 AC PROPOSED: 6.32 AC

Part A - Building Coverage

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
House		x		=	N/A	
Garage		x		=	N/A	
Shed		x		=	N/A	
Gazebo		x		=	N/A	
Other: Office Bldg.	213	x	124	=	26,507	
		x		=		

NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:

		x		=		
		x		=		
		x		=		

TOTAL - PART A: 26,507

Total - Part A:	26,507	÷	Lot Size:	275,234	=	% of Building Coverage:	9.63%
------------------------	--------	---	------------------	---------	---	--------------------------------	-------

Part B - Impervious Surface

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
Driveway		x		=		
Walkways		x		=		
Patio		x		=		
Deck		x		=		
Sports Court		x		=		
Pool (Water Surface)		x		=		
Pool (Decking)		x		=		
Paved parking and ex. bldg. access	900	x	185	=	166,515	
		x		=		

NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:

		x		=		
		x		=		
		x		=		
		x		=		

TOTAL - PART B: 166,515

Total - Part B:	166,515	÷	Lot Size:	275,234	=	% of Impervious Surface:	60.50%
------------------------	---------	---	------------------	---------	---	---------------------------------	--------

% of Building Coverage from Part A Above:	9.63%	+	% of Impervious Surface from Part B Above:	60.50%	=	TOTAL % OF IMPERVIOUS AREA	70.13%
--	-------	---	---	--------	---	-----------------------------------	--------

The above information has been completed to the best of my knowledge.

Katherine Laub	klaub@akrf.com	267-585-4870
Completed by (Printed Name)	Email Address	Phone
		3/23/2026
Signature of Person Completing Form		Date

APPLICANT
APEX PADEL CLUB, LLC

14 VALLEY VIEW ROAD
PHILADELPHIA, PA 19118

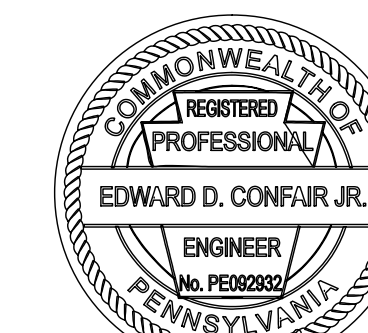
PROJECT
**1300 VIRGINIA DRIVE
PADEL CLUB**

FORT WASHINGTON
MONTGOMERY COUNTY, PA

MILESTONE
ZONING VARIANCE PLAN

REV.	DESCRIPTION	DATE
△		

DESIGN PROFESSIONAL



Edward D. Confair, Jr.

EDWARD D. CONFAIR
PROFESSIONAL ENGINEER
PENNSYLVANIA PE092932

PROJECT #: 251275

DATE: 03/23/2026

SCALE: AS NOTED

FORMAT: 24" x 36" (ARCH D)

DRAWN BY: PCC

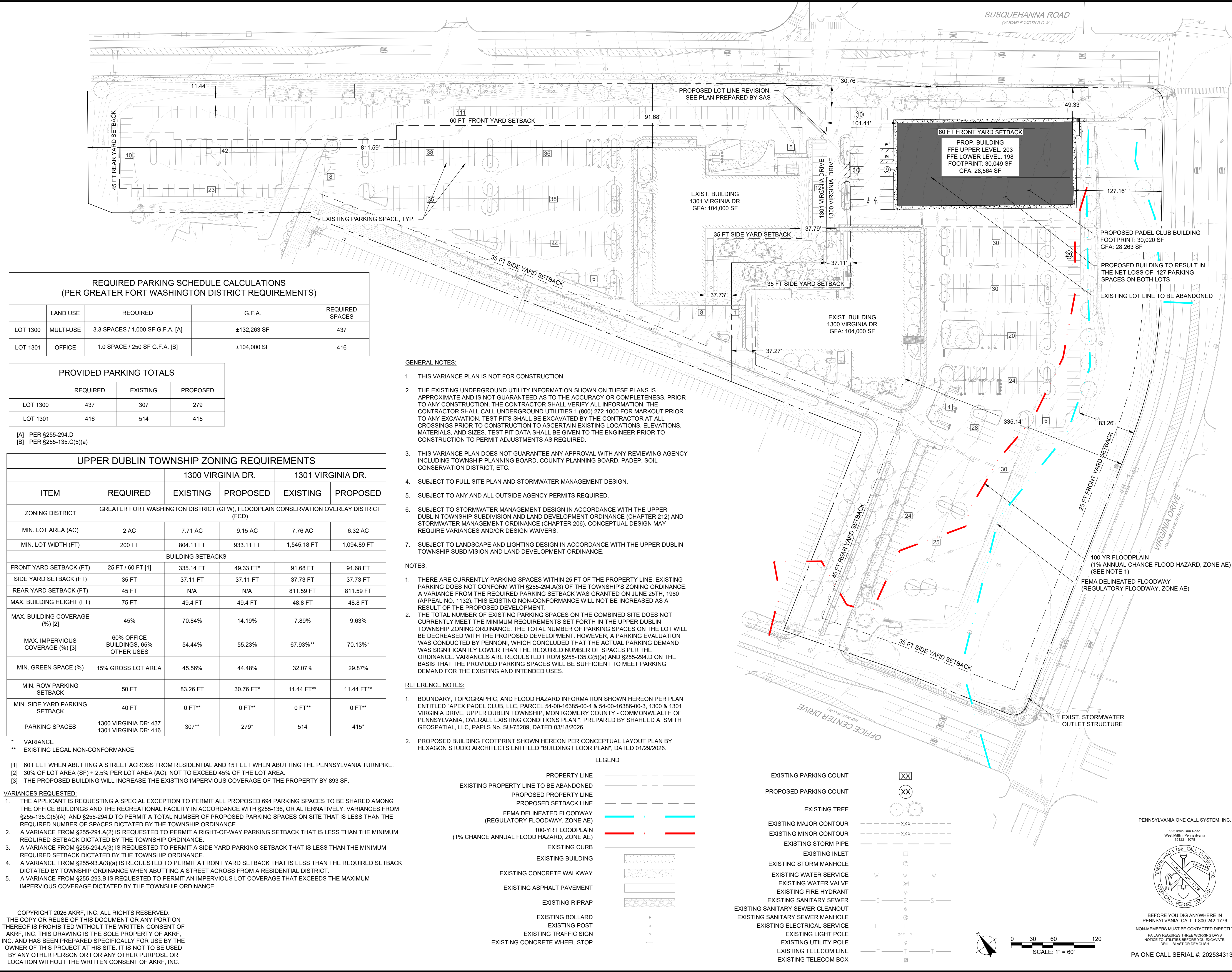
CHECKED BY: EC

SHEET TITLE:

VARIANCE PLAN

SHEET NUMBER:

1 OF 1



**REQUIRED PARKING SCHEDULE CALCULATIONS
(PER GREATER FORT WASHINGTON DISTRICT REQUIREMENTS)**

	LAND USE	REQUIRED	G.F.A.	REQUIRED SPACES
LOT 1300	MULTI-USE	3.3 SPACES / 1,000 SF G.F.A. [A]	±132,263 SF	437
LOT 1301	OFFICE	1.0 SPACE / 250 SF G.F.A. [B]	±104,000 SF	416

PROVIDED PARKING TOTALS

	REQUIRED	EXISTING	PROPOSED
LOT 1300	437	307	279
LOT 1301	416	514	415

[A] PER §255-294.D
[B] PER §255-135.C(5)(a)

UPPER DUBLIN TOWNSHIP ZONING REQUIREMENTS

ITEM	REQUIRED	1300 VIRGINIA DR.		1301 VIRGINIA DR.	
		EXISTING	PROPOSED	EXISTING	PROPOSED
ZONING DISTRICT	GREATER FORT WASHINGTON DISTRICT (GFW), FLOODPLAIN CONSERVATION OVERLAY DISTRICT (FCD)				
MIN. LOT AREA (AC)	2 AC	7.71 AC	9.15 AC	7.76 AC	6.32 AC
MIN. LOT WIDTH (FT)	200 FT	804.11 FT	933.11 FT	1,545.18 FT	1,094.89 FT
BUILDING SETBACKS					
FRONT YARD SETBACK (FT)	25 FT / 60 FT [1]	335.14 FT	49.33 FT*	91.68 FT	91.68 FT
SIDE YARD SETBACK (FT)	35 FT	37.11 FT	37.11 FT	37.73 FT	37.73 FT
REAR YARD SETBACK (FT)	45 FT	N/A	N/A	811.59 FT	811.59 FT
MAX. BUILDING HEIGHT (FT)	75 FT	49.4 FT	49.4 FT	48.8 FT	48.8 FT
MAX. BUILDING COVERAGE (%) [2]	45%	70.84%	14.19%	7.89%	9.63%
MAX. IMPERVIOUS COVERAGE (%) [3]	60% OFFICE BUILDINGS, 65% OTHER USES	54.44%	55.23%	67.93%**	70.13%*
MIN. GREEN SPACE (%)	15% GROSS LOT AREA	45.56%	44.48%	32.07%	29.87%
MIN. ROW PARKING SETBACK	50 FT	83.26 FT	30.76 FT*	11.44 FT**	11.44 FT**
MIN. SIDE YARD PARKING SETBACK	40 FT	0 FT**	0 FT**	0 FT**	0 FT**
PARKING SPACES	1300 VIRGINIA DR. 437 1301 VIRGINIA DR. 416	307**	279*	514	415*

* VARIANCE
** EXISTING LEGAL NON-CONFORMANCE

[1] 60 FEET WHEN ABUTTING A STREET ACROSS FROM RESIDENTIAL AND 15 FEET WHEN ABUTTING THE PENNSYLVANIA TURNPIKE.
[2] 30% OF LOT AREA (SF) + 2.5% PER LOT AREA (AC). NOT TO EXCEED 45% OF THE LOT AREA.
[3] THE PROPOSED BUILDING WILL INCREASE THE EXISTING IMPERVIOUS COVERAGE OF THE PROPERTY BY 893 SF.

VARIANCES REQUESTED:

- THE APPLICANT IS REQUESTING A SPECIAL EXCEPTION TO PERMIT ALL PROPOSED 694 PARKING SPACES TO BE SHARED AMONG THE OFFICE BUILDINGS AND THE RECREATIONAL FACILITY IN ACCORDANCE WITH §255-136, OR ALTERNATIVELY, VARIANCES FROM §255-135.C(5)(A) AND §255-294.D TO PERMIT A TOTAL NUMBER OF PROPOSED PARKING SPACES ON SITE THAT IS LESS THAN THE REQUIRED NUMBER OF SPACES DICTATED BY THE TOWNSHIP ORDINANCE.
- A VARIANCE FROM §255-294.A(2) IS REQUESTED TO PERMIT A RIGHT-OF-WAY PARKING SETBACK THAT IS LESS THAN THE MINIMUM REQUIRED SETBACK DICTATED BY THE TOWNSHIP ORDINANCE.
- A VARIANCE FROM §255-294.A(3) IS REQUESTED TO PERMIT A SIDE YARD PARKING SETBACK THAT IS LESS THAN THE MINIMUM REQUIRED SETBACK DICTATED BY THE TOWNSHIP ORDINANCE.
- A VARIANCE FROM §255-93.A(3)(a) IS REQUESTED TO PERMIT A FRONT YARD SETBACK THAT IS LESS THAN THE REQUIRED SETBACK DICTATED BY TOWNSHIP ORDINANCE WHEN ABUTTING A STREET ACROSS FROM A RESIDENTIAL DISTRICT.
- A VARIANCE FROM §255-293.B IS REQUESTED TO PERMIT AN IMPERVIOUS LOT COVERAGE THAT EXCEEDS THE MAXIMUM IMPERVIOUS COVERAGE DICTATED BY THE TOWNSHIP ORDINANCE.

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THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF AKRF, INC. THIS DRAWING IS THE SOLE PROPERTY OF AKRF, INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT HIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF AKRF, INC.

GENERAL NOTES:

- THIS VARIANCE PLAN IS NOT FOR CONSTRUCTION.
- THE EXISTING UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS IS APPROXIMATE AND IS NOT GUARANTEED AS TO THE ACCURACY OR COMPLETENESS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL INFORMATION. THE CONTRACTOR SHALL CALL UNDERGROUND UTILITIES 1 (800) 272-1000 FOR MARKOUT PRIOR TO ANY EXCAVATION. TEST PITS SHALL BE EXCAVATED BY THE CONTRACTOR AT ALL CROSSINGS PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING LOCATIONS, ELEVATIONS, MATERIALS, AND SIZES. TEST PIT DATA SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED.
- THIS VARIANCE PLAN DOES NOT GUARANTEE ANY APPROVAL WITH ANY REVIEWING AGENCY INCLUDING TOWNSHIP PLANNING BOARD, COUNTY PLANNING BOARD, PADEP, SOIL CONSERVATION DISTRICT, ETC.
- SUBJECT TO FULL SITE PLAN AND STORMWATER MANAGEMENT DESIGN.
- SUBJECT TO ANY AND ALL OUTSIDE AGENCY PERMITS REQUIRED.
- SUBJECT TO STORMWATER MANAGEMENT DESIGN IN ACCORDANCE WITH THE UPPER DUBLIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (CHAPTER 212) AND STORMWATER MANAGEMENT ORDINANCE (CHAPTER 206). CONCEPTUAL DESIGN MAY REQUIRE VARIANCES AND/OR DESIGN WAIVERS.
- SUBJECT TO LANDSCAPE AND LIGHTING DESIGN IN ACCORDANCE WITH THE UPPER DUBLIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

NOTES:

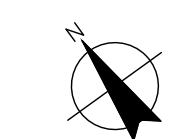
- THERE ARE CURRENTLY PARKING SPACES WITHIN 25 FT OF THE PROPERTY LINE. EXISTING PARKING DOES NOT CONFORM WITH §255-294.A(3) OF THE TOWNSHIP'S ZONING ORDINANCE. A VARIANCE FROM THE REQUIRED PARKING SETBACK WAS GRANTED ON JUNE 25TH, 1980 (APPEAL NO. 1132). THIS EXISTING NON-CONFORMANCE WILL NOT BE INCREASED AS A RESULT OF THE PROPOSED DEVELOPMENT.
- THE TOTAL NUMBER OF EXISTING PARKING SPACES ON THE COMBINED SITE DOES NOT CURRENTLY MEET THE MINIMUM REQUIREMENTS SET FORTH IN THE UPPER DUBLIN TOWNSHIP ZONING ORDINANCE. THE TOTAL NUMBER OF PARKING SPACES ON THE LOT WILL BE DECREASED WITH THE PROPOSED DEVELOPMENT. HOWEVER, A PARKING EVALUATION WAS CONDUCTED BY PENNONI, WHICH CONCLUDED THAT THE ACTUAL PARKING DEMAND WAS SIGNIFICANTLY LOWER THAN THE REQUIRED NUMBER OF SPACES PER THE ORDINANCE. VARIANCES ARE REQUESTED FROM §255-135.C(5)(a) AND §255-294.D ON THE BASIS THAT THE PROVIDED PARKING SPACES WILL BE SUFFICIENT TO MEET PARKING DEMAND FOR THE EXISTING AND INTENDED USES.

REFERENCE NOTES:

- BOUNDARY, TOPOGRAPHIC, AND FLOOD HAZARD INFORMATION SHOWN HEREON PER PLAN ENTITLED "APEX PADEL CLUB, LLC, PARCEL 54-00-16385-00-4 & 54-00-16386-00-3, 1300 & 1301 VIRGINIA DRIVE, UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY - COMMONWEALTH OF PENNSYLVANIA, OVERALL EXISTING CONDITIONS PLAN", PREPARED BY SHAHEED A. SMITH GEOSPATIAL, LLC, PAPLS No. SU-75289, DATED 03/18/2026.
- PROPOSED BUILDING FOOTPRINT SHOWN HEREON PER CONCEPTUAL LAYOUT PLAN BY HEXAGON STUDIO ARCHITECTS ENTITLED "BUILDING FLOOR PLAN", DATED 01/29/2026.

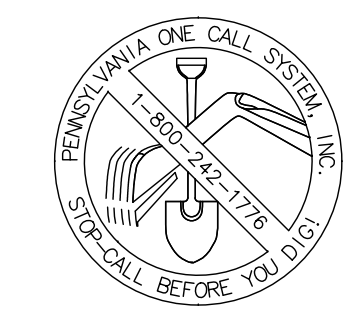
LEGEND

PROPERTY LINE	---	EXISTING PARKING COUNT	XX
EXISTING PROPERTY LINE TO BE ABANDONED	---	PROPOSED PARKING COUNT	XX
PROPOSED PROPERTY LINE	---	EXISTING TREE	(Tree Symbol)
PROPOSED SETBACK LINE	---	EXISTING MAJOR CONTOUR	---XXX---
FEMA DELINEATED FLOODWAY (REGULATORY FLOODWAY, ZONE AE)	---	EXISTING MINOR CONTOUR	---XXX---
100-YR FLOODPLAIN (1% CHANCE ANNUAL FLOOD HAZARD, ZONE AE)	---	EXISTING STORM PIPE	---
EXISTING CURB	---	EXISTING INLET	□
EXISTING BUILDING	---	EXISTING STORM MANHOLE	⊙
EXISTING CONCRETE WALKWAY	---	EXISTING WATER SERVICE	---
EXISTING ASPHALT PAVEMENT	---	EXISTING WATER VALVE	---
EXISTING RIPRAP	---	EXISTING FIRE HYDRANT	---
EXISTING BOLLARD	•	EXISTING SANITARY SEWER	---
EXISTING POST	•	EXISTING SANITARY SEWER CLEANOUT	---
EXISTING TRAFFIC SIGN	---	EXISTING SANITARY SEWER MANHOLE	---
EXISTING CONCRETE WHEEL STOP	---	EXISTING ELECTRICAL SERVICE	---
		EXISTING LIGHT POLE	---
		EXISTING UTILITY POLE	---
		EXISTING TELECOM LINE	---
		EXISTING TELECOM BOX	---



0 30 60 120
SCALE: 1" = 60'

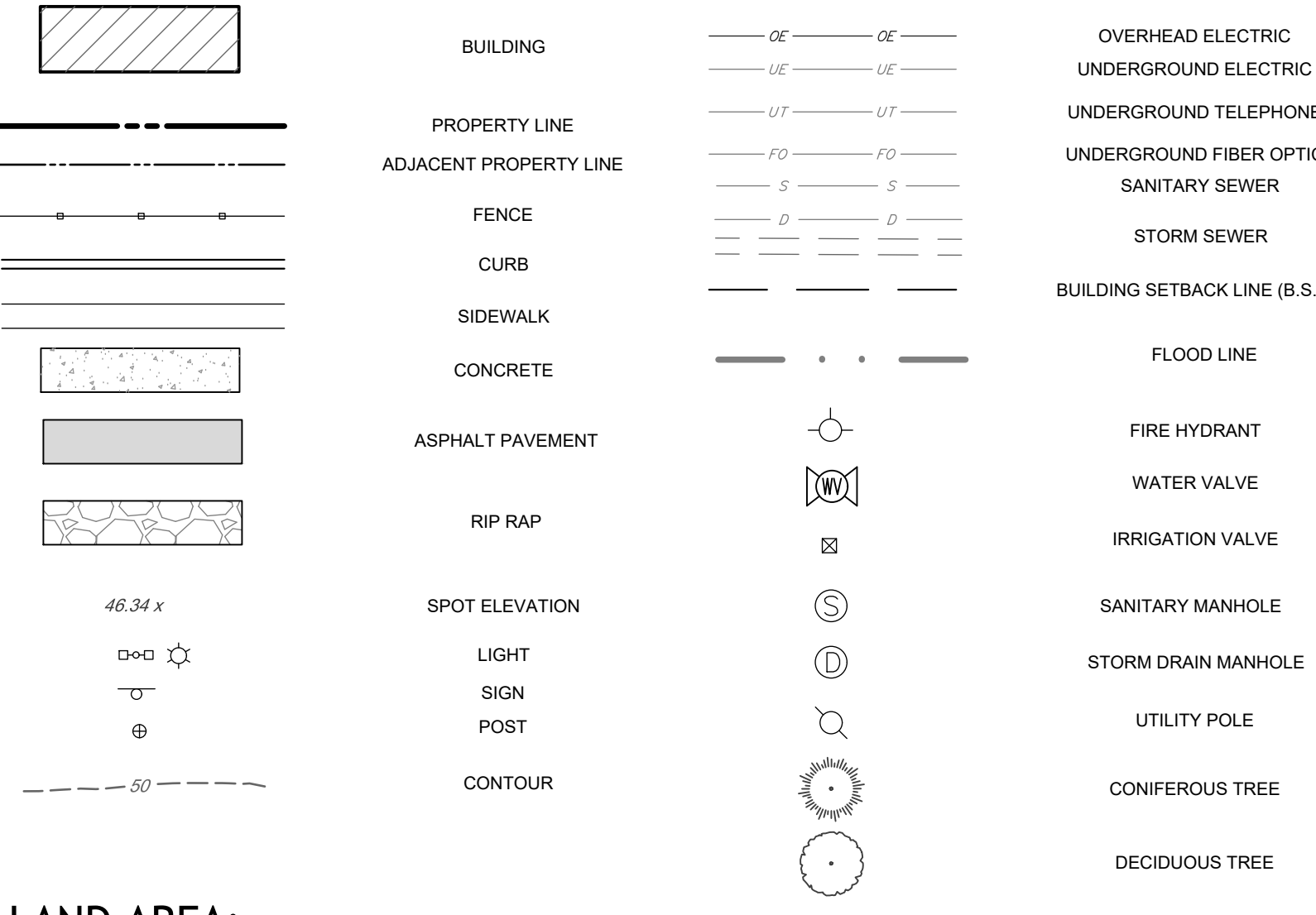
PENNSYLVANIA ONE CALL SYSTEM, INC.
825 Irish Run Road
West Mifflin, Pennsylvania
15122-1078



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH
NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA ONE CALL SERIAL #: 20253431351

LEGEND



LAND AREA:
 PARCEL 54-00-16385-00-4 336,060.5 S.F. OR 7.714 ACRES ±
 PARCEL 54-00-16386-00-3 337,950.0 S.F. OR 7.758 ACRES ±

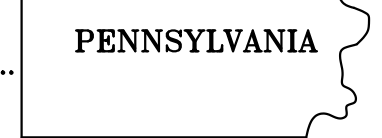
ZONING INFORMATION

EXISTING ZONING DESTINATION	GREATER FORT WASHINGTON (GFW) DISTRICT		
	REQUIRED	EXISTING 1300	EXISTING 1301
MIN. LOT AREA	87,120 S.F.	336,060.5 S.F.	337,950.1 S.F.
MIN. LOT WIDTH AT BUILDING LINE	200'	804.11'	1545.18'
FRONT YARD SETBACK	25' / 60' [1]	335.14'	91.68'
REAR YARD SETBACK	45'	N/A	811.59'
SIDE YARD SETBACK	35'	37.11'	37.73'
MAX. BUILDING HEIGHT	75'	49.4'	48.8'
BUILDING COVERAGE(*)	45%	7.8%	7.9%
IMPERVIOUS SURFACE	60%	54.4%	67.9%
GREEN SPACE	15%	45.6%	32.1%

[1] 60 FEET WHEN ABUTTING A STREET ACROSS FROM RESIDENTIAL AND 15 FEET WHEN ABUTTING THE PENNSYLVANIA TURNPIKE.

(*) THE MAXIMUM BUILDING COVERAGE SHALL BE 30% OF THE SQUARE FOOT AREA OF THE LOT, PLUS 2.5% PER ACRE MULTIPLIED BY THE LOT AREA IN ACRES, NOT TO EXCEED 45% OF THE LOT AREA. FOR EXAMPLE: LOT AREA OF TWO ACRES: 30% PLUS 5% (2 TIMES 2.5) EQUALS 35%.

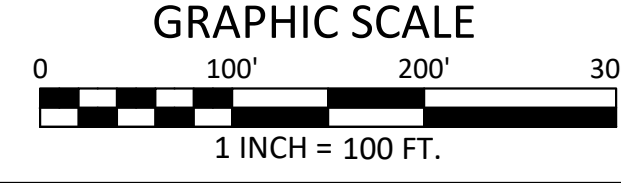
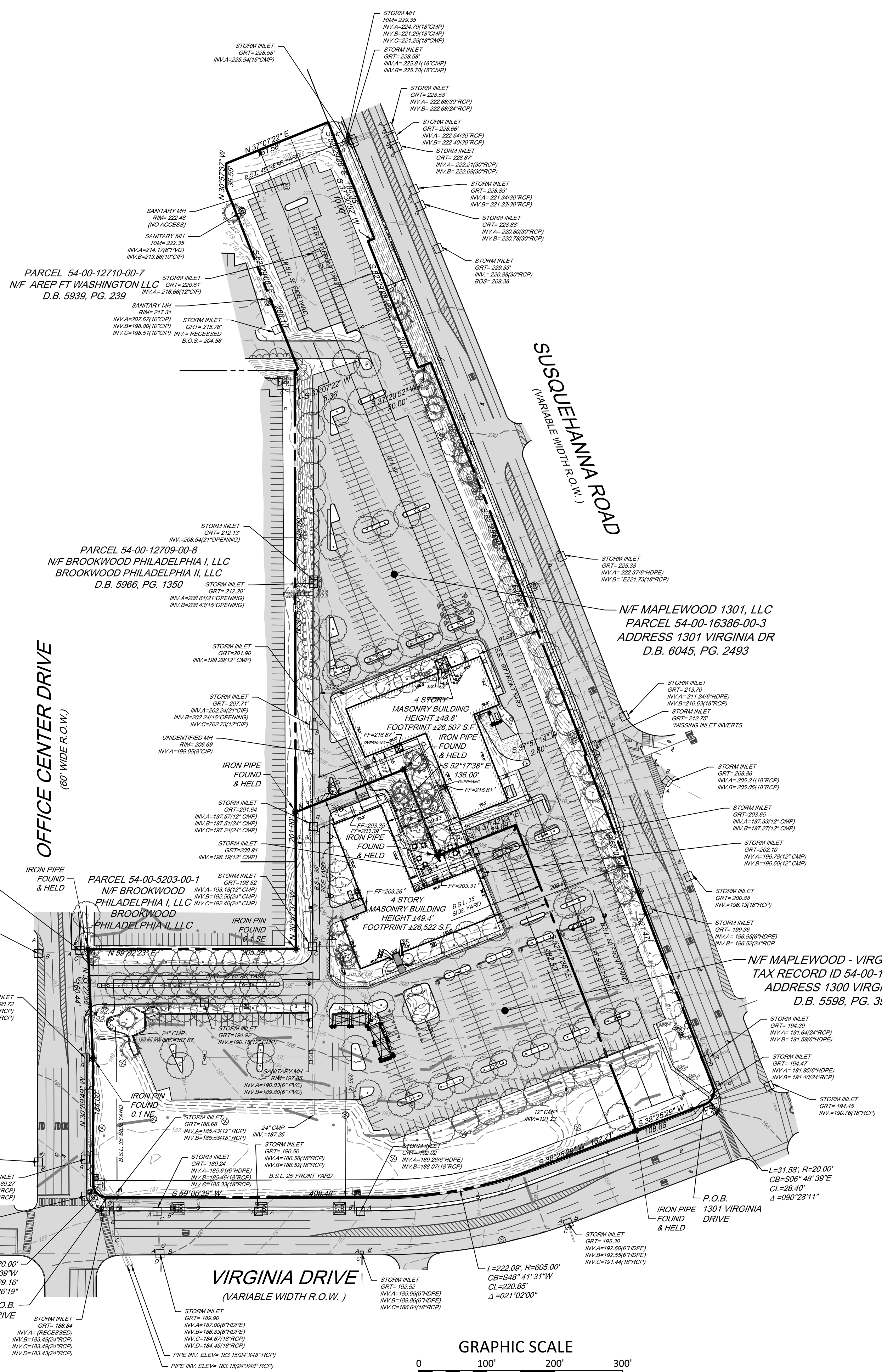
BEFORE YOU DIG ANYWHERE



STOP! CALL 1-800-242-1776 OR 811

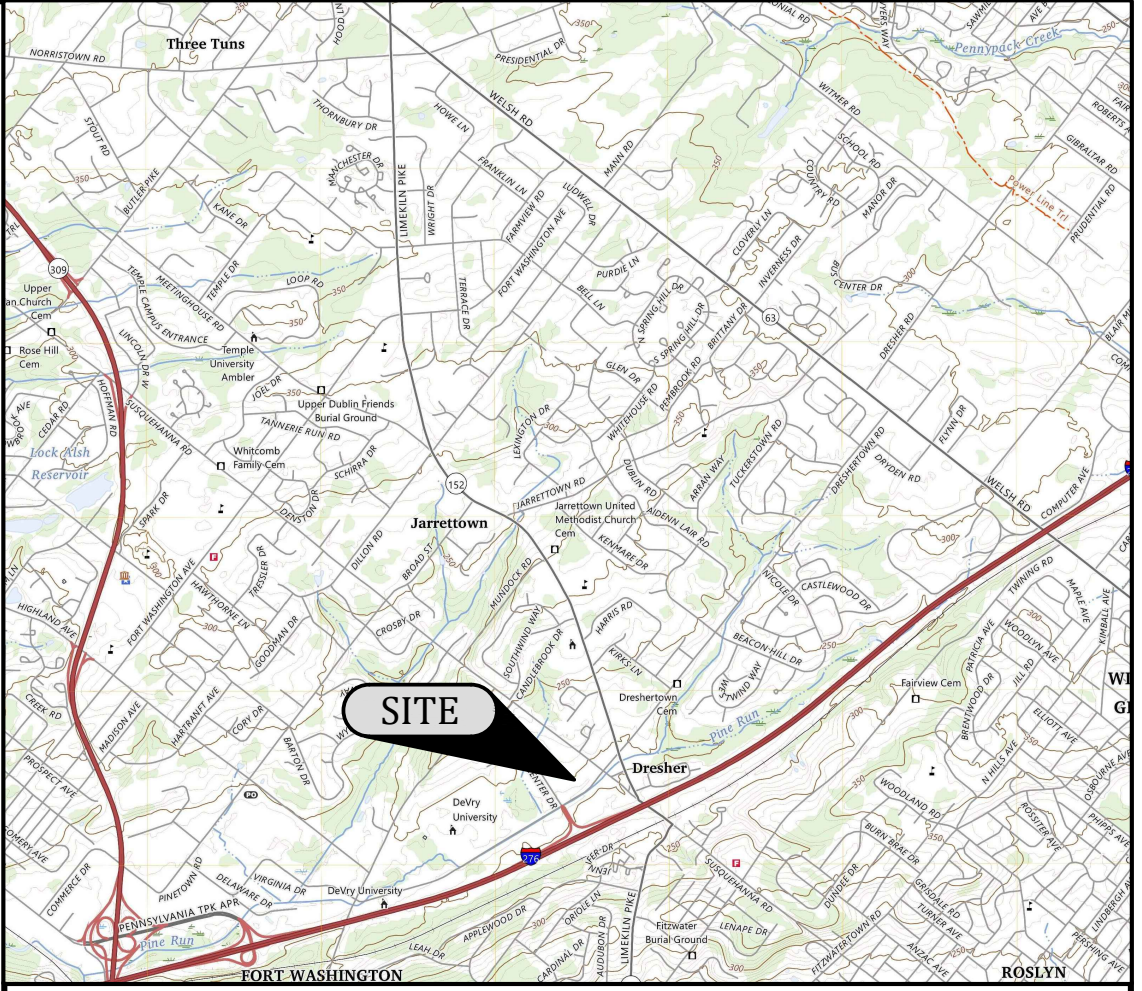
PA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PLEASE ADD 10 WORKING DAYS NOTICE IN DESIGN STAGE PENNSYLVANIA ONE CALL SYSTEM, Inc.

ALL TRENCHING, SHORING AND SHIELDING SHALL BE IN STRICT ACCORDANCE WITH OSHA STANDARDS



REFERENCES:

- ALTANSPIS LAND TITLE SURVEY PLAN, 1300 VIRGINIA DRIVE, TAX PARCEL 54-00-16385-00-4, PREPARED FOR MAPLEWOOD VIRGINIA, L.L.P., UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, DATED APRIL 22, 2016, PROJECT NO. 16024, FILE 16024-ALTA PREPARED BY URVILER & WALTER, INC., SHEET 1 OF 1.
- ALTANSPIS LAND TITLE SURVEY PREPARED FOR 1301 VIRGINIA DRIVE, DATED 12-29-16, DRAWING NO. D-7807616, PREPARED BY LUDGATE ENGINEERING CORPORATION, SHEET 1 AND 2 OF 2.



VICINITY MAP
 LAT: 40° 08' 29.4" N N.T.S. LON: 75° 10' 15.6" W

CLIENT INFORMATION:

APEX PADEL CLUB, LLC
 1300 MAPLEWOOD DRIVE
 UPPER DUBLIN, PA 19118

GENERAL NOTES:

- A FIELD SURVEY OF THE SITE WAS PERFORMED IN DECEMBER 2025, AND UPDATED IN MARCH 2026.
- VERTICAL DATUM AS SHOWN HEREON IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE HORIZONTAL DATUM FOR THE PLANIMETRIC AND COORDINATE VALUES SHOWN ON THIS PLAN REFERENCE THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 8111 ADJUSTMENT (PASC-S NAD83(2011)).
- BOUNDARY INFORMATION SHOWN HEREON IS PER REFERENCES OF RECORD.
- THIS PLAN WAS PREPARED IN ACCORDANCE WITH INSTRUCTIONS FROM THE CLIENT.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF SURVEY. FOR ZONING INFORMATION REFER TO THE ZONING ORDINANCES AND CODES OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA.
- REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM AND ASSIGNED SERIAL NUMBER 3025341351 IN ACCORDANCE WITH PA ACT OF 1974 AS AMENDED BY ACT 121 OF 2008 (800-242-1776).
- QUALITY LEVEL B SUBSURFACE UTILITY LOCATION WAS PERFORMED BY SAS GEOSPATIAL LLC WITHIN THE PROJECT AREA IN DECEMBER 2025 AND UPDATED FEBRUARY 2026.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RECORD ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- THE WORD "CERTIFY" AS USED IN ITS VARIOUS FORMS HEREON, IS UNDERSTOOD TO BE AN EXPRESSION OF OPINION BY THE SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION E - STANDARDS FOR BOUNDARY SURVEYS IN THE "STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA" AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON NOVEMBER 10, 2021.

FLOOD ZONE INFORMATION:

BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL AREA IS LOCATED IN ZONE X, ZONE X SHADDED, AND ZONE AE OF THE FLOOD INSURANCE RATE MAP NO. 2203 OF 451, COMMUNITY MAP NO. 40091C02030 WHICH BEARS AN EFFECTIVE DATE OF MARCH 5, 2016. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATE	NO.	REVISIONS	BY
3/21/26	1	REVISED ZONING INFORMATION	MES

APEX PADEL CLUB, LLC
 PARCEL 54-00-16385-00-4 & 54-00-16386-00-3
 1300 & 1301 VIRGINIA DRIVE
 UPPER DUBLIN TOWNSHIP
 MONTGOMERY COUNTY - COMMONWEALTH OF PENNSYLVANIA

OVERALL EXISTING CONDITIONS PLAN

SHAHEED A. SMITH GEOSPATIAL, LLC
 2005 S. EASTON ROAD, SUITE 207 DOYLESTOWN, PA 18901

PHONE: 215-343-5989
 INFO@SASGEOSPATIAL.COM WWW.SASGEOSPATIAL.COM

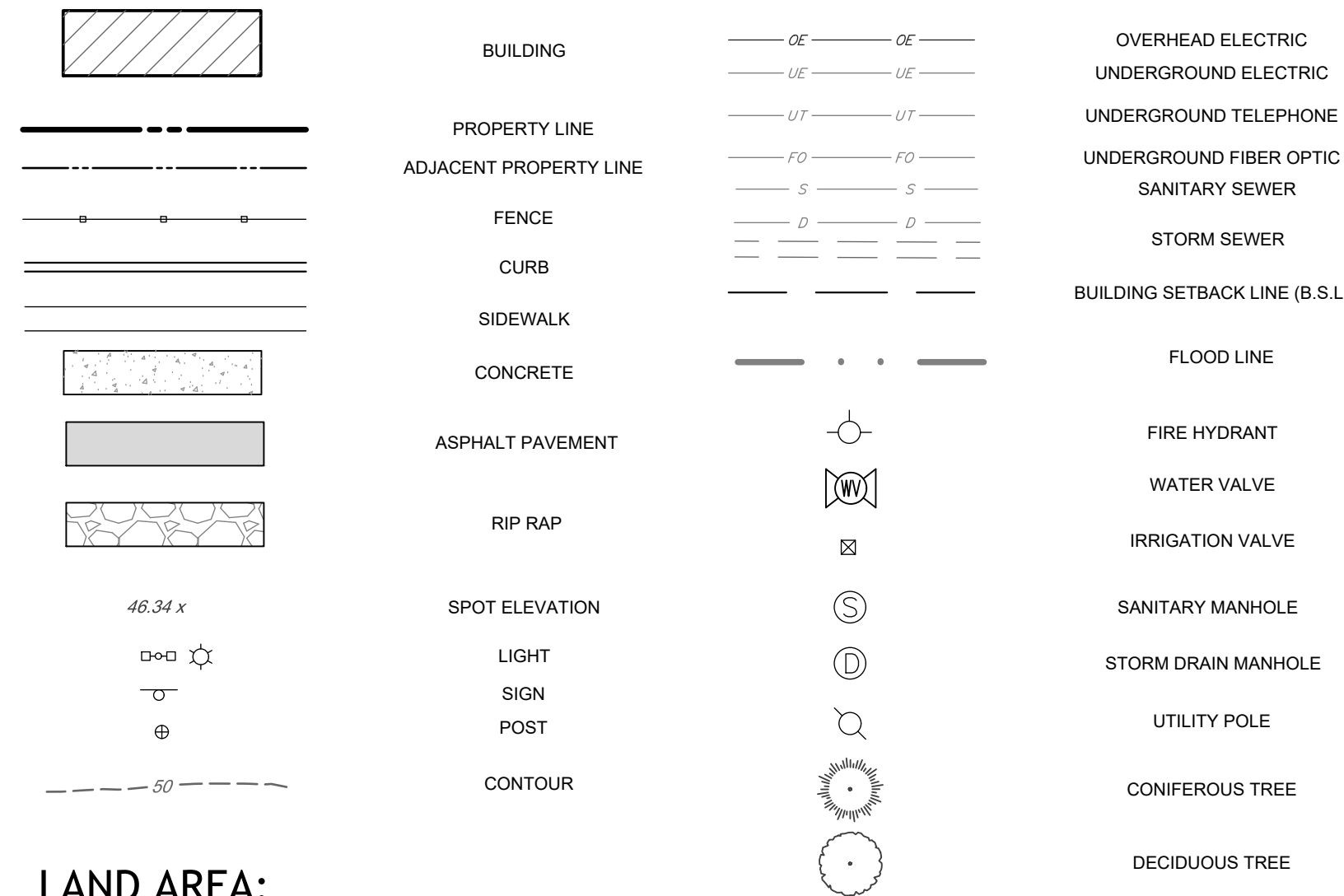
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

MICHAEL EDWARD STAUCH, P.L.S.
 STATE COLLEGE, PA 16801
 NEWARK, NJ 07102
 PA LICENSE NO. 5075845

DWG. BY	CHKD BY	SCALE	DATE	SHEET	PROJ. NO.
SCH	MS	1"=100'	3/18/2026	1 OF 2	AKR 2506

ALL DOCUMENTS PREPARED BY SHAHEED A. SMITH GEOSPATIAL, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY SHAHEED A. SMITH GEOSPATIAL, LLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO SHAHEED A. SMITH GEOSPATIAL, LLC AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS SHAHEED A. SMITH GEOSPATIAL, LLC FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

LEGEND



LAND AREA:

PARCEL 54-00-16385-00-4	336,060.5 S.F. OR 7.714 ACRES ±
PARCEL 54-00-16386-00-3	337,950.0 S.F. OR 7.758 ACRES ±
PROPOSED PARCEL 54-00-16385-00-4	398,777.0 S.F. OR 7.714 ACRES ±
PROPOSED PARCEL 54-00-16386-00-3	275,233.5 S.F. OR 7.758 ACRES ±

ZONING INFORMATION

EXISTING ZONING DESTINATION	GFW DISTRICT				
	REQUIRED	EXISTING 1300	EXISTING 1301	PROPOSED 1300	PROPOSED 1301
MIN. LOT AREA	87,120 S.F.	336,060.5 S.F.	337,950.1 S.F.	398,777.0 S.F.	275,233.5 S.F.
MIN. LOT WIDTH AT BUILDING LINE	200'	804.11'	1545.18'	933.11'	1051.82'
FRONT YARD SETBACK	25' / 60' [1]	335.14'	91.68'	335.14' / 208.62'	91.68'
REAR YARD SETBACK	45'	N/A	811.59'	N/A	811.59'
SIDE YARD SETBACK	35'	37.11'	37.73'	37.11'	37.73'
MAX. BUILDING HEIGHT	75'	49.4'	48.8'	NO CHANGE	NO CHANGE
BUILDING COVERAGE(*)	45%	7.8%	7.9%	6.8%	9.6%
IMPERVIOUS SURFACE	60%	54.4%	67.9%	53.9%	70.1%
GREEN SPACE	15%	45.6%	32.1%	46.1%	29.9%

[1] 60 FEET WHEN ABUTTING A STREET ACROSS FROM RESIDENTIAL AND 15 FEET WHEN ABUTTING THE PENNSYLVANIA TURNPIKE.

(*) THE MAXIMUM BUILDING COVERAGE SHALL BE 30% OF THE SQUARE FOOT AREA OF THE LOT, PLUS 2.5% PER ACRE MULTIPLIED BY THE LOT AREA IN ACRES, NOT TO EXCEED 45% OF THE LOT AREA. FOR EXAMPLE: LOT AREA OF TWO ACRES: 30% PLUS 5% (2 TIMES 2.5) EQUALS 35%.

BEFORE YOU DIG ANYWHERE

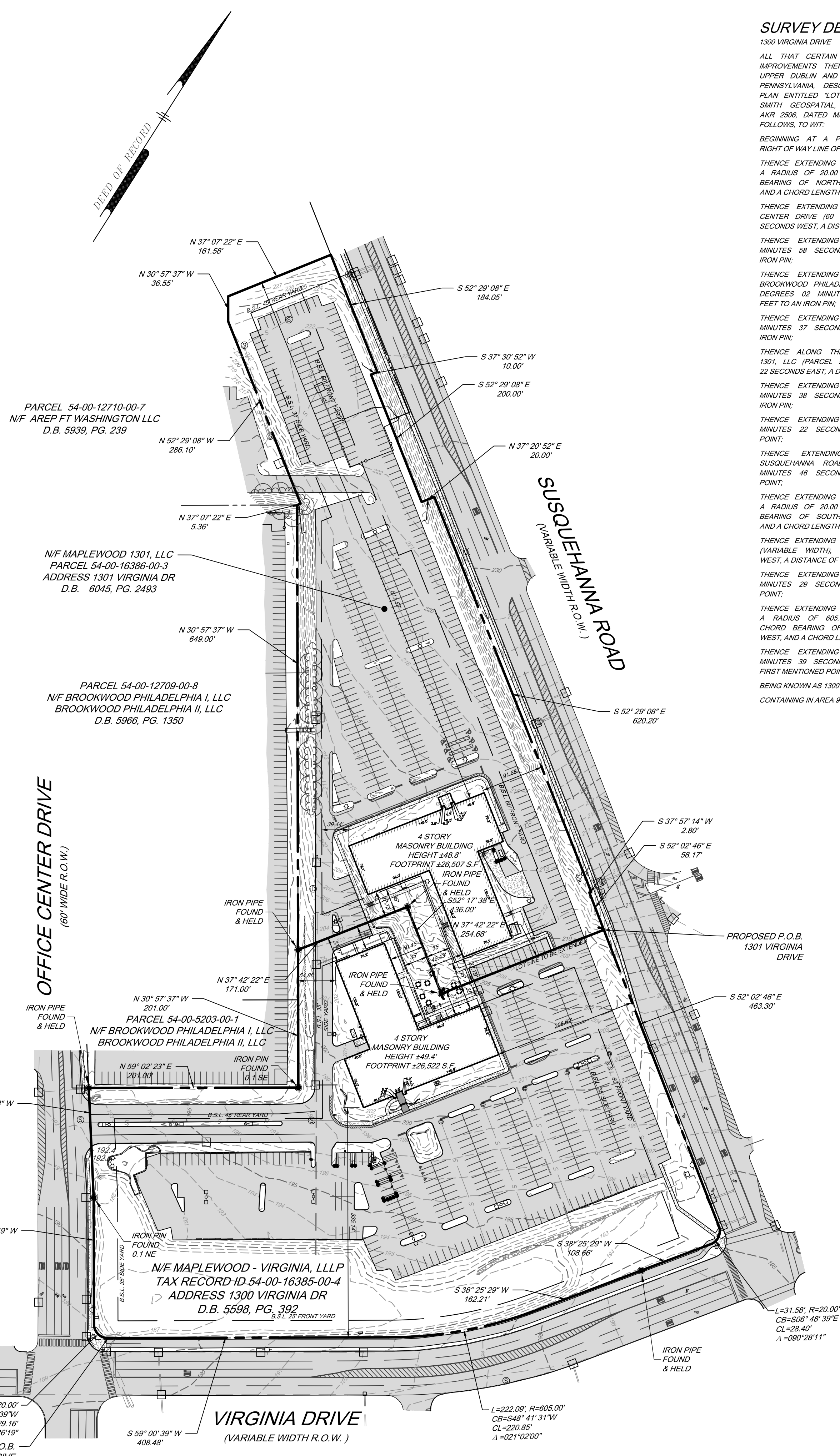


IN... PENNSYLVANIA

STOP! CALL 1-800-242-1776 OR 811

PA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PLEASE ADD 10 WORKING DAYS NOTICE IN DESIGN STAGE PENNSYLVANIA ONE CALL SYSTEM, Inc.

ALL TRENCHING, SERTING AND SHORING SHALL BE IN STRICT ACCORDANCE WITH OSHA STANDARDS



SURVEY DESCRIPTION:

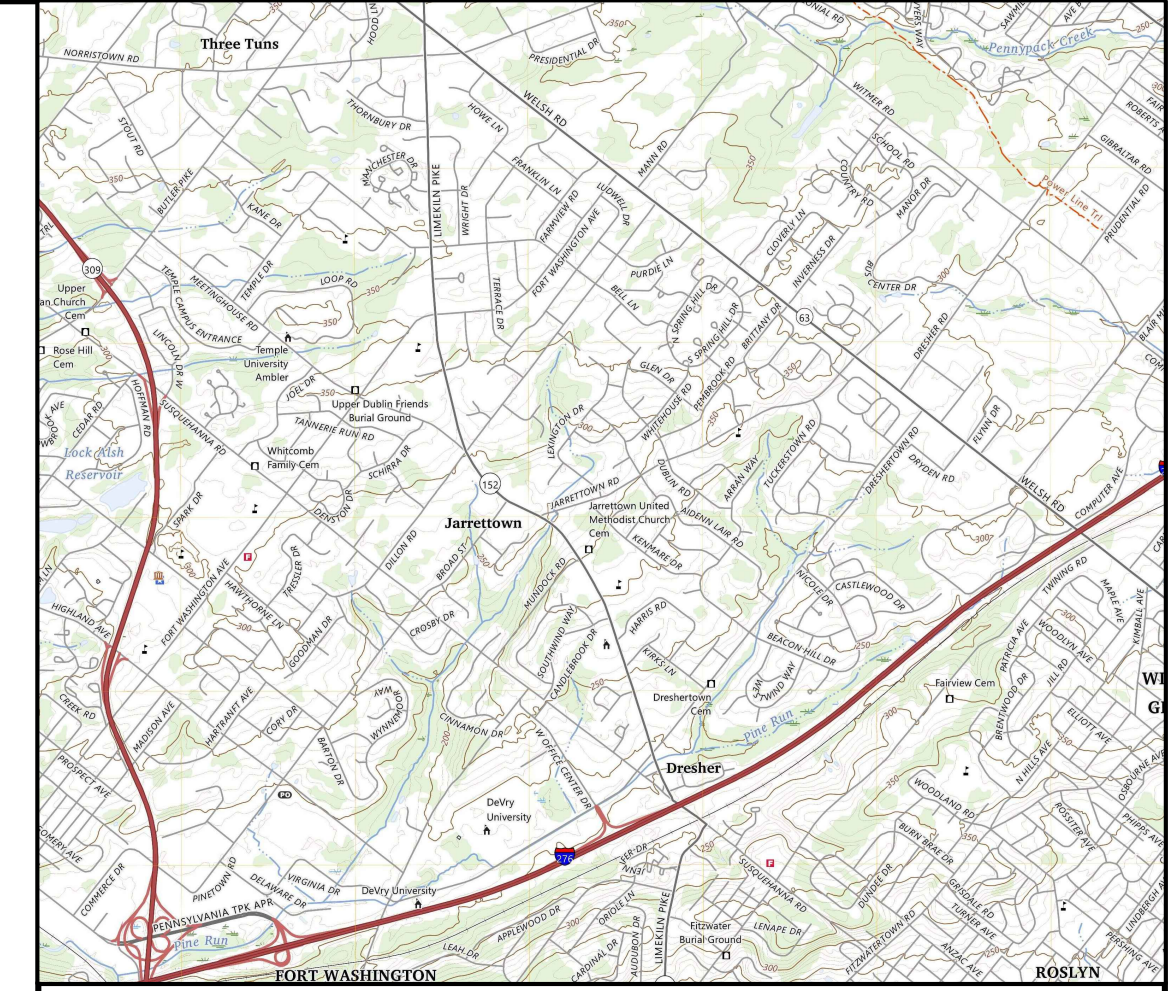
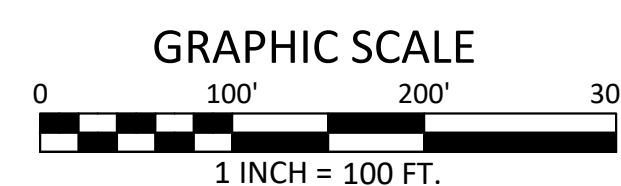
1300 VIRGINIA DRIVE
ALL THAT CERTAIN LOT OR PIECE OF LAND WITH BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF UPPER DUBLIN AND COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, DESCRIBED IN ACCORDANCE WITH A SURVEY AND PLAN ENTITLED "LOT LINE CHANGE PLAN", PREPARED BY SHAHEED A. SMITH GEOSPATIAL, LLC OF DOYLESTOWN, PA, PROJECT NUMBER AKR 2506, DATED MARCH 19, 2026, BEING MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT OF CURVATURE ON THE NORTHWESTERLY RIGHT OF WAY LINE OF VIRGINIA DRIVE (VARIABLE WIDTH);
THENCE EXTENDING ALONG AN ARC CURVING TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 32.67 FEET, A CHORD BEARING OF NORTH 75 DEGREES 59 MINUTES 39 SECONDS WEST, AND A CHORD LENGTH OF 26.16 FEET TO A POINT;
THENCE EXTENDING ALONG THE SOUTHEASTERLY SIDE OF OFFICE CENTER DRIVE (60 FEET WIDE), NORTH 30 DEGREES 59 MINUTES 49 SECONDS WEST, A DISTANCE OF 184.00 FEET TO AN IRON PIN;
THENCE EXTENDING ALONG THE SAME, NORTH 33 DEGREES 22 MINUTES 59 SECONDS WEST, A DISTANCE OF 160.44 FEET TO AN IRON PIN;
THENCE EXTENDING ALONG THE LANDS OF NOW OR FORMALLY BROOKWOOD PHILADELPHIA I, LLC (PARCEL 54-00-5203-00-1), NORTH 59 DEGREES 02 MINUTES 23 SECONDS EAST, A DISTANCE OF 305.59 FEET TO AN IRON PIN;
THENCE EXTENDING ALONG THE SAME, NORTH 30 DEGREES 57 MINUTES 37 SECONDS WEST, A DISTANCE OF 201.00 FEET TO AN IRON PIN;
THENCE ALONG THE LANDS OF NOW OR FORMALLY MAPLEWOOD 1301, LLC (PARCEL 54-00-16386-00-3), NORTH 37 DEGREES 42 MINUTES 22 SECONDS EAST, A DISTANCE OF 171.00 FEET TO AN IRON PIN;
THENCE EXTENDING ALONG THE SAME, SOUTH 52 DEGREES 17 MINUTES 38 SECONDS WEST, A DISTANCE OF 136.00 FEET TO AN IRON PIN;
THENCE EXTENDING ALONG THE SAME, NORTH 37 DEGREES 42 MINUTES 22 SECONDS EAST, A DISTANCE OF 294.68 FEET TO A POINT;
THENCE EXTENDING ALONG THE SOUTHWESTERLY SIDE OF SUSQUEHANNA ROAD (VARIABLE WIDTH), SOUTH 52 DEGREES 02 MINUTES 46 SECONDS EAST, A DISTANCE OF 463.30 FEET TO A POINT;
THENCE EXTENDING ALONG AN ARC CURVING TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.58 FEET, A CHORD BEARING OF SOUTH 06 DEGREES 48 MINUTES 39 SECONDS EAST, AND A CHORD LENGTH OF 28.40 FEET TO A POINT;
THENCE EXTENDING ALONG THE NORTHERLY SIDE OF VIRGINIA DRIVE (VARIABLE WIDTH), SOUTH 38 DEGREES 25 MINUTES 29 SECONDS WEST, A DISTANCE OF 162.21 FEET TO A POINT;
THENCE EXTENDING ALONG THE SAME, SOUTH 38 DEGREES 25 MINUTES 29 SECONDS WEST, A DISTANCE OF 162.21 FEET TO A POINT;
THENCE EXTENDING ALONG AN ARC CURVING TO THE RIGHT, HAVING A RADIUS OF 805.00 FEET, AN ARC LENGTH OF 222.00 FEET, A CHORD BEARING OF SOUTH 48 DEGREES 41 MINUTES 31 SECONDS WEST, AND A CHORD LENGTH OF 220.85 FEET TO A POINT;
THENCE EXTENDING ALONG THE SAME, SOUTH 39 DEGREES 00 MINUTES 39 SECONDS WEST, A DISTANCE OF 408.48 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.
BEING KNOWN AS 1300 VIRGINIA DRIVE.
CONTAINING IN AREA 9.155 ACRES MORE OR LESS.

SURVEY DESCRIPTION:

1301 VIRGINIA DRIVE
ALL THAT CERTAIN LOT OR PIECE OF LAND WITH BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE TOWNSHIP OF UPPER DUBLIN AND COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, DESCRIBED IN ACCORDANCE WITH A SURVEY AND PLAN ENTITLED "LOT LINE CHANGE PLAN", PREPARED BY SHAHEED A. SMITH GEOSPATIAL, LLC OF DOYLESTOWN, PA, PROJECT NUMBER AKR 2506, DATED 03/19/2026, BEING MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AND COMMENCING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SUSQUEHANNA ROAD (VARIABLE WIDTH), SAID POINT BEING THE FOLLOWING THREE (3) COURSES AND DISTANCES FROM AN IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF VIRGINIA DRIVE:
1. NORTH 38 DEGREES 25 MINUTES 29 SECONDS EAST, A DISTANCE OF 108.66 FEET TO A POINT OF CURVATURE;
2. ALONG A CURVE, CURVING TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.58 FEET, A CHORD BEARING OF NORTH 06 DEGREES 48 MINUTES 39 SECONDS WEST, AND A CHORD LENGTH OF 28.40 FEET TO A POINT;
3. NORTH 52 DEGREES 02 MINUTES 46 SECONDS EAST, A DISTANCE OF 463.30 FEET TO THE POINT OF COMMENCEMENT;
THENCE EXTENDING ALONG THE LANDS OF NOW OR FORMALLY MAPLEWOOD - VIRGINIA, LLLP (PARCEL 54-00-16385-00-4) SOUTH 37 DEGREES 42 MINUTES 22 SECONDS WEST, A DISTANCE OF 254.68 FEET TO AN IRON PIN;
THENCE EXTENDING ALONG THE SAME, NORTH 52 DEGREES 17 MINUTES 38 SECONDS WEST, A DISTANCE OF 136.00 FEET TO AN IRON PIN;
THENCE EXTENDING ALONG THE LANDS OF NOW OR FORMALLY BROOKWOOD PHILADELPHIA I, LLC (PARCEL 54-00-12709-00-8), NORTH 30 DEGREES 57 MINUTES 37 SECONDS WEST, A DISTANCE OF 648.00 FEET TO A POINT;
THENCE EXTENDING ALONG THE LANDS OF NOW OR FORMALLY AREP FT. WASHINGTON LLC (PARCEL 54-00-12710-00-7), NORTH 37 DEGREES 07 MINUTES 22 SECONDS EAST, A DISTANCE OF 5.36 FEET TO A POINT;
THENCE EXTENDING ALONG THE SAME, NORTH 52 DEGREES 29 MINUTES 08 SECONDS WEST, A DISTANCE OF 286.10 FEET TO A POINT;
THENCE EXTENDING ALONG THE SAME, NORTH 37 DEGREES 07 MINUTES 22 SECONDS EAST, A DISTANCE OF 36.55 FEET TO A POINT;
THENCE EXTENDING ALONG THE SAME, NORTH 37 DEGREES 07 MINUTES 22 SECONDS EAST, A DISTANCE OF 36.55 FEET TO A POINT;
THENCE EXTENDING ALONG THE SOUTHERLY SIDE OF SUSQUEHANNA ROAD (VARIABLE WIDTH), SOUTH 52 DEGREES 29 MINUTES 08 SECONDS EAST, A DISTANCE OF 184.08 FEET TO A POINT;
THENCE EXTENDING ALONG THE SAME, SOUTH 37 DEGREES 30 MINUTES 52 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT;
THENCE EXTENDING ALONG THE SAME, SOUTH 52 DEGREES 29 MINUTES 08 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A POINT;
THENCE EXTENDING ALONG THE SAME, NORTH 37 DEGREES 20 MINUTES 52 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT;
THENCE EXTENDING ALONG THE SAME, SOUTH 52 DEGREES 29 MINUTES 08 SECONDS WEST, A DISTANCE OF 620.20 FEET TO A POINT;
THENCE EXTENDING ALONG THE SAME, SOUTH 37 DEGREES 57 MINUTES 14 SECONDS WEST, A DISTANCE OF 2.80 FEET TO A POINT;
THENCE EXTENDING ALONG THE SAME, SOUTH 52 DEGREES 02 MINUTES 46 SECONDS EAST, A DISTANCE OF 58.17 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.
BEING KNOWN AS 1301 VIRGINIA DRIVE.
CONTAINING IN AREA 6.318 ACRES MORE OR LESS.

REFERENCES:

- ALTANSPS LAND TITLE SURVEY PLAN, 1300 VIRGINIA DRIVE, TAX PARCEL 54-00-16385-00-4, PREPARED FOR MAPLEWOOD VIRGINIA, LLLP, UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, DATED APRIL 22, 2016, PROJECT NO. 18024, FILE 16024-ALTA PREPARED BY URVILER & WALTER, INC., SHEET 1 OF 1.
- ALTANSPS LAND TITLE SURVEY PREPARED FOR 1301 VIRGINIA DRIVE, DATED 12-29-16, DRAWING NO. D-780716, PREPARED BY LUDGATE ENGINEERING CORPORATION, SHEET 1 AND 2 OF 2.



VICINITY MAP
LAT: 40° 08' 29.4" N N.T.S. LON: 75° 10' 15.6" W

CLIENT INFORMATION:
APEX PADEL CLUB, LLC
1300 MAPLEWOOD DRIVE
UPPER DUBLIN, PA 19118

GENERAL NOTES:

- A FIELD SURVEY OF THE SITE WAS PERFORMED IN DECEMBER 2025, AND UPDATED IN MARCH 2026.
- VERTICAL DATUM AS SHOWN HEREON IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE HORIZONTAL DATUM FOR THE PLANIMETRIC AND COORDINATE VALUES SHOWN ON THIS PLAN REFERENCE THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 8111 ADJUSTMENT (PASPC-S NAD83(2011)).
- BOUNDARY INFORMATION SHOWN HEREON IS PER REFERENCES OF RECORD.
- THIS PLAN WAS PREPARED IN ACCORDANCE WITH INSTRUCTIONS FROM THE CLIENT.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF SURVEY. FOR ZONING INFORMATION REFER TO THE ZONING ORDINANCES AND CODES OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA.
- REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM AND ASSIGNED SERIAL NUMBER 3025241351 IN ACCORDANCE WITH PA ACT OF 1974 AS AMENDED BY ACT 121 OF 2008 (800-242-1776).
- QUALITY LEVEL B SUBSURFACE UTILITY LOCATION WAS PERFORMED BY SAS GEOSPATIAL LLC WITHIN THE PROJECT AREA IN DECEMBER 2025 AND UPDATED FEBRUARY 2026.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY: BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RECORD ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- THE WORD "CERTIFY" AS USED IN ITS VARIOUS FORMS HEREON, IS UNDERSTOOD TO BE AN EXPRESSION OF OPINION BY THE SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION E - STANDARDS FOR BOUNDARY SURVEYS IN THE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON NOVEMBER 10, 2021.

FLOOD ZONE INFORMATION:

BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL AREA IS LOCATED IN ZONE X, ZONE X SHADED, AND ZONE AE OF THE FLOOD INSURANCE RATE MAP NO. 2203 OF 451, COMMUNITY MAP NO. 4091C0283G WHICH BEARS AN EFFECTIVE DATE OF MARCH 5, 2016. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

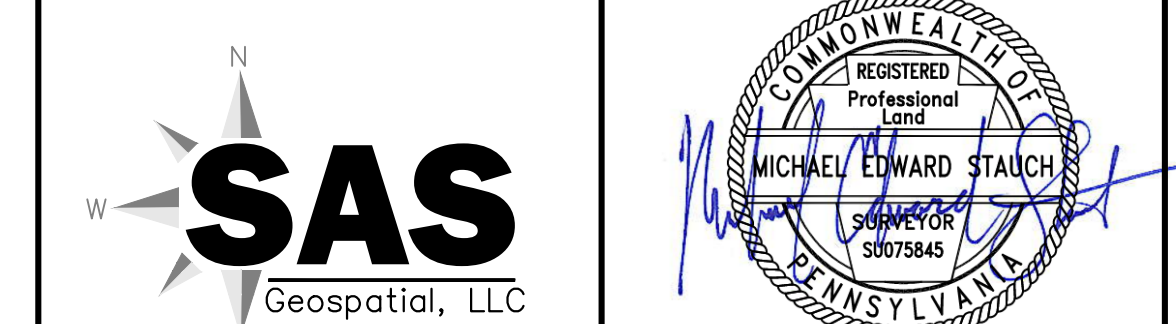
3/21/26	1	REVISED ZONING INFORMATION	MES
DATE	NO.	REVISIONS	BY

APEX PADEL CLUB, LLC
PARCEL 54-00-16385-00-4 & 54-00-16386-00-3
1300 & 1301 VIRGINIA DRIVE
UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY - COMMONWEALTH OF PENNSYLVANIA

LOT LINE CHANGE PLAN
SHAHEED A. SMITH GEOSPATIAL, LLC
2005 S. EASTON ROAD, SUITE 207 DOYLESTOWN, PA 18901

PHONE: 215-343-5989
INFO@SASGEOSPATIAL.COM WWW.SASGEOSPATIAL.COM

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK



MICHAEL EDWARD STAUCH, P.L.S.
STATE COLLEGE, PA 16801
NEWARK, NJ 07102
PA LICENSE NO. 58075845

DWG. BY	CHD BY	SCALE	DATE	SHEET	PROJ. NO.
SCH	MS	1"=100'	3/18/2026	2 OF 2	AKR 2506

ALL DOCUMENTS PREPARED BY SHAHEED A. SMITH GEOSPATIAL, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY SHAHEED A. SMITH GEOSPATIAL, LLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO SHAHEED A. SMITH GEOSPATIAL, LLC AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS SHAHEED A. SMITH GEOSPATIAL, LLC FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.



APEXP26001

MEMORANDUM

TO: Mr. Christian Zera
Apex Padel Club

FROM: Brian Keaveney, PE, PTOE
Damon Drummond, PE

DATE: March 16, 2026

RE: **Parking Evaluation**
1300/1301 Virginia Drive
Upper Dublin Township, Montgomery County, PA

As requested, we have evaluated the parking requirements of the proposed 29,100 square-foot Apex Padel Club building to determine if adequate parking can be provided for both the newly proposed building and the existing office buildings on the 1300/1301 Virginia Drive property. The site is located on the northwest corner of Virginia Drive and Susquehanna Road in Upper Dublin Township as shown on **Figure 1**. The 1300 Virginia Drive property shares parking facilities with 1301 Virginia Drive. The combined 1300/1301 Virginia Drive site currently consists of two (2) office buildings, each comprising approximately 104,000 SF, for a total of 208,000 SF. Currently the 1300/1301 Virginia Drive site provides 821 parking spaces.

Existing Parking Counts

Parking occupancy counts for the 1300/1301 Virginia Drive site were recently conducted on the following days:

- Wednesday, February 11, 2026
- Tuesday, February 17, 2026

In addition, historic parking occupancy counts that were collected in 2024 were also reviewed. The following days were counted in May 2024:

- Wednesday, May 1st
- Friday, May 3rd
- Tuesday, May 7th
- Wednesday, May 8th

Based on the data collected for the site, the peak parking demand typically occurs between 10:00 AM and noon (12:00PM) for the existing office buildings.

The observed parking demand for the 1300/1301 Virginia Drive site is summarized in **Table 1**. Based on the 2026 and 2024 counts, the maximum number of occupied parking spaces was **286** parking spaces (of the 821 spaces available), which occurred on Wednesday, February 17, 2026, at 10:45 AM, and **270** parking spaces (of the 821 spaces available), which occurred on Wednesday, May 1, 2024, at 10:42 AM.

Table 1 - 1300/1301 Virginia Drive - Observed Parking Demand

Date/Time	# of Spaces Occupied	# of Spaces Unoccupied	% Occupied
Wednesday, February 11th, 2026, (10:30 AM)	247	574	30%
Tuesday, February 17, 2026 (10:45 AM)	286	535	35%
Wednesday, May 1st, 2024 (10:42 AM)	270	551	33%
Friday, May 3rd, 2024 at 3:28 PM	99	722	12%
Tuesday, May 7th, 2024 at 8:29 AM	73	748	9%
Wednesday, May 8th, 2024 at 6:05 PM	46	775	6%

We noted that several trailers were observed in the 1300/1301 Virginia Drive parking lot during each count. These trailers were not included in the number of spaces occupied as we would expect that these trailers would be removed if the parking lot were to be at or near capacity.

Our understanding is that the 1300 Virginia Drive office building is currently 91% occupied, and the 1301 Virginia Drive office building is 85% occupied. As such, we adjusted the actual observed parking demand rate to reflect both buildings being 100% occupied. This adjustment results in the expected number of occupied spaces to increase to **325** spaces, leaving **496** parking spaces at the 1300/1301 Virginia Drive site unoccupied.

Additionally, our understanding is that in 2024, the 1300 Virginia Drive office building was 91% occupied, and the 1301 Virginia Drive office building was 75% occupied. The adjustment of the actual observed parking demand above to reflect both buildings being 100% occupied would result in the expected number of occupied spaces to increase to **326** spaces, leaving **495** parking spaces at the 1300/1301 Virginia Drive site unoccupied, which is similar to the current 2026 conditions.

For the purposes of this evaluation, based on both the 2024 and current 2026 information, the peak total parking demand for the existing office space, if adjusted to 100% occupancy, is 326 parking spaces, which results in 495 excess parking spaces during the peak parking period. This correlates to approximately 60% of the existing parking spaces being unoccupied with the two office buildings at full capacity.

Parking Demand of Proposed Development

In completing this assessment, we have considered the following information for the 1300/1301 Virginia Drive site with the addition of the proposed Apex Padel Club:

- Expected parking demand as per the Institute of Transportation Engineers (ITE).
- Observation of actual parking demand during typical weekday conditions.

The Apex Padel Club building will consist of approximately 30,020 square feet of space and will result in the loss of 140 of the 821 parking spaces on the site, leaving a total of **681** available parking spaces.

To calculate the total expected parking demand of the 1300/1301 Virginia Drive site, including both existing office buildings (Land Use 710 - "Office Space") and the proposed Apex Padel Club (Land Use 491 - "Raquet/Tennis Club"), we utilized the Institute of Transportation Engineers (ITE) *Parking Generation Manual (PGM) 6th Edition*, which is considered an industry standard in estimating the actual expected parking demand for a variety of land uses. The ITE parking demand for the development is noted below.

The calculations of the required parking in accordance with the ITE data, are shown in **Table 2**. The calculation worksheets are attached.

Table 2 - 1300/1301 Virginia Drive – Parking Requirements

Land Use	ITE PGM (85 th Percentile Demand)
Office ITE Land Use Code 710 (Existing buildings)	620
Raquet/Tennis Club ITE Land Use Code 491	37
Total:	657

It is also important to note that the peak parking demands of the existing office buildings and the proposed Apex Padel Club use will not occur at the same time. The office peak demand is typically in the late mornings as previously noted, and the expected parking demand for the proposed Apex Padel Club will typically occur in the late afternoon/evening. As such, these uses are complementary to each other in terms of making efficient use of available parking on the site.

Summary and Conclusions

As noted, we do not expect the peak parking demands of the existing office buildings and the Apex Padel Club to occur at the same time. However, for the purposes of this evaluation, we conservatively assumed that the parking demand of the two uses would coincide. A summary of the information outlined above is shown in **Table 3**.

Overall, based on the parking demand rate of the existing office building, and the expected parking demand of the proposed Apex Padel Club, sufficient parking will exist on the site, and the Apex Padel Club can be accommodated without detrimental impact to the 1300/1301 Virginia Drive site parking.

Table 3 - 1300/1301 Virginia Drive – Parking Demand vs Parking Supply

Land Use	Existing Parking Demand	Future Parking (Based on current office parking demand)	Future Parking (Based on ITE PGM demand)
Office ITE Land Use Code 710	326	326	620
Raquet/Tennis Club, ITE Land Use Code 491	0	37	37
Total:	326	363	657
Available parking spaces	821	681	681
Excess parking spaces during peak demand	+495	+318	+34

If you have any questions or require additional information at this point, please don't hesitate to contact me.

cc: Abhishek Joshi, PE, PTOE
Denise R. Yarnoff, Riley, Riper Hollin & Colagreco

Attachments: Figure 1 – Site Location Map
Overall Existing Site Plan
Overall Proposed Site Plan
Proposed Building Floor Plan – Apex Padel Club
Parking Occupancy Count Summary – 2026
Parking Occupancy Count Summary – 2024
Parking Generation Calculations & Supporting Information

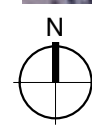
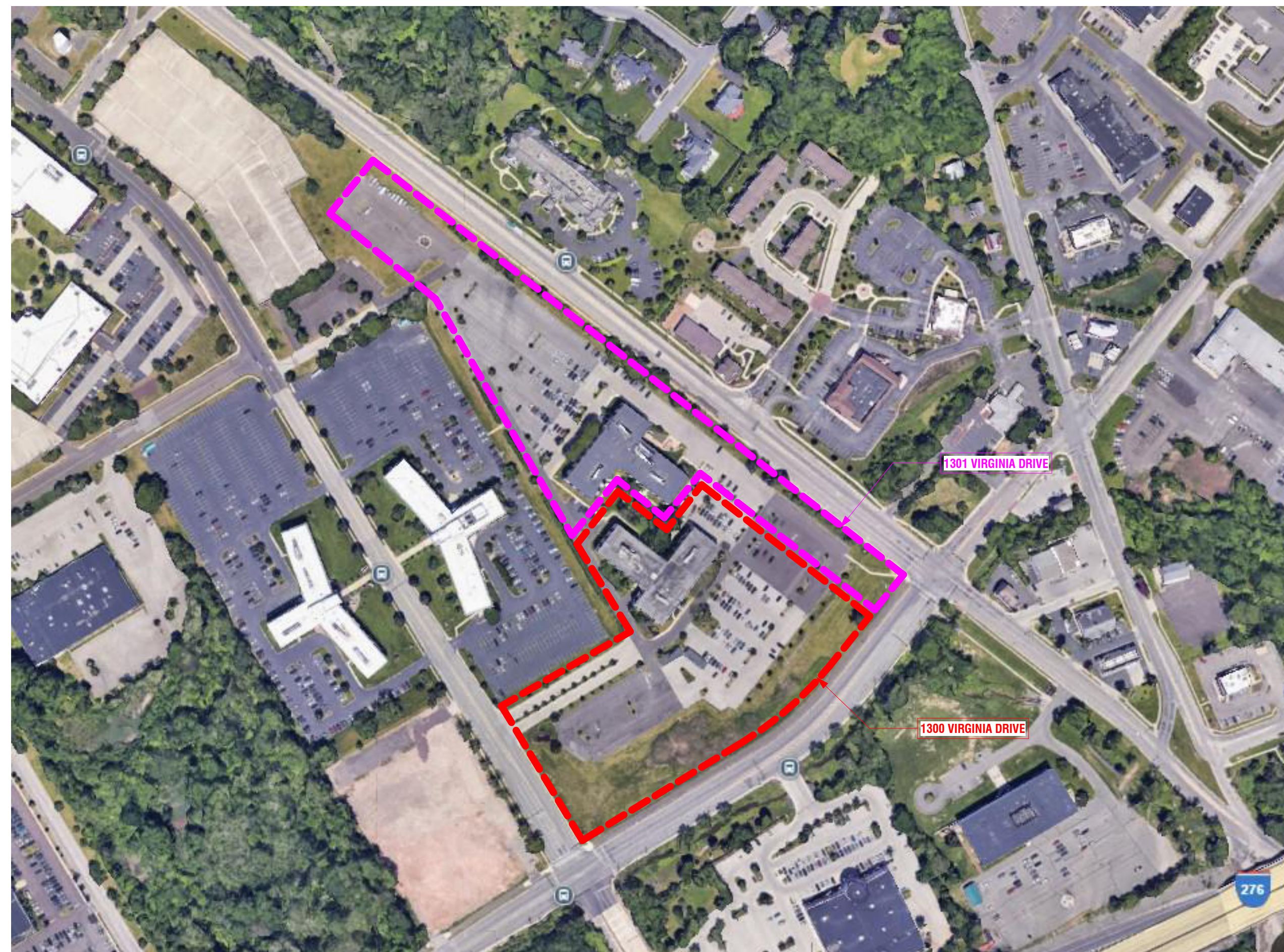


NOT TO SCALE

Pennoni
 PENNONI ASSOCIATES INC.
 CONSULTING ENGINEERS
 3100 HORIZON DRIVE, SUITE 200
 KING OF PRUSSIA, PA 19406

**1300/1301
 VIRGINIA DRIVE**

**Figure 1
 Site Location Map**



ZONING INFORMATION

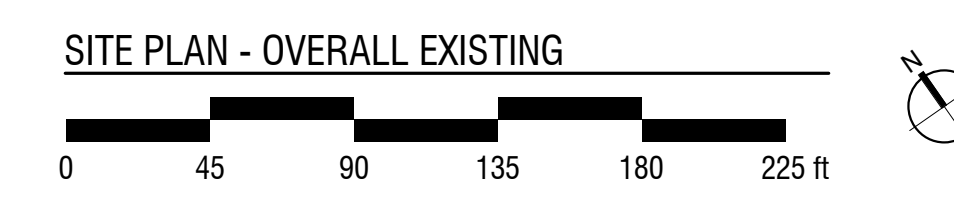
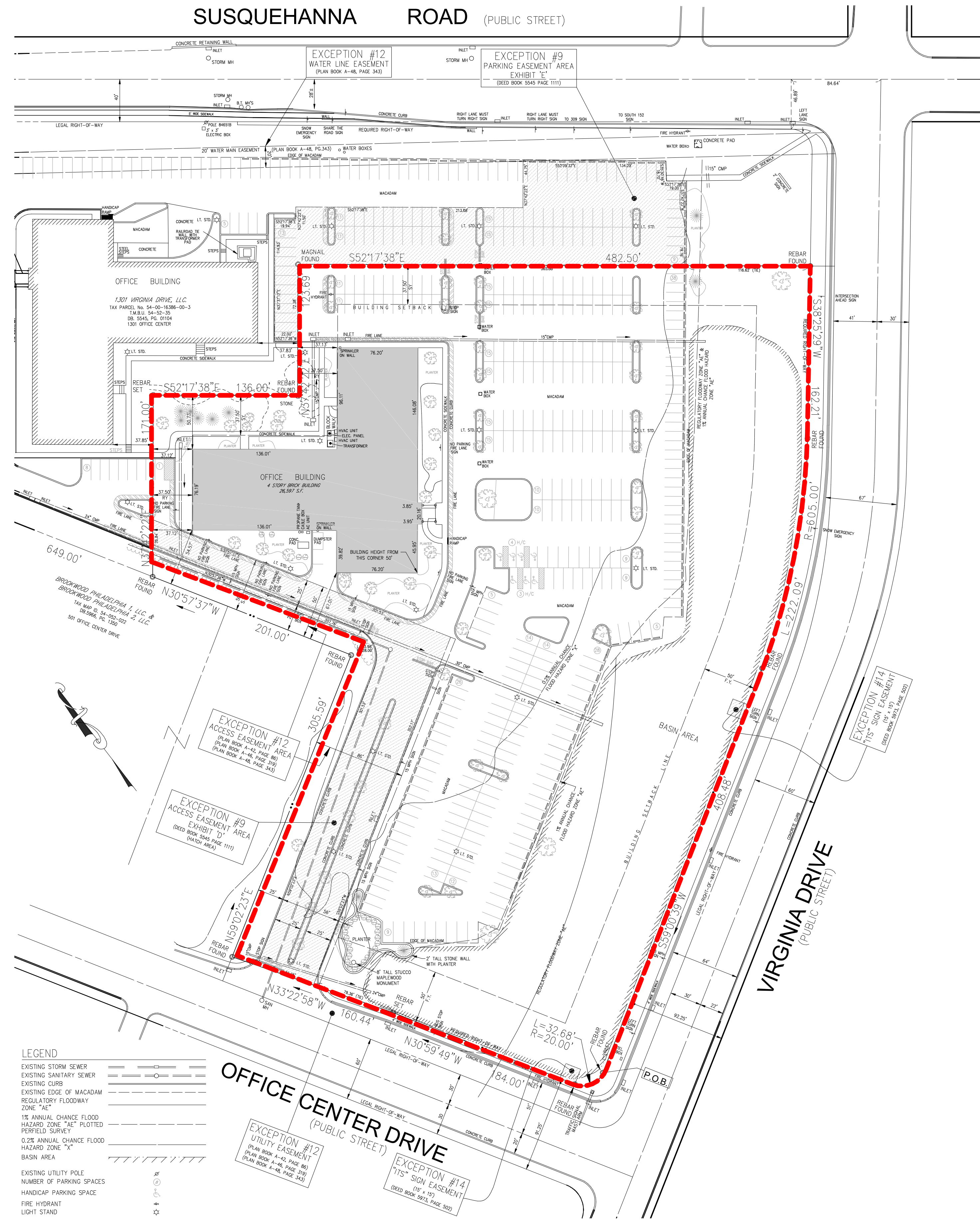
ZONING CODE ANALYSIS:
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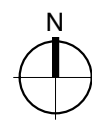
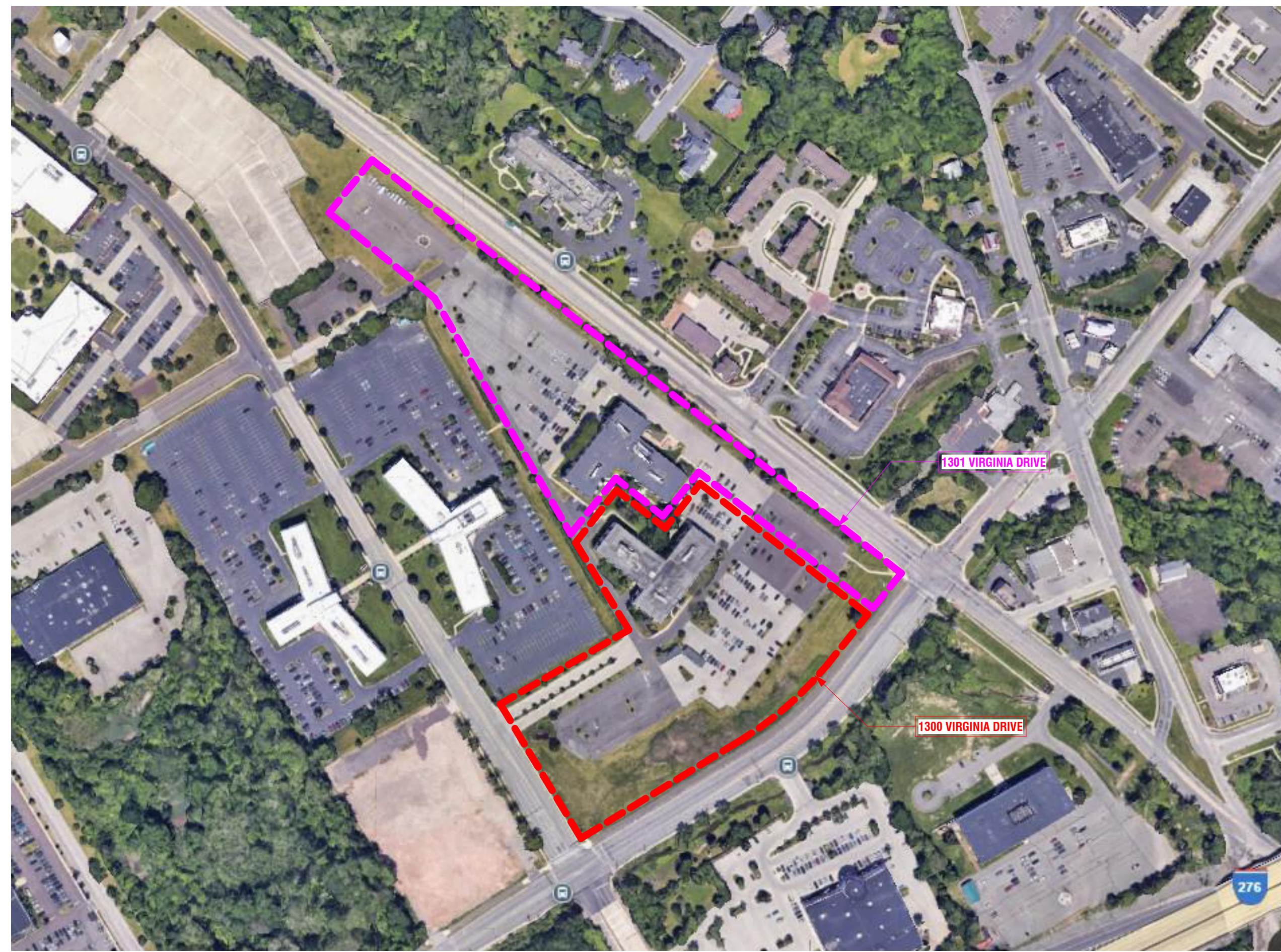
PARCEL: 1300 VIRGINIA DRIVE
 LOT AREA: 7.7149 ACRES
 ZONING DISTRICT: EC - EMPLOYMENT CENTER DISTRICT
 EXISTING USE: OFFICE BUILDING
 EXISTING GROSS BUILDING AREA: 208,000 SQUARE FEET

DIMENSIONAL STANDARDS
 MIN. LOT AREA: 2 ACRES
 MIN. SITE/LOT WIDTH: 200 FEET
 MIN. FRONT YARD SETBACK: 50 FEET
 MIN. SIDE YARD SETBACK: 37.5 FEET*
 MIN. REAR YARD SETBACK: 37.5 FEET*
 MAX. BUILDING HEIGHT: 50 FEET / 4 STORIES

REQUIRED PARKING SPACES (COMBINED CALCULATION FOR 1300 AND 1301 VIRGINIA DRIVE)
 TOTAL REQUIRED PARKING
 * OFFICE LOCATED IN EC DISTRICT: 1,250 SQUARE FEET
 * 1300 VIRGINIA DR: 104,000/250 = 416
 * 1301 VIRGINIA DR: 104,000/250 = 416
 * TOTAL REQUIRED PARKING: 832
 * 1300 VIRGINIA DR TOTAL EXIST PARKING: 322
 * 1301 VIRGINIA DR TOTAL EXIST PARKING: 499
 * TOTAL EXISTING PARKING: 821

* PER ZONING HEARING BOARD DECISION, APPEAL NO. 1132 JUNE 25, 1980





ZONING INFORMATION

ZONING CODE ANALYSIS:
 CODE: UPPER DUBLIN TOWNSHIP CODE OF ORDINANCES, CHAPTER 255 ZONING

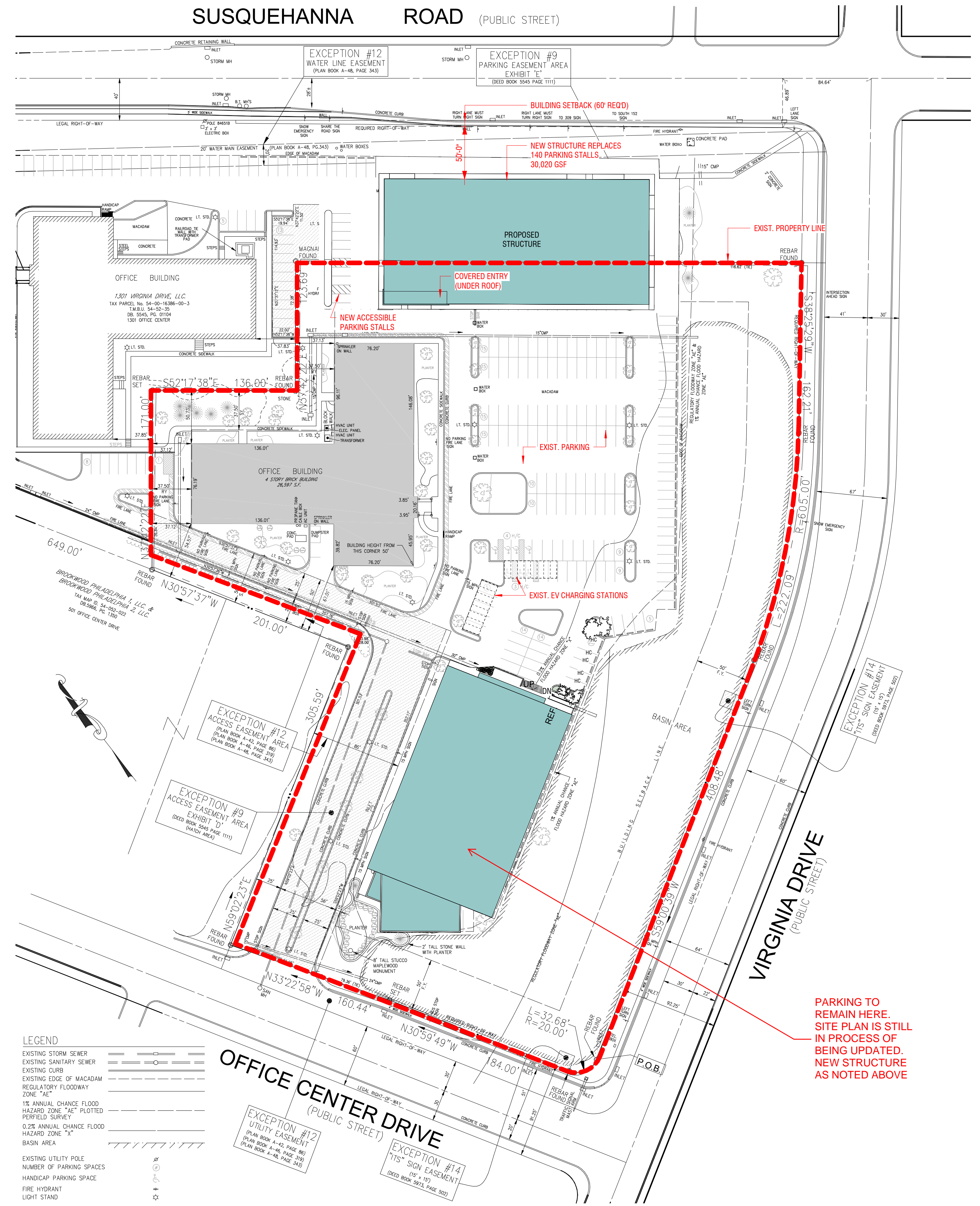
PARCEL: 1300 VIRGINIA DRIVE
 LOT AREA: 7.7149 ACRES
 ZONING DISTRICT: GFW - GREATER FORT WASHINGTON DISTRICT
 EXISTING USE: OFFICE BUILDING
 EXISTING GROSS BUILDING AREA: 208,000 SQUARE FEET
 PROPOSED ADDITIONAL GROSS BUILDING AREA: 28,650 SQUARE FEET

DIMENSIONAL STANDARDS
 MIN. LOT AREA: 2 ACRES
 MIN. SITE/LOT WIDTH: 200 FEET
 MIN. FRONT YARD SETBACK: 25 FEET
 MIN. SIDE YARD SETBACK: 35 FEET
 MIN. REAR YARD SETBACK: 45 FEET
 MIN. PARKING SETBACK FROM ROW: 50 FEET
 MAX. LOT COVERAGE: (30% x ????) + (2.5% x ????) = ???? NOT TO EXCEED 45% x ????
 MAX. BUILDING HEIGHT: 75 FEET / 4 STORIES

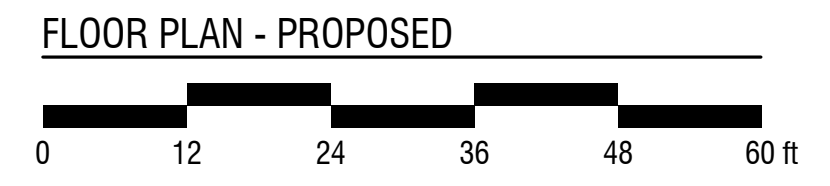
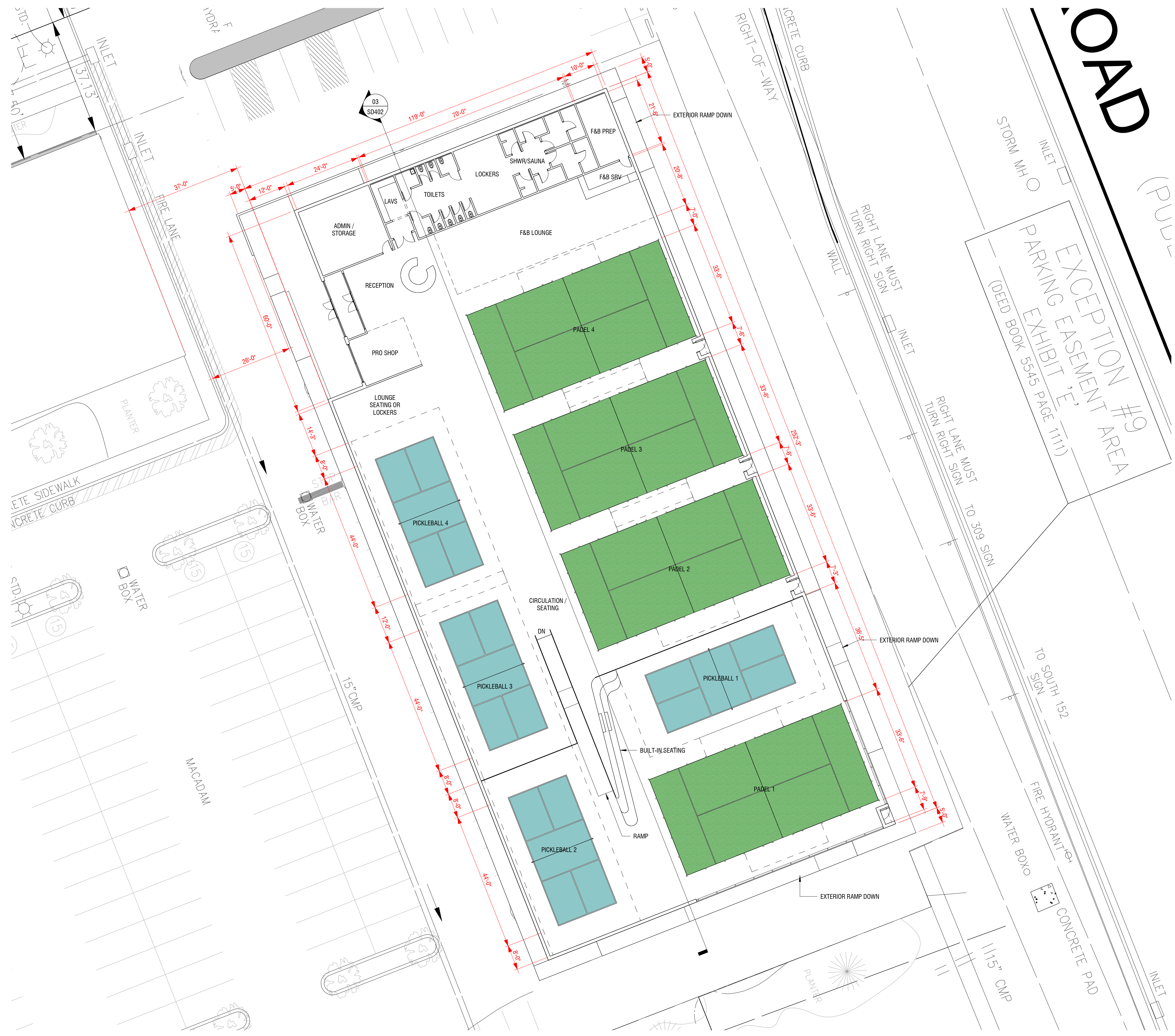
REQUIRED PARKING SPACES (COMBINED CALCULATION FOR 1300 AND 1301 VIRGINIA DRIVE)

- OFFICE LOCATED IN GFW DISTRICT: 1,250 SQUARE FEET
- MIXED USES PER 255-294(D): 3.3/1,000 SQUARE FEET
- INDOOR RECREATION FACILITY:
 - 1/50 SQUARE FEET OF COURT SPACE
 - 1/250 SQUARE FEET OF NON-COURT SPACE
- 1300 VIRGINIA DR:
 - OFFICE BUILDING: (104,000/1,000)x3.3 = 344
 - INDOOR RECREATION COURTS: (28,100/1,000)x3.3 = 96
- 1301 VIRGINIA DR: (104,000/250) = 416

TOTAL REQUIRED PARKING: 344 + 96 + 416 = 856
 TOTAL EXISTING PARKING: 821
 TOTAL PROPOSED PARKING: 710



PARKING TO REMAIN HERE. SITE PLAN IS STILL IN PROCESS OF BEING UPDATED. NEW STRUCTURE AS NOTED ABOVE



Existing Parking Count



DATE	ZONE #	# OF SPACES	TOTAL SPACES
	1	0	104
	2	64	250
Wednesday, February 11, 2026	3	36	86
	4	20	26
	5	117	244
at 10:30 AM	6	0	102
	7	10	9
	TOTAL	247	821
			30.1% 574
	1	0	104
	2	111	250
Tuesday, February 17, 2026	3	51	86
	4	0	26
	5	115	244
at 10:45 AM	6	0	102
	7	9	9
	TOTAL	286	821
			34.8% 535

1. Roughly 15 additional spaces were taken up by storage of trailers & equipment. 132 spaces in use total.
 2. No vehicles – Lot was blocked off by a fence.

Note: There are several trailers parking in the lot. These were not included in the count as it was assumed they would be removed if the space was needed.

Maxed Parked 286

1300 Virginia Drive 91% Occupied

1301 Virginia Drive 85% Occupied

176%
 200%
 88% occupied
 12% unoccupied

325 Project Occupied Spaces with 1300 & 1301 Virginia Drive fully occupied
 821 Total Spaces
 496 Total Unoccupied Spaces at full building occupancy

Existing Parking Count



DATE	ZONE #	SLIDE #	# OF SPACES	TOTAL SPACES	
Wednesday, May 1st, 2024 at 10:42 AM	1	3	2	104	
	2	4	115	250	
	3	6	49	86	
	4	7	15	26	
	5	8	81	244	Note: There are several trailers parking in the lot. These were not included in the count as it was assumed they would be removed if the space was needed.
	6	11	0	102	
	7	7	8	9	
	TOTAL		270	821	32.9% 551
Friday, May 3rd, 2024 at 3:28 PM	1	14	2	104	
	2	16	52	250	
	3	18	16	86	
	4	20	0	26	
	5	22	25	244	Note: There are several trailers parking in the lot. These were not included in the count as it was assumed they would be removed if the space was needed.
	6	23	0	102	
	7	19	4	9	
	TOTAL		99	821	12.1% 722
Tuesday, May 7th, 2024 at 8:29 AM	1	26	0	104	
	2	28	15	250	
	3	30	14	86	
	4	35	7	26	
	5	34	33	244	Note: There are several trailers parking in the lot. These were not included in the count as it was assumed they would be removed if the space was needed.
	6	33	0	102	
	7	31	4	9	
	TOTAL		73	821	8.9% 748
Wednesday, May 8th, 2024 at 6:05 PM	1	37	1	104	
	2	38	24	250	
	3	40	11	86	
	4	45	4	26	
	5	42	6	244	Note: There are several trailers parking in the lot. These were not included in the count as it was assumed they would be removed if the space was needed.
	6	43	0	102	
	7	37	0	9	
	TOTAL		46	821	5.6% 775
Maxed Parked 270					
1300 Virginia Drive 91% Occupied					
1301 Virginia Drive 75% Occupied					
166%					
200%					
83% occupied					
17% unoccupied					
326 Project Occupied Spaces with 1300 & 1301 Virginia Drive fully occupied					
821 Total Spaces					
495 Total Unoccupied Spaces at full building occupancy					



10:42am Wednesday May 1st, 2024



10:42am Wednesday May 1st, 2024



10:42am Wednesday May 1st, 2024



10:42am Wednesday May 1st, 2024



15

10:42am Wednesday May 1st, 2024



10:42am Wednesday May 1st, 2024



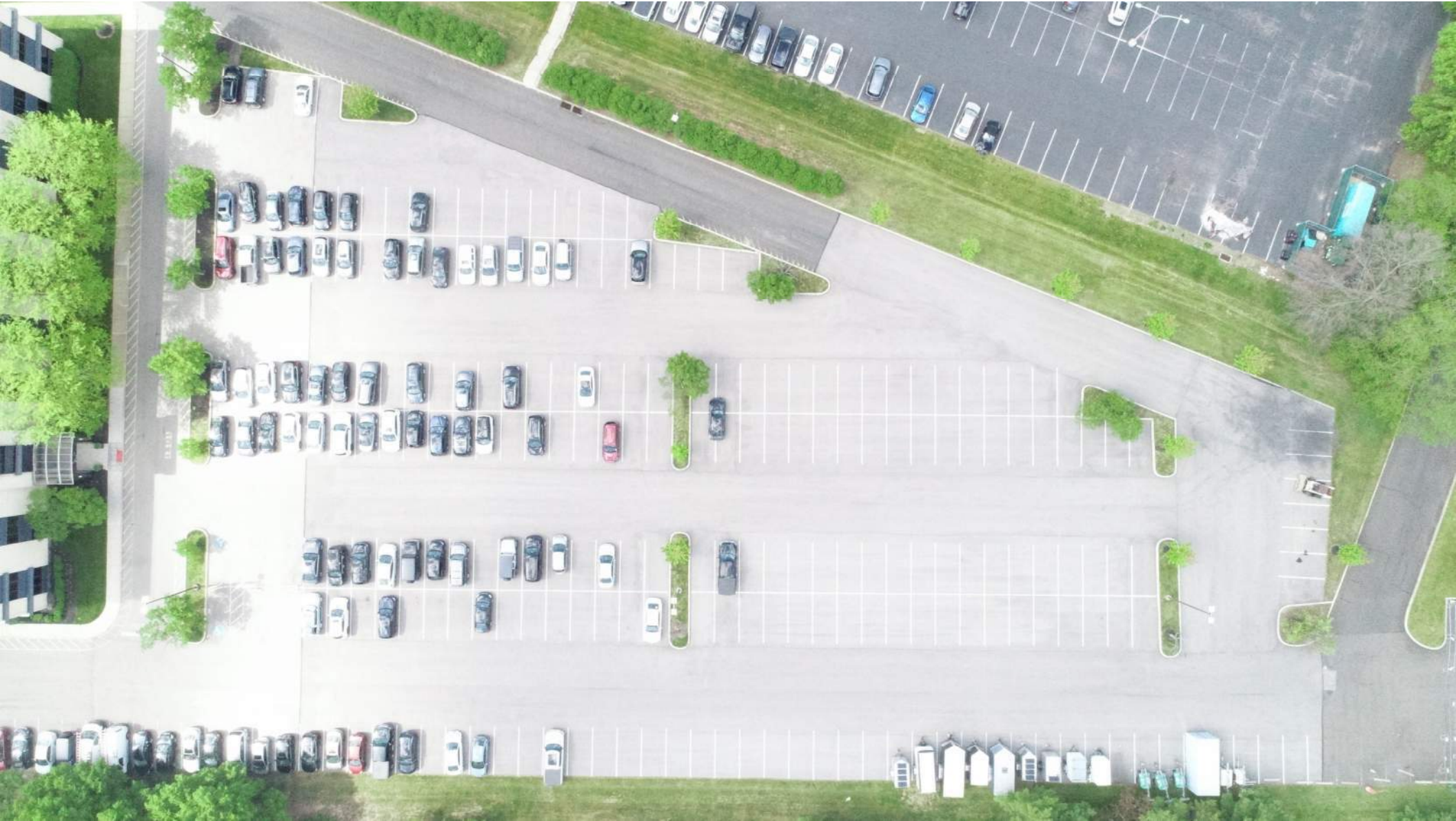
10:42am Wednesday May 1st, 2024



10:42am Wednesday May 1st, 2024



10:42am Wednesday May 1st, 2024



10:42am Wednesday May 1st, 2024



Existing 1300/1301 Virginia Drive Development:

2 Office Buildings
 104,000 SF each
 208,000SF Total

ITE Parking Generation Manual 6th Edition Calculations (WebApp):

Land Use Code (LUC)	Units	Quantity	Parking Demand			
			Weekday			
			Avg Rate		85th%	
			Rate	Parking Demand	Rate	Parking Demand
LUC 710 General Office Building	1K GSF	208	1.95	406	2.98	620
LUC 491 Raquet/Tennis Club	1K GSF	30.02	0.94	29	1.03	31
LUC 491 Raquet/Tennis Club	Courts	8	3.93	32	4.59	37
Total					0	657

For 85th, used max rate from range

Land Use: 491 Racquet/Tennis Club

Description

A racquet/tennis club is a privately-owned facility that caters primarily to racquet sports (tennis, racquetball, pickleball, handball, squash) both indoor and outdoor. This land use may also provide ancillary facilities, such as a whirlpool, sauna, spa, weight room, snack bar, or retail store. Some sites offer daycare. Some sites offer competitive team sports. These facilities are membership clubs that may allow access to the general public for a fee.

Time-of-Day Distribution for Parking Demand

The current database for this land use does not have sufficient data to produce a detailed, hour-by-hour distribution of parking demand from which the analyst can determine a peak period of parking demand. Based on the time periods for which data were collected for this land use and on a review of comparable land uses with hour-by-hour parking demand data, the presumed peak period for parking demand for this land use is between late-afternoon and early-evening.

Additional Data

The average parking supply ratio for the four study sites with parking supply information is 1.1 spaces per 1,000 square feet GFA. The average peak parking occupancy at these four sites is 96 percent.

The sites were surveyed in the 1990s in Oregon.

Source Numbers

275, 276

Racquet/Tennis Club (491)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Number of Studies: 2

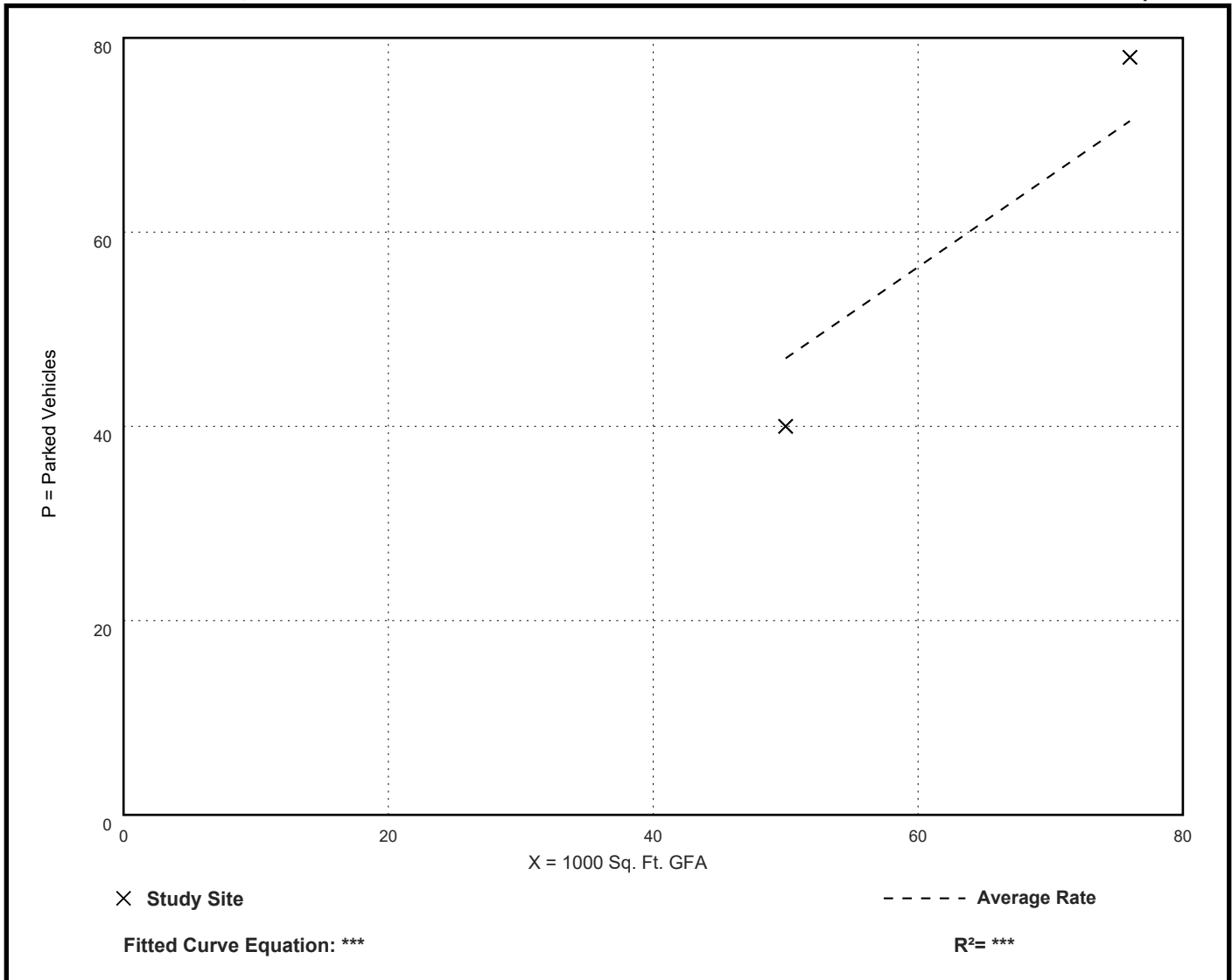
Avg. 1000 Sq. Ft. GFA: 63

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.94	0.80 - 1.03	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Racquet/Tennis Club (491)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 1

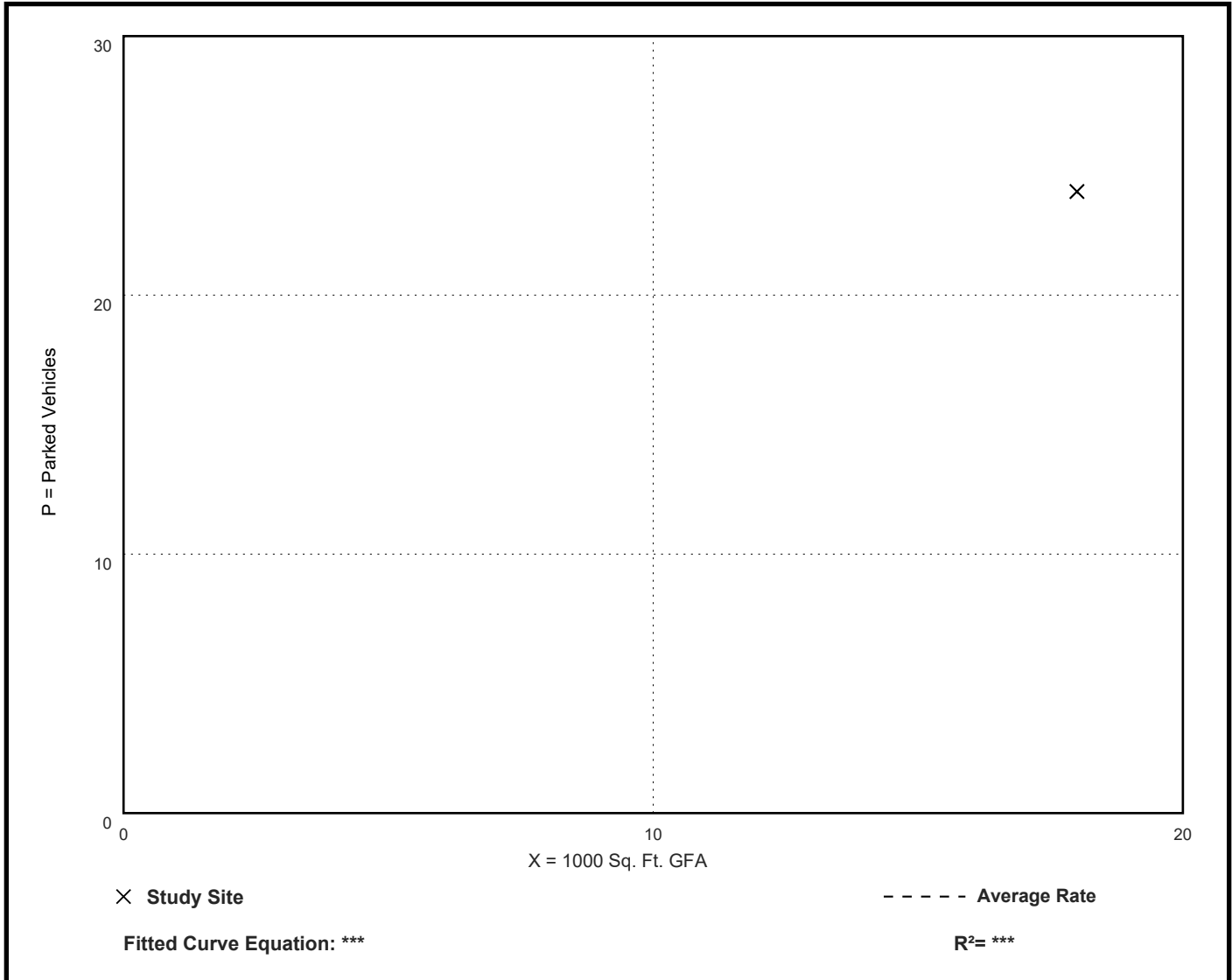
Avg. 1000 Sq. Ft. GFA: 18

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.33	1.33 - 1.33	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Racquet/Tennis Club (491)

Peak Period Parking Demand vs: Courts

On a: **Weekday (Monday - Friday)**

Setting/Location: General Urban/Suburban

Number of Studies: 2

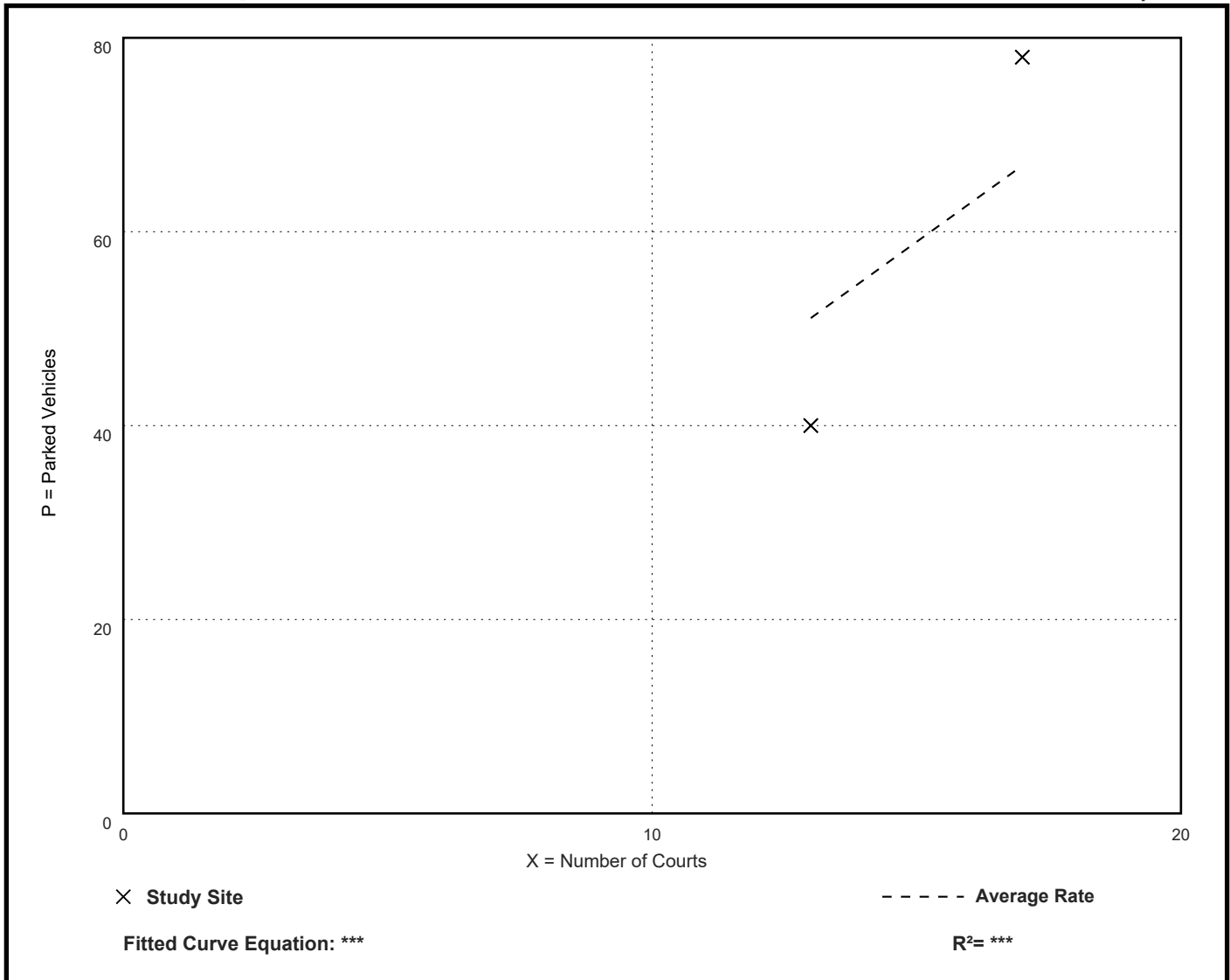
Avg. Num. of Courts: 15

Peak Period Parking Demand per Court

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.93	3.08 - 4.59	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Racquet/Tennis Club (491)

Peak Period Parking Demand vs: Courts

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 1

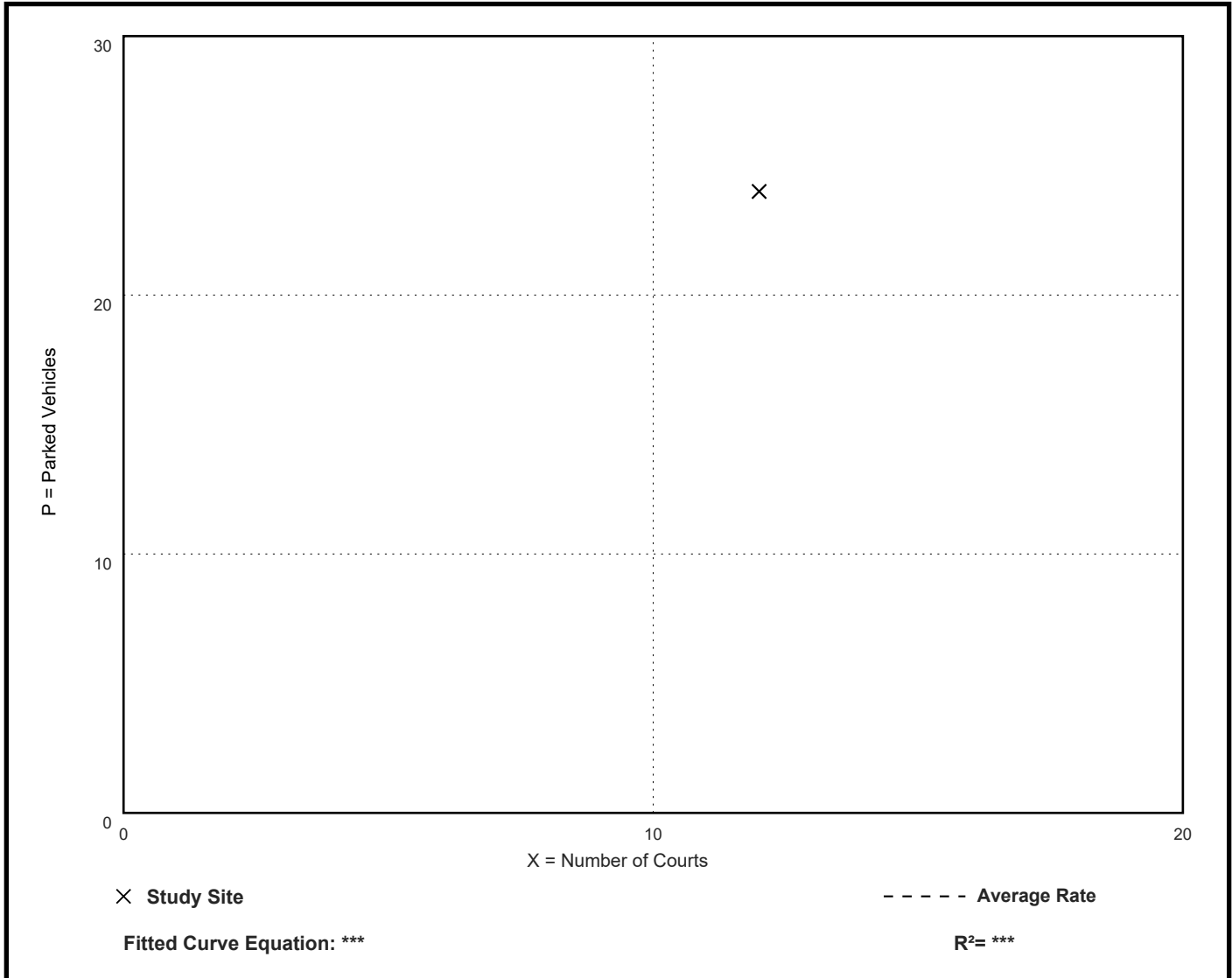
Avg. Num. of Courts: 12

Peak Period Parking Demand per Court

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.00	2.00 - 2.00	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Racquet/Tennis Club (491)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: Dense Multi-Use Urban

Number of Studies: 1

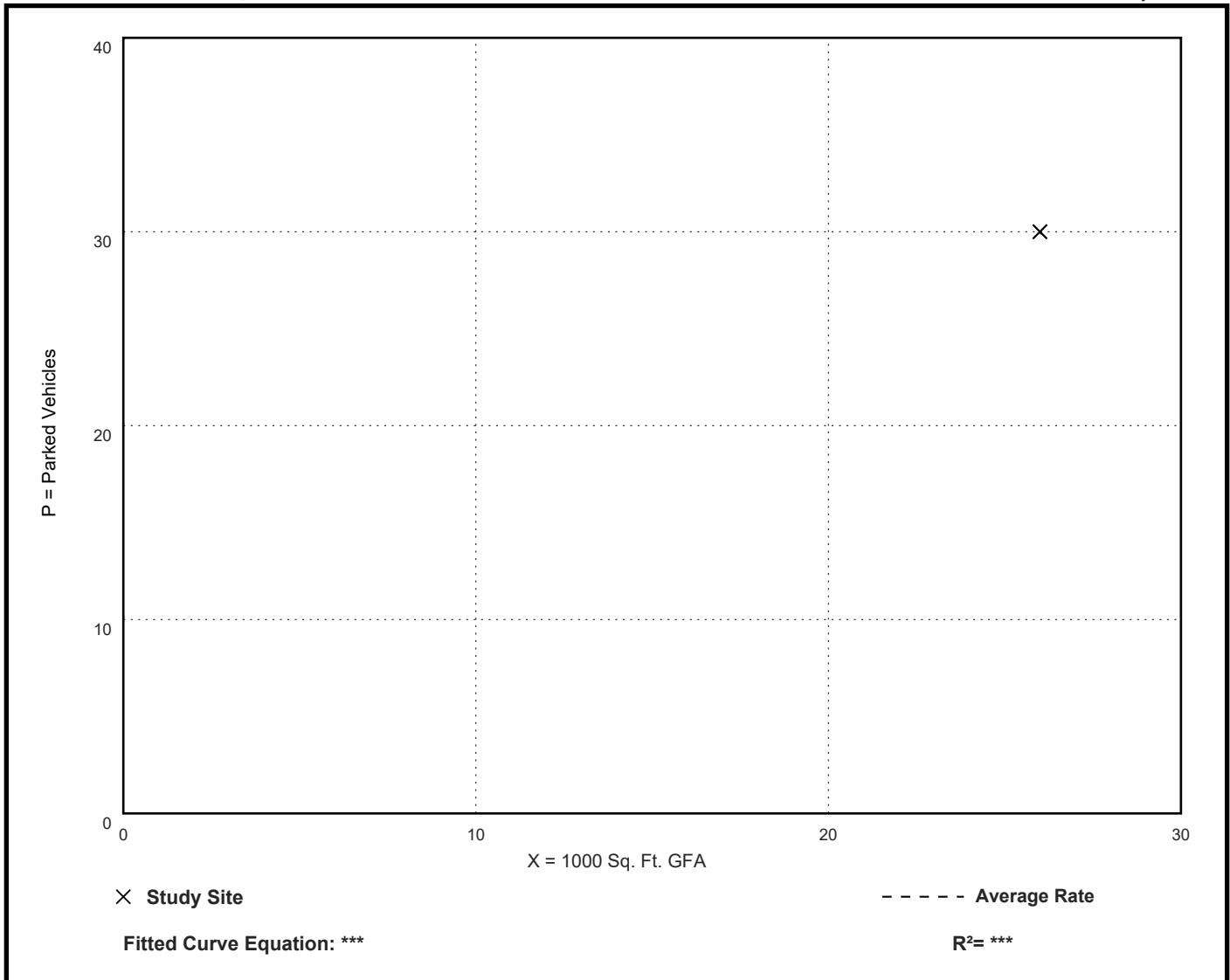
Avg. 1000 Sq. Ft. GFA: 26

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.15	1.15 - 1.15	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Land Use: 710 General Office Building

Description

A general office building is a building with multiple tenants that employ persons in the management, direction, or conduct of legal, accounting, engineering, consulting, real estate, insurance, financial, or other professional services. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712).

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 19 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
	General Urban/Suburban
12:00-4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	13
8:00 a.m.	47
9:00 a.m.	87
10:00 a.m.	99
11:00 a.m.	100
12:00 p.m.	86
1:00 p.m.	84
2:00 p.m.	93
3:00 p.m.	93
4:00 p.m.	85
5:00 p.m.	57
6:00 p.m.	21
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Additional Data

For the seven study sites with parking supply information and located in a dense multi-use urban setting, the average parking supply ratio is 2.9 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 56 percent.

For the 63 study sites with parking supply information and located in a general urban/suburban setting, the average parking supply ratio is 3.3 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 60 percent.

For nine study sites, parking demand data were collected on a Saturday as well as a weekday. For those sites, peak Saturday parking demand averages 13 percent of the peak weekday parking demand.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, California, Colorado, District of Columbia, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, Texas, Utah, Virginia, Washington, and Wisconsin.

Source Numbers

122, 201, 211, 217, 276, 425, 431, 433, 436, 438, 440, 516, 531, 540, 551, 555, 556, 567, 571, 572, 588, 607, 618, 622, 633

General Office Building (710)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

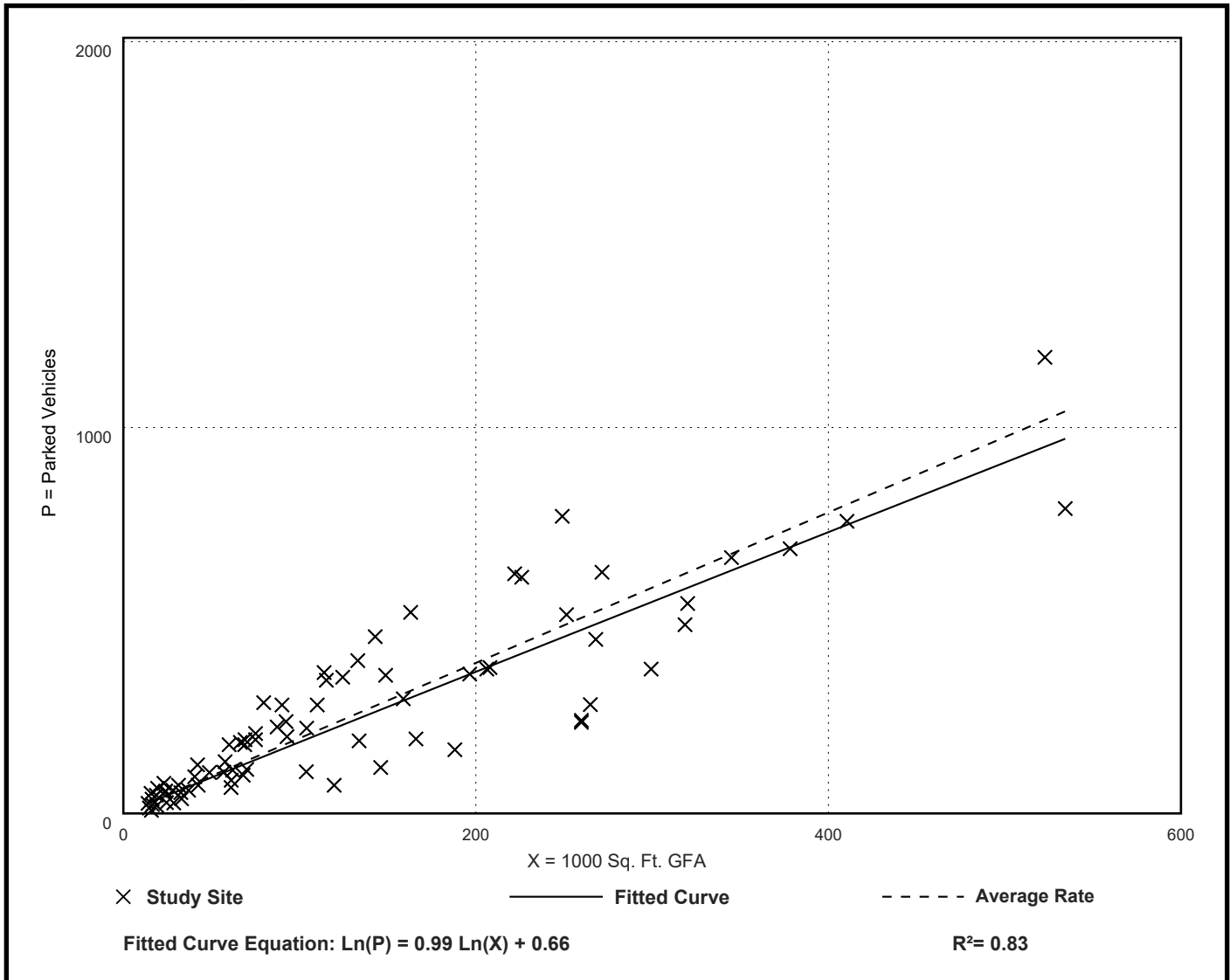
Number of Studies: 77

Avg. 1000 Sq. Ft. GFA: 131

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.95	0.50 - 3.60	1.68 / 2.98	1.79 - 2.11	0.70 (36%)

Data Plot and Equation



General Office Building (710)

Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

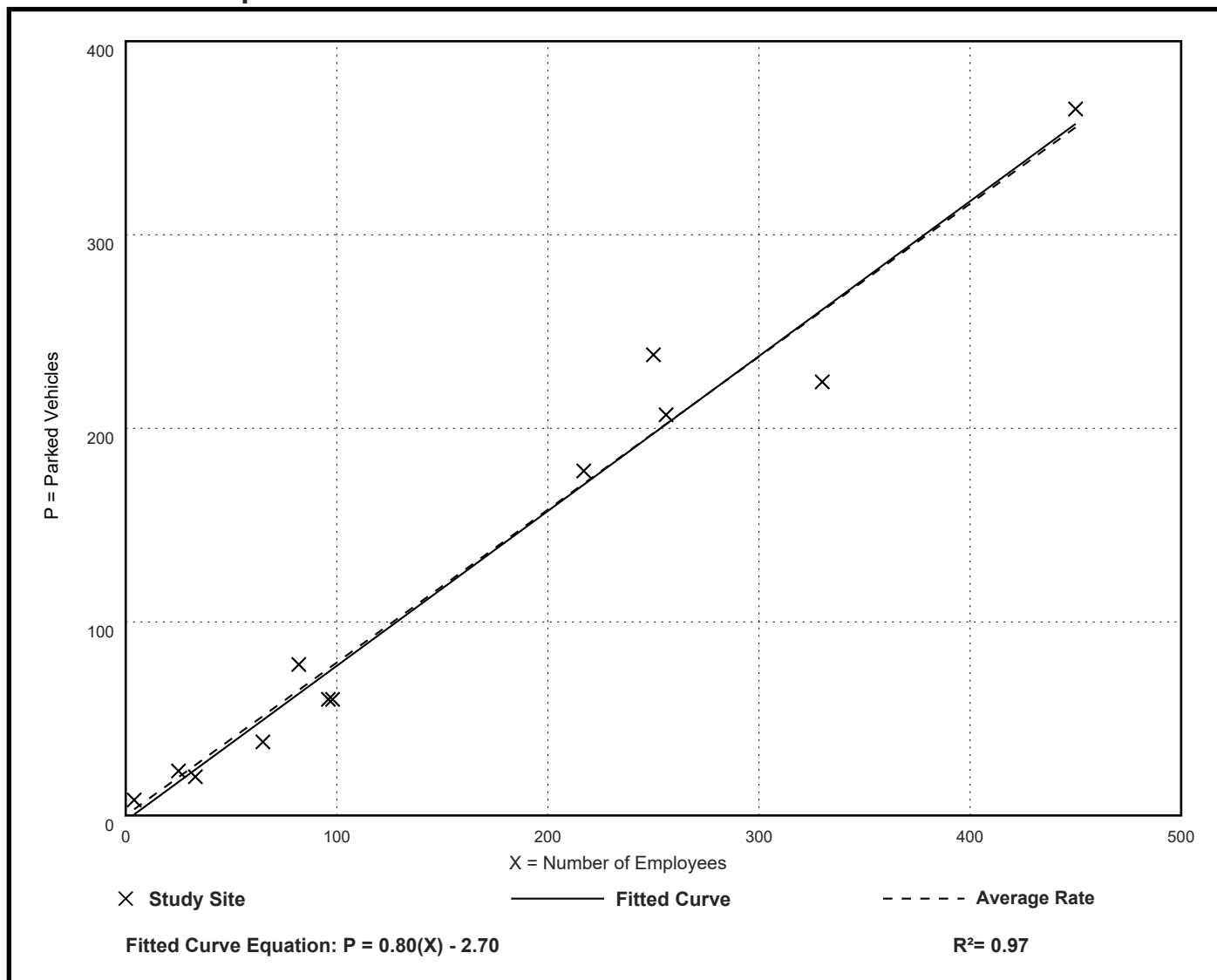
Number of Studies: 12

Avg. Num. of Employees: 159

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.79	0.58 - 2.00	0.64 / 1.00	***	0.13 (16%)

Data Plot and Equation



General Office Building (710)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: Dense Multi-Use Urban

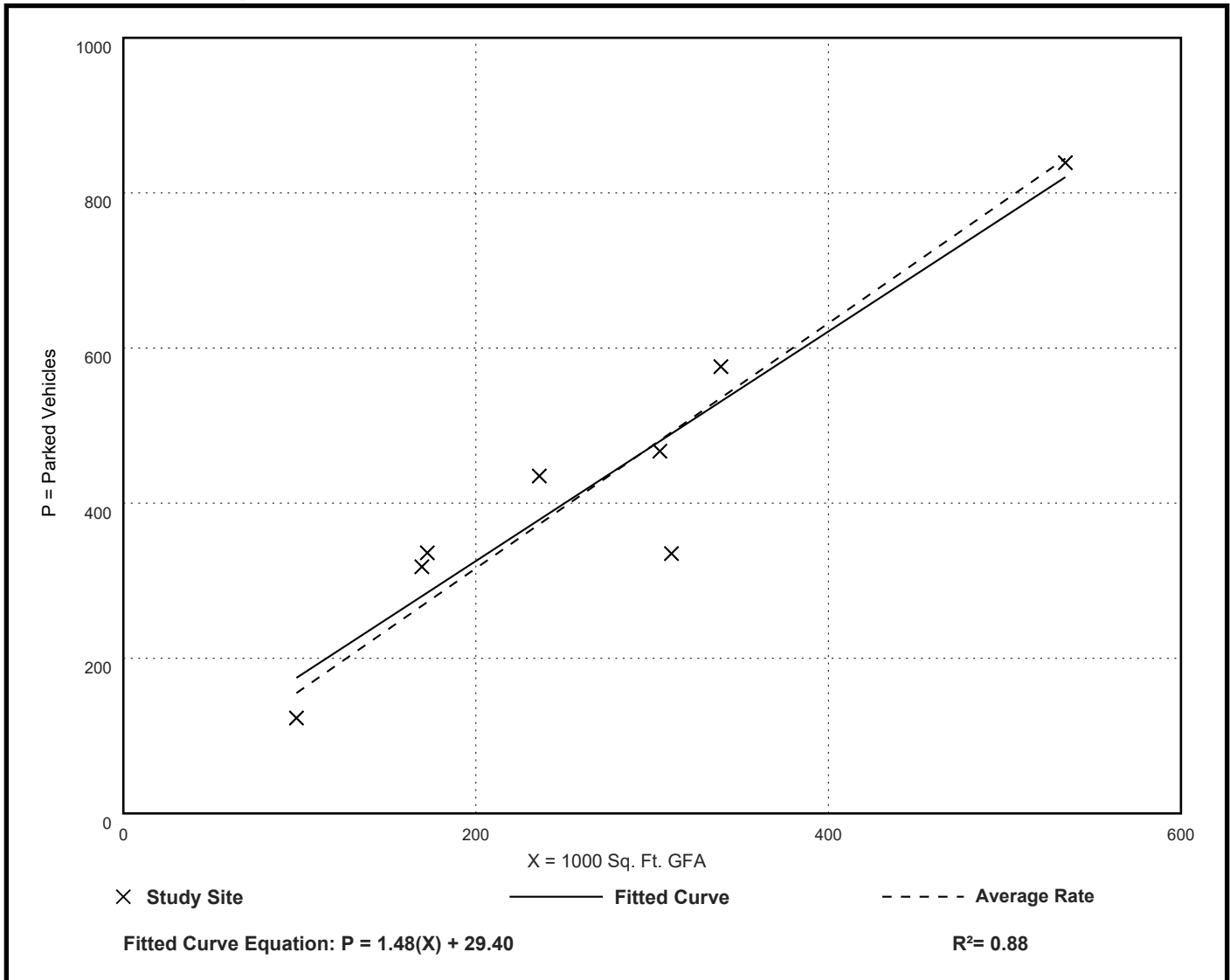
Number of Studies: 8

Avg. 1000 Sq. Ft. GFA: 271

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.58	1.08 - 1.95	1.53 / 1.92	***	0.28 (18%)

Data Plot and Equation



DENISE R. YARNOFF
Denise@rrhc.com
extension 0210



March 23, 2026

via Hand Delivery &
Electronic Mail

Riley McGrath, Zoning Officer & Planning Coordinator
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19304

**Re: Apex Padel Club, LLC; Zoning Hearing Board Application
1300-1301 Virginia Drive; TPN: 54-00-16385-00-4 & 54-00-16386-00-3**

Dear Riley:

This firm represents Apex Padel Club, LLC (the “Applicant”) with respect to property at 1300-1301 Virginia Drive, more particularly identified as Tax Parcel Numbers 54-00-16385-00-4 and 54-00-16386-00-3 (collectively the “Property”). 1300 Virginia is owned by Maplewood-Virginia, LLLP, and 1301 Virginia is owned by Maplewood 1301, LLC, both of which are managed by Richard Smith (collectively the “Owner”).

As you know, the Property is improved with two (2) office buildings and off-street parking. With the authority of Owner, Applicant is proposing the build an indoor pickleball and padel facility, classified as an indoor recreational use, on a portion of the Property’s existing parking lot. This use is expected to complement the existing office uses and help revitalize a parking area that is mostly vacant today with mostly occupied office buildings. Although this use is not expected to have any adverse impact on the Property’s existing uses or the surrounding area, certain special exception(s) and/or variance relief will be necessary to allow this proposal, much of which is made necessary by the existing legal nonconforming conditions of the Property.

Enclosed herein is an application to the Upper Dublin Zoning Hearing Board (the “Application”), which details the Applicant’s requested relief and justification therefor. The following is a list of documents and information submitted in support of the Application:

1. Upper Dublin Township Zoning Hearing Board Application, with addendum;
2. Letter of Authorization executed by an authorized representative of Owner;
3. Three (3) copies of a Special Warranty Deed dated April 7, 2006, and recorded April 24, 2006, evidencing Maplewood-Virginia, LLLP’s ownership of 1300 Virginia Drive;
4. Three (3) copies of a Special Warranty Deed dated March 24, 2017, and recorded April 3, 2017, evidencing Maplewood 1301, LLC’s ownership of 1301 Virginia Drive;

rrhc.com

717 Constitution Drive, Suite 201 Exton, PA 19341 P. 610-458-4400 F. 610-458-4441

5. Eight (8) copies of a Variance Plan prepared by AKRF, Inc. dated March 23, 2026;
6. Eight (8) copies of a Existing Conditions Plan prepared by SAS Geospatial, LLC. dated March 18, 2026; last revised March 21, 2026;
7. Eight (8) copies of a Lot Line Change Plan prepared by SAS Geospatial, LLC. dated March 18 2026; last revised March 21, 2026;
8. Building and Impervious Coverage Form for Lot 1300
9. Building and Impervious Coverage Form for Lot 1301
10. Three (3) copies of a Parking Evaluation Study prepared by Pennoni dated March 16, 2026; and
11. A check made payable to Upper Dublin Township in the amount of \$1,500 representing the Zoning Hearing Board Application fee.

An electronic copy of the above materials is provided with the email submission of the Application.

The Applicant respectfully requests the Application be scheduled for consideration at the Zoning Hearing Board's next public meeting, which I understand is scheduled for April 27, 2026. I understand that the Township handles the public notices required under the MPC and Sectioni 255-179 of the Upper Dublin Zoning Ordinance, including newspaper publication and posting of the Property. Please advise me if that understanding is incorrect.

Thank you in advance for your consideration of this matter.

Very truly yours,

/s/ Denise Yarnoff

DENISE R. YARNOFF

DRY/rmf
Enclosures

cc: Kurt Ferguson, Township Manager
Tom Fountain, Township Engineer
Richard Sokorai, Esq., Township Solicitor
Christian Zera
Saul Treiman, Esq.
Ed Confair, P.E. PLA
Katherine Laub, P.E.
Micah Hanson, RA, NCARB, LEED AP, CPHC
Damon Drummond
Ryan M. Furlong, Esq.

March 20, 2026

Upper Dublin Township
Zoning Hearing Board
801 Loch Alsh Avenue
Fort Washington, PA 19034

Re: Letter of Authorization; 1300-1301 Virginia Drive

Dear Sir/Madam:

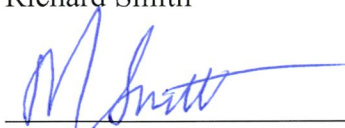
I am the General Partner of Maplewood-Virginia, LLLP ("M-V LLLP"), a Maryland limited liability limited partnership. M-V LLLP and Maplewood 1301, LLC are the owners of the real property located at 1300 and 1301 Virginia Drive, Upper Dublin Township, Montgomery County, Pennsylvania 19034, more specifically identified as Tax Parcel Numbers 54-00-16385-00-4 and 54-00-16386-00-3 (collectively the "Property").

By way of this letter, I authorize Apex Padel Club, LLC ("Applicant") to seek any zoning, subdivision, and/or land use approval(s) that are necessary to authorize the Applicant to build a recreation facility on a portion of the Property. This authorization is valid until revoked in writing.

Thank you in advance for your consideration of the Applicant's proposal.

Sincerely,

Richard Smith

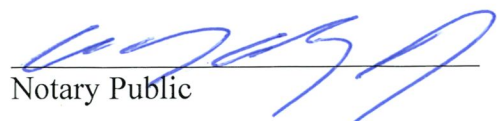


ACKNOWLEDGMENT

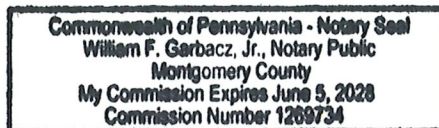
State OF Pennsylvania)
)
) ss.
COUNTY OF Montgomery)

On the 20 day of MARCH, 2026, before me, a Notary Public in and for the above County and State, personally appeared Richard Smith, known to me or satisfactorily proven to be, who executed the foregoing instrument in his/her capacity as Authorized Signatory of Maplewood-Virginia, LLLP and Maplewood 1301, LLC for the purposes therein contained.

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



Notary Public



McGrath, Riley

From: Ryan Furlong <RyanF@RRHC.COM>
Sent: Monday, April 6, 2026 11:50 AM
To: Fountain, Tom
Cc: McGrath, Riley; Ferguson, Kurt; Richard Sokorai; Denise R Yarnoff
Subject: 1300-01 Virginia ZHB Application supplement/amendment
Attachments: Pennoni Study_4_6_2026(1814509.1).pdf; ZHB Plan_4_6_2026_11 x 17(1814636.1).pdf

CAUTION: [This is an External Email. Do not click links or open attachments unless you recognize the sender and know the content is safe]. 🚫 🚫 🚫

Hi Tom –

Thank you for your patience as we work through this issue. We remain hopeful that the property owner will reach a resolution of the sinkhole issue shortly. To account for that possibility, we do not want to rescind the off-street parking relief that was requested in the initial application. That said, we would like to supplement our application to account for the possibility that the sinkhole is not resolved.

It is our understanding that 102 parking spaces are impacted by the sinkhole today. If those spaces are not repaired, then 592 spaces would be available on the Property after considering the Applicant's proposed recreational facility (313 spaces on 1301 Virginia and 279 spaces on 1300 Virginia). Therefore, the Applicant respectfully requests to supplement its initial application with the following requests for dimensional variance relief regarding off-street parking, which is pleaded in the alternative to the Applicant's original request for either special exception approval or variance relief for off-street parking:

- A dimensional variance from Section 255-135.C(5)(a) to allow 313 spaces on 1301 Virginia, where 416 spaces is required for a 104,000 square foot office building; and
- A dimensional variance from Section 255-294.D to allow 279 spaces on 1300 Virginia Drive, where 437 spaces would be required for an approximately 132,000 square feet of building area comprised of multiple uses.

The Applicant believes that 592 spaces would satisfy peak parking demand for the office buildings and its recreational use, which is approximately 363 vehicles, based on the attached parking study prepared by Pennoni. I have also attached an updated variance plan.

As always, please reach out with any questions or concerns.

Ryan Furlong, Esquire
Riley Riper Hollin & Colagreco
717 Constitution Drive, Suite 201
Exton, PA 19341
RyanF@rrhc.com
(610) 458-4400 Ext. 0235 (office)
(610) 458-4441 (fax)
(610) 731-6340 (cell)
www.rrhc.com