



ZHB REGULAR MEETING
UPPER DUBLIN TOWNSHIP ZONING HEARING BOARD
MONDAY, JANUARY 22, 2024 | 7:30 PM
520 Virginia Drive 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.

PACKET CONTENTS

Contents of Zoning Hearing Board for Monday, January 22, 2024.

REORGANIZATION OF THE ZONING HEARING BOARD

- Election of Chairperson
- Election of Vice Chairperson
- Appointment of Solicitor
- Authorization of any board member to serve as a hearing officer throughout the year if it should be necessary
- Authorization of the alternate to serve as a board member in any case in which there is a disqualification or an absence

#2521: JOSEPH COSMIDES OF 708 PROSPECT AVENUE, FORT WASHINGTON, PA 19034

requests variances from Upper Dublin Township Zoning Code Section 255-43.B. to permit a side yard setback of 15.1 feet where 25 feet is required and to permit a maximum building coverage of 15.6% where 15% is allowed for the construction of a two-story addition. The Property is Zoned A Residential. Potential vote upon Application #2521.

#2522: ANTOINETTE MACINTYRE OF 1680 LIMERICK LANE, DRESHER, PA 19025

requests a variance from Section 255-43.1.A(2) to allow a front yard setback of 38 feet where 50 feet is required for the construction of a sunroom with home lift addition, and a special exception pursuant to Section 255-147 to allow the expansion of a nonconforming structure with respect to the existing front yard setback. The Property is Zoned A-1 Residential and is a corner lot. Potential vote upon application #2522.

#2514: ZCA FT. WASHINGTON LLC OF 600-602 OFFICE CENTER DRIVE, FORT WASHINGTON, PA 19034

is appealing the Zoning Officer's denial of a Prudential wall sign application upon an existing building at 600 Office Center Drive. The Applicant also requests an extension of the 2015 Decision, #2164, and, in the alternative, variances from Section 255-155.A(2) to permit two wall signs at the top of each of the three buildings located upon the subject Property, in excess of the ten-foot height limitation. The Property is Zoned GFW- Greater Fort Washington District. Potential vote upon Application #2514.

THIS ITEM HAS BEEN POSTPONED UNTIL THE FEBRUARY 26, 2024 MEETING.

#2496: FRANK & JONI CERMINARA OF 288 MIDFIELD DRIVE, AMBLER, PA 19002 FOR THE PROPERTY AT 1457 N LIMEKILN PIKE, DRESHER, PA 19025

Zoning Hearing Board Agenda Item Report

Meeting Date: January 22, 2024

Submitted by: Alison Giles

Submitting Department:

Item Type: Informational

Agenda Section:

Subject:

Contents of Zoning Hearing Board for Monday, January 22, 2024.

Suggested Action:

Attachments:

[ZHBAgenda_Jan222024FINAL.pdf](#)

AGENDA

Upper Dublin Township Zoning Hearing Board
Monday, January 22, 2024 @ 7:30 pm
Upper Dublin Township Library, Shanis Auditorium
520 Virginia Drive, Fort Washington, PA 19034

Reorganization of the Zoning Hearing Board

- **Election of Chairperson**
- **Election of Vice Chairperson**
- **Appointment of Solicitor**
- **Authorization of any board member to serve as a hearing officer throughout the year if it should be necessary**
- **Authorization of the alternate to serve as a board member in any case in which there is a disqualification or an absence**

#2521: *Joseph Cosmides of 708 Prospect Avenue, Fort Washington, PA 19034* requests variances from Upper Dublin Township Zoning Code Section 255-43.B. to permit a side yard setback of 15.1 feet where 25 feet is required and to permit a maximum building coverage of 15.6% where 15% is allowed for the construction of a two-story addition. The Property is Zoned A Residential. Potential vote upon Application #2521.

#2522: *Antoinette MacIntyre of 1680 Limerick Lane, Dresher, PA 19025* requests a variance from Section 255-43.1.A(2) to allow a front yard setback of 38 feet where 50 feet is required for the construction of a sunroom with home lift addition, and a special exception pursuant to Section 255-147 to allow the expansion of a nonconforming structure with respect to the existing front yard setback. The Property is Zoned A-1 Residential and is a corner lot. Potential vote upon application #2522.

#2514: *ZCA Ft. Washington LLC of 600-602 Office Center Drive, Fort Washington, PA 19034* is appealing the Zoning Officer's denial of a Prudential wall sign application upon an existing building at 600 Office Center Drive. The Applicant also requests an extension of the 2015 Decision, #2164, and, in the alternative, variances from Section 255-155.A(2) to permit two wall signs at the top of each of the three buildings located upon the subject Property, in excess of the ten-foot height limitation. The Property is Zoned GFW- Greater Fort Washington District. Potential vote upon Application #2514.

This item has been postponed until the February 26, 2024 meeting. #2496: *Frank & Joni Cerminara of 288 Midfield Drive, Ambler, PA 19002 for the Property at 1457 N Limekiln Pike, Dresher, PA 19025* have filed an application to the Upper Dublin Township Zoning Hearing Board requesting the following: 1) A determination that a nonpermitted 1,500 square foot roofed structure ("structure") is accessory to a principal use of land and not accessory to another accessory structure; 2) a determination that the structure is accessory to a use permitted by a prior granted special exception; 3) In the alternative, a variance from Section 255-7, definition of Accessory Use, to allow a 1,500 square foot structure on the property; 4) a variance from Section 255-43.B. to allow a maximum impervious coverage of 53.9% where 25% is permitted; 5) in the alternative, a special exception pursuant to Section 255-146B to allow an increase in the pre-existing nonconforming impervious coverage of 46.6% to 53.9%, an expansion of a nonconforming use greater than 25% inclusive of the nonpermitted structure and nonpermitted driveway expansion; 6) in the alternative, a determination that the structure is similar to a barn as defined in Section 255-7; 7) in the alternative, a variance from Section 255-29 to allow a 1,500 square foot accessory structure (a vinyl canopy storage facility) where a maximum of 600 square feet is permitted; 8) a

determination that the erection of the vinyl canopy storage facility is a natural expansion of an existing nonconforming use; 9) in the alternative, a special exception pursuant to Section 255-147 to allow the expansion of a nonconforming use; 10) a request to modify the conditions of Decision #1534 and Certificate of Occupancy #106-98 to allow the use of the structure for the storage of plant material, trucks and/or equipment used in the landscaping business, and any conditions attached thereto; 11) a determination that the conversion of the existing principal structure to a two-family residence is a pre-existing nonconforming use; 12) in the alternative, variances from Sections 255-19 and 255-29 to allow the conversion of the existing principal structure from a single family dwelling to a two-family structure to be occupied by non-owners; 13) a determination that the existing front yard setback of 38.83 feet, where 50 feet is required, is an existing nonconformity; 14) in the alternative, a variance from Section 255-43.B. to allow a front yard setback of 38.83 feet where 50 feet is required; 15) a determination that the existing side yard setback of 12.8 feet, where 25 feet is required, is an existing nonconformity; 16) a modification to the condition of Certificate #106-98 to reduce the required rear yard setback from 200 feet to 168.20 feet; 17) in the alternative, a variance from Section 255-43.B. to allow a rear yard setback of 168.20 feet where 200 feet is required by Certificate of Occupancy #106-98; and, appeal from the Notices of Violation issued by the Township, including the Notice of Violation sent February 28, 2023. The Property is Zoned A Residential. Potential vote upon Application #2496. *This matter was opened and continued from the October 23, 2023 hearing date.*

Posted 1/18/2024

Zoning Hearing Board Agenda Item Report

Meeting Date: January 22, 2024

Submitted by: Alison Giles

Submitting Department:

Item Type: Informational

Agenda Section:

Subject:

- Election of Chairperson
- Election of Vice Chairperson
- Appointment of Solicitor
- Authorization of any board member to serve as a hearing officer throughout the year if it should be necessary
- Authorization of the alternate to serve as a board member in any case in which there is a disqualification or an absence

Suggested Action:

Attachments:

Zoning Hearing Board Agenda Item Report

Meeting Date: January 22, 2024

Submitted by: Alison Giles

Submitting Department:

Item Type: Informational

Agenda Section:

Subject:

requests variances from Upper Dublin Township Zoning Code Section 255-43.B. to permit a side yard setback of 15.1 feet where 25 feet is required and to permit a maximum building coverage of 15.6% where 15% is allowed for the construction of a two-story addition. The Property is Zoned A Residential. Potential vote upon Application #2521.

Suggested Action:

Attachments:

[#2521 Application.pdf](#)

[#2521 Receipt.pdf](#)

[proofofAd.pdf](#)

[#2521 Proof of Publication.pdf](#)

[#2521 Deed.pdf](#)

[#2521 Hearing Notice.pdf](#)

[#2521 Proof of Posting.pdf](#)

[#2521 Building & Impervious Coverage.pdf](#)

[#2521 Existing & Proposed Elevations.pdf](#)

[#2521 Topographical & Building Permit Plans.pdf](#)

1st Ad 1/7/24Date Received: 12/19/23Fee Paid: \$500/ 2nd Ad 1/19/24Date of Hearing: 1/22/24

UPPER DUBLIN TOWNSHIP
ZONING HEARING BOARD
APPLICATION # 2521

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

Name of Applicant: Joseph CosmidesAddress: 708 Prospect AveCity, State, Zip: Fort Washington, PA, 19034Phone #: 856-220-6159Email: jcosmides@gmail.comName of Owner: Joseph & Mary CosmidesAddress: 708 Prospect AveCity, State, Zip: Fort Washington, PA, 19034Phone #: 856-220-6159Email: jcosmides@gmail.com

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☐ 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 Exemption 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	Subsection	Paragraph
Chapter 255	Section 43	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: 708 Street Name: Prospect Avenue Deed Book: 5956 Page: 01361
Block Number: 30 Unit Number: 047 Parcel Number: 54-00-13558-00-5
Zoning District: A Residential Served by Public Sewer (y/n): Y Served by Public Water (y/n): Y
Lot Size: 13,986 Lot Dimensions: 74 x 189 Street Frontage: 74

Describe the present use of the property and the existing improvements: Single family home, primary and sole residence of owners

Describe the proposed use of the property and the proposed improvements: Single family home, primary and sole residence of owners

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: _____

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

Seeking variance for extension of existing side yard
encroachment towards rear of property and new building
coverage to exceed the 15% coverage requirement by 77sq.ft.
House built in 1953 and existing structure already encroaches
on current side yard limits. Lot size of 13,986sq.ft is only 54% of
current 26,000sq.ft requirement which places additional burden
on the property to expand the building footprint within the
15%coverage requirement.

STATE OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY:

Joseph Cosmides & Mary Cosmides 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, 20 23
fepaulas
 Notary Public

Applicant

Applicant

Commonwealth of Pennsylvania - Notary Seal
 Felice C Parker, Notary Public
 Montgomery County
 My commission expires February 7, 2024
 Commission number 1364549

Property owner(s) must join in this application.

Sworn and subscribed to

before me, this 11th day

of December, 20 23
fepaulas
 Notary Public

Owner

Owner

Commonwealth of Pennsylvania - Notary Seal
 Felice C Parker, Notary Public
 Montgomery County
 My commission expires February 7, 2024
 Commission number 1364549

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.

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

Date	Invoice #
12/19/2023	1635

PAID
12/19/2023

Joseph Cosmides
708 Prospect Avenue
Fort Washington PA 19034

Check No.	Payment Type	Property Location
351	Check	708 Prospect Avenue

Item #	Description	Qty	Rate	Amount
01-361-3300	Zoning Hearing Board Fees		500.00	500.00

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.

NOTE: 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.

PAYMENT IS DUE UPON RECEIPT.

Visa, MasterCard, and Discover are accepted. Contact us at 215-643-1600 x8070 to pay over the phone with a credit card.

Checks should be made payable to "Upper Dublin Township".

Total	\$500.00
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Payments	-\$500.00
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Invoice prepared by: Michelle Sharkey, 215-643-1600 x3505

Balance Due	\$0.00
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Re: Legal Advertisement for Upcoming January 22, 2024 Zoning Hearing Board--- 7:30PM START TIME

Maureen Schmid <mschmid@montgomerynews.com>

Tue 1/2/2024 12:10 PM

To:Giles, Alison <agiles@upperdublin.net>

Cc:Joseph Bagley <joseph@bagleylawllc.com>;lenkarp@comcast.net <lenkarp@comcast.net>;David Brooman <dbrooman@highswartz.com>;Michael Luongo <MLuongo@highswartz.com>;Bauer, Geri <gbauer@upperdublin.net>; Downing, Gerry <gdowning@upperdublin.net>;Milnazik, Jeff <jmilnazik@upperdublin.net>;Conte, Jesse <jconte@upperdublin.net>;Stein, Katie <kstein@upperdublin.net>;Lohoefer, Rebecca <rlohoefer@upperdublin.net>;Carol Skipper <stenoskip@aol.com>

You don't often get email from mschmid@montgomerynews.com. [Learn why this is important](#)

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 Alison, I have scheduled it.

Maureen Schmid
Public Notices
307 Derstine Ave.
Lansdale, PA 19446
215-648-1066

On Tue, Jan 2, 2024 at 12:03 PM Giles, Alison <agiles@upperdublin.net> wrote:

Hello Maureen,

Upper Dublin Township kindly requests the attached advertisement for the **Monday, January 22** Zoning Hearing Board meeting appears in the Ambler Gazette on Sunday, 1/7 and Sunday, 1/14/2024.

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!
Alison

ALISON GILES

Zoning Officer & Planning Coordinator

Upper Dublin Township

370 Commerce Drive, Fort Washington, PA 19034

Zoning Code Ch. 255: [Chapter 255 ZONING \(amlegal.com\)](#)

📞 215.643.1600 x3213

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7:30PM START TIME**

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Tue 1/2/2024 12:10 PM

To:Giles, Alison <agiles@upperdublin.net>

Cc:Joseph Bagley <joseph@bagleylawllc.com>;lenkarp@comcast.net <lenkarp@comcast.net>;David Brooman <dbrooman@highswartz.com>;Michael Luongo <MLuongo@highswartz.com>;Bauer, Geri <gbauer@upperdublin.net>; Downing, Gerry <gdowning@upperdublin.net>;Milnazik, Jeff <jmilnazik@upperdublin.net>;Conte, Jesse <jconte@upperdublin.net>;Stein, Katie <kstein@upperdublin.net>;Lohoefer, Rebecca <rlohoefer@upperdublin.net>;Carol Skipper <stenoskip@aol.com>

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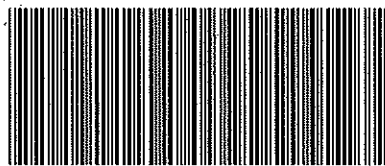
RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

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

DEED BK 5956 PG 01361 to 01365

INSTRUMENT # : 2015039721

RECORDED DATE: 06/03/2015 04:11:01 PM



3209532-0014M

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed
Document Date: 05/19/2015
Reference Info:

Transaction #: 3216062 - 2 Doc(s)
Document Page Count: 4
Operator Id: dkrasley

RETURN TO: (Simplifile)
Trident Land Transfer Company
431 W. Lancaster Ave. 3rd Floor
Devon, PA 19333
(610) 889-7660

PAID BY:
TRIDENT LAND TRANSFER COMPANY

*** PROPERTY DATA:**

Parcel ID #: 54-00-13558-00-5
Address: 708 PROSPECT AVE

FORT WASHINGTON PA
19034
Municipality: Upper Dublin Township (100%)
School District: Upper Dublin

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$377,000.00
TAXABLE AMOUNT: \$377,000.00

FEES / TAXES:

Recording Fee: Deed \$95.00
State RTT \$3,770.00
Upper Dublin Township RTT \$1,885.00
Upper Dublin School District RTT \$1,885.00
Total: \$7,635.00

DEED BK 5956 PG 01361 to 01365
Recorded Date: 06/03/2015 04:11:01 PM

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



Nancy J. Becker

Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

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



Prepared by:

Trident Land Transfer Company LP
431 West Lancaster Avenue
Devon, PA 19333
Phone: (610)889-7660

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
54-00-13558-00-5 UPPER DUBLIN TOWNSHIP
708 PROSPECT AVE
HORBACK EVAN & SACHI
B 030 L 15 U 047 1101 06/03/2015

\$15.00
CS

Return To:

ATTN: Post-Closing Department
Trident Land Transfer Company LP
Parcel No.: 54-00-13558-00-5

File No.: 15PA03589

DEED

Evan Horback and Sachi Horback, husband and wife
to
Joseph Peter Cosmides and Mary Catherine Lynch

PREMISES:
708 Prospect Avenue
Township of Upper Dublin
County of Montgomery
Pennsylvania
Parcel No.: 54-00-13558-00-5

The address of the above named Grantee(s) is:
708 Prospect Avenue
Fort Washington, PA 19034

Certified by: _____

Mary Catherine Lynch



DEED

THIS INDENTURE made this 10th day of May, 2015.

Between EVAN HORBACK AND SACHI HORBACK, HUSBAND AND WIFE, (hereinafter called the Grantors) and

JOSEPH PETER COSMIDES AND MARY CATHERINE LYNCH, (hereinafter called the Grantees)

Witnesseth That the said Grantors for and in consideration of the sum of Three Hundred Seventy-Seven Thousand And No/100 Dollars (\$377,000.00) 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, their heirs and assigns Tenants by the Entirety.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, 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 above described with the improvements, 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 Grantors do by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns that the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs and assigns, against the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will WARRANT and forever DEFEND.



EXHIBIT A

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in Elliger Park, Fort Washington, Upper Dublin Township, Montgomery County, Commonwealth of Pennsylvania and described according to a certain plan thereof known as "Subdivision Plan of Property of Flourtown Homes Incorporated, Elliger Park, Fort Washington", made by C. Raymond Weir, Registered Professional Engineer, dated October 1, 1951, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Prospect Avenue (50 feet wide) at the distance of 157 feet Northwestwardly measured along the said side of Prospect Avenue from a point of tangent on the same, said point of tangent being at the distance of 15.71 feet measured on the arc of a circle curving to the right having a radius of 10 feet from a point of curve on the Northwesterly side of Elliger Avenue (50 feet wide). CONTAINING in front or breadth on the said side of Prospect Avenue 74 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Prospect Avenue 189 feet.

BEING Lot #15, as shown on the above mentioned Plan.

Being Parcel No.: 54-00-13558-00-5

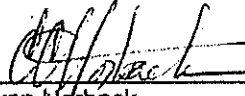
Being the same property which Diane Maze, granted and conveyed unto Evan Horback and Sachi Horback, as tenants by the entirety by deed dated May 15, 2009 and recorded May 21, 2009 in the Recorder's Office of said County in Deed Book 5730 Page 2854.

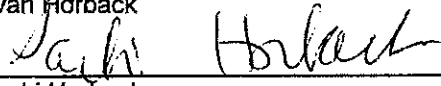
Parcel No.: 54-00-13558-00-5



IN THE WITNESS WHEREOF, the said Grantors has/have caused these presents to be duly executed dated the day and year first above written.

SEALED AND DELIVERED
In the presence of us:



Evan Horback



Sachi Horback

State Washington
~~Commonwealth of Pennsylvania~~

County of Thurston

On this, the 19 day of May 2015, before me, the undersigned Notary Public, personally appeared Evan Horback and Sachi Horback, husband and wife known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

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



Notary Public

My Commission Expires: 02/21/2018





UPPER DUBLIN T O W N S H I P

370 Commerce Drive
Fort Washington, PA 19034-2617
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 will hold a meeting as required by the Township's Zoning Ordinance at the **Upper Dublin Public Library, Shanis Auditorium, 520 Virginia Drive, Fort Washington, PA 19034** on **Monday, January 22, 2024, at 7:30 PM**. During this meeting an application concerning 708 Prospect Avenue, Fort Washington, PA 19034 will be heard.

#2521: *Joseph Cosmides of 708 Prospect Avenue, Fort Washington, PA 19034* requests variances from Upper Dublin Township Zoning Code Section 255-43.B. to permit a side yard setback of 15.1 feet where 25 feet is required and to permit a maximum building coverage of 15.6% where 15% is allowed for the construction of a two-story addition. The Property is Zoned A Residential. Potential vote upon Application #2521.

All residents of Upper Dublin Township interested in the above application may be heard or can comment in advance to meeting@upperdublin.net no less than 5 days before the meeting. 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.

A handwritten signature in blue ink, appearing to read "Alison Giles".

Alison Giles
Zoning Officer & Planning Coordinator
215-643-1600 ex. 3213
Agiles@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. If you are not able to attend the hearing, written comments may be entered into the record by submitting them in advance to the Community Planning & Zoning Department.

Advertisement Dates: January 7 and 14, 2024 — *Ambler Gazette*

COSMIDES JOSEPH PETER & LYNCH MARY
CATHERINE
708 PROSPECT AVENUE
FORT WASHINGTON PA 19034

JOWETT EDWARD S & NORRETT JOAN
702 PROSPECT AVE
FORT WASHINGTON PA 19034-1326

FENDERSON BRUCE A & FAITH F
PO BOX 296
AMBLER PA 19002

TREITEL JONATHAN A & FELDMAN
STEPHANIE B
710 PROSPECT AVE
FORT WASHINGTON PA 19034

WATSON BRIAN L & PINILLOS GEORGETTE
314 LOCUST RD
FORT WASHINGTON PA 19034-1428

MARIOTZ CHARLES R & ELIZABETH L
315 ELLIGER AVE
FORT WASHINGTON PA 19034

MILLER THOMAS ANDREW & MICHELE
BRANT
706 PROSPECT AVE
FT WASHINGTON PA 19034

DANIELS SARAH & ETHAN
707 HARTRANFT AVE
FORT WASHINGTON PA 19034

KOCH JOHN C JR & CHERYL A
451 ELLIGER AVE
FORT WASHINGTON PA 19034

CORKERY GERARLD T JR
1202 PROSPECT AVE
FORT WASHINGTON PA 19034

LORENC JOHN & JANET
307 LOCUST RD
FT WASHINGTON PA 19034

JUELIS MARK & GERHARD KRISTA
310 LOCUST RD
FORT WASHINGTON PA 19034-1428

MOORE BRANDON J & KELLY A
404 ELLIGER AVE
FORT WASHINGTON PA 19034

TEST BETTINA P
705 HARTRANFT AVE
FORT WASHINGTON PA 19034

GARRETT MARVIN S & DEBORAH A
709 HARTRANFT AVE
FORT WASHINGTON PA 19034-1319

GAMBONE MEGAN M & MARC
400 ELLIGER AVE
FORT WASHINGTON PA 19034

LUCARD FRANKLIN G & KAREN C
310 ELLIGER AVE
FORT WASHINGTON PA 19034-1404

CAVANAUGH SHANNON & RYAN
711 HARTRANFT AVE
FORT WASHINGTON PA 19034

KINGERY MICHAEL C & HILARY
704 PROSPECT AVE
FORT WASHINGTON PA 19034-1326

COSMO VITO & ROSANNE
800 PROSPECT AV
FORT WASHINGTON PA 19034

LUNNEY MARK D & NANCY
410 ELLIGER AVE
FORT WASHINGTON PA 19034-1302

KANE DANIEL BERNARD & KANE JAMIE
DONAHUE
707 PROSPECT AVE
FORT WASHINGTON PA 19034

OGARA TIMOTHY S & JUNGLAS-OGARA
SARA
429 ELLIGER AVE
FORT WASHINGTON PA 19034

KING MICHAEL S & JESSICA W
305 LOCUST RD
FORT WASHINGTON PA 19034-1427

CAULFIELD MICHAEL
711 PROSPECT AVE
FORT WASHINGTON PA 19034-1325

HARWICK JOHN & REBECCA
408 ELLIGER AVE
FORT WASHINGTON PA 19034-1302

HALLMAN DONALD L & PATRICIA L
609 HARTRANFT AVE
FORT WASHINGTON PA 19034-1317

FRENTZEN HENRY J & DONNA
406 ELLIGER AVE
FORT WASHINGTON PA 19034

LUNNEY BRIAN G & JEANNE M
700 PROSPECT AVE
FORT WASHINGTON PA 19034-1326

DEASY RICHARD P & SUSAN I
311 ELLIGER AVE
FORT WASHINGTON PA 19034-1403

SPECTOR MICAH & EMILY R
701 HARTRANFT AVE
FORT WASHINGTON PA 19034

BARRETT MARGARET J
412 ELLIGER AVE
FORT WASHINGTON PA 19034

ZINKAND MICHAEL & MEREDITH
302 ELLIGER AVE
FORT WASHINGTON PA 19034

JENSEN FLORENCE F
308 ELLIGER AVE
FORT WASHINGTON PA 19034-1404

VINING ROBERT J & CATHERINE B
306 ELLIGER AVE
FORT WASHINGTON PA 19034-1404

DENNIS THEODORE S & LISA A
607 HARTRANFT AVE
FORT WASHINGTON PA 19034-1317

MCCLURE ANDREW THOMAS & SARAH ANN
325 BELLAIRE AVE
FORT WASHINGTON PA 19034

SCHERPBIER HARM & TITIA
405 BELLAIRE AVE
FORT WASHINGTON PA 19034-1307

MERCURIO STEVEN M & LAURIE A
410 WASHINGTON LN
FORT WASHINGTON PA 19034-1306

ROTH RICHARD E & LISA K
475 ELLIGER AVE
FORT WASHINGTON PA 19034-1301

SAWYER DAVID & CAROLYN
406 WASHINGTON LN
FT WASHINGTON PA 19034

WATT DANIEL E & JULIA F
316 BELLAIRE AVE
FORT WASHINGTON PA 19034

BERNSTEIN RICHARD E & POPECK G
611 HARTRANFT AVE
FORT WASHINGTON PA 19034-1317

WEIHENMAYER LAUREN E
314 WASHINGTON LN
FORT WASHINGTON PA 19034

HERON COLLEEN & CALLAHAN PAUL
712 SPRING AVE
FORT WASHINGTON PA 19034

SIMOLA FRANCIS L JR & ALICE
309 ELLIGER AVE
FORT WASHINGTON PA 19034

MURRAY BRUCE J & ANNE F
495 ELLIGER AVE
FORT WASHINGTON PA 19034

CALLAHAN PAUL & COLLEN
716 SPRING AVE
FORT WASHINGTON PA 19034

GILL BRIAN T & AMY S
303 LOCUST RD
FORT WASHINGTON PA 19034-1427

EVERETT KYLE & KRISTEN
408 WASHINGTON LN
FT WASHINGTON PA 19034

ZEGA JAMES A & JENNIFER M P
413 BELLAIRE AVE
FORT WASHINGTON PA 19034-1307

POSEY JAMES D & CHRISTINE T
400 WASHINGTON LN
FORT WASHINGTON PA 19034-1306

YOON PETER & JUDY E
305 ELLIGER AVE
FORT WASHINGTON PA 19034-1403

BJORHUS ERIK & EMILY
306 WASHINGTON LN
FT WASHINGTON PA 19034

ADAMS BLAINE MILLS
402 WASHINGTON LN
FT WASHINGTON PA 19034

WOLF ELMER & JANE
314 WASHINGTON LN
FORT WASHINGTON PA 19034

MCCLUSKEY CHARLOTTE
302 LOCUST RD
FORT WASHINGTON PA 19034

DEMERS ERIN M & MICHAEL T
306 LOCUST RD
FORT WASHINGTON PA 19034-1428

DURKIN REGINA T
310 WASHINGTON LN
FORT WASHINGTON PA 19034-1422

POTTS WILLIAM N JR
800 SPRING AVE
FORT WASHINGTON PA 19034-1414

POTTS WILLIAM N JR
800 SPRING AVE
FORT WASHINGTON PA 19034

CASTER SHOSHANNA
702 HARTRANFT AVE
FORT WASHINGTON PA 19034

PEFFALL CHRISTOPHER & VANESSA
708 HARTRANFT AVE
FORT WASHINGTON PA 19034

POWELL ELIZABETH A
710 HARTRANFT AVE
FORT WASHINGTON PA 19034-1320

CLARK E BRUCE & BARBARA C
515 PROSPECT AVE
FORT WASHINGTON PA 19034

LAMBERT PHELPS & VERONIKA
320 BELLAIRE AVE
FORT WASHINGTON PA 19034-1424

HOGAN MICHAEL P & MEGAN W
706 HARTRANFT AVE
FORT WASHINGTON PA 19034-1320

ZAMBELLI MICHAEL K & CAROL A
712 HARTRANFT AVE
FORT WASHINGTON PA 19034-1320

BANCHIK CECILIA M
704 HARTRANFT AVE
FORT WASHINGTON PA 19034

KELLY JOSEPH E & ALLISON S
414 WASHINGTON LN
FORT WASHINGTON PA 19034

DEGROAT R MICHAEL & KIMBERLY
714 HARTRANFT AVE
FORT WASHINGTON PA 19034

NOTICE OF PUBLIC HEARING

BEFORE ZONING HEARING BOARD
UPPER DUBLIN TWP., MONTG. CO., PA

2521

A hearing will be held on the application of:

Joseph Cosmides

in the Shanis Auditorium at Upper Dublin Township Library, 520
Virginia Drive, Fort Washington, PA. 19034, to hear & take
testimony on the following applications:

Monday, January 22, 2024 @ 7:30 P.M.

The property involved is on:

708 Prospect Avenue

#2521: *Joseph Cosmides of 708 Prospect Avenue, Fort Washington, PA 19034 requests variances from Upper Dublin Township Zoning Code Section 255-43.B. to permit a side yard setback of 15.1 feet where 25 feet is required and to permit a maximum building coverage of 15.6% where 15% is allowed for the construction of a two-story addition. The Property is Zoned A Residential. Potential vote upon Application #2521.*

The Zoning Hearing Board may also consider action on any pending court appeals.

All residents of Upper Dublin Township interested in the above applications may appear and be heard or can comment in advance to meeting@upperdublin.net no less than 5 days before the meeting. 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.

Zoning Hearing Board of Upper Dublin Township

By: Alison Giles, Zoning Officer

agiles@upperdublin.net

Jan 10, 2024 at 12:59:57 PM
706 Prospect Ave
Fort Washington PA 19034
United States



Property Location: 708 Prospect Avenue / PARID: 540013558005		Date: 2023-12-06
Zoning District: A	Owner Name: Joseph Cosmides & Mary Lynch	Lot Size: 13,986

Part A - Building Coverage

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
House		x		=	1383	Per civil engineer survey attached
Garage		x		=		
Shed		x		=	125	Per civil engineer survey attached
Gazebo		x		=		
		x		=		
		x		=		

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

House		x	=	667	Proposed addition
		x	=		
		x	=		
		TOTAL - PART A:		2175	

Total - Part A:	2175	÷	Lot Size:	13986	=	% of Building Coverage:	15.5%
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Part B - Impervious Surface

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
Driveway		x		=	644	
Walkways		x		=	87	
Patio		x		=	159	Patio removed in proposal subtract 159
Deck		x		=		
Sports Court		x		=		
Pool (Water Surface)		x		=		
Pool (Decking)		x		=		
		x		=		
		x		=		

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

Walkway/misc		x		=	16	New walkway impervious
		x		=		
		x		=		
		x		=		
			TOTAL - PART B:		747	

Total - Part B:	747	÷	Lot Size:	13986	=	% of Impervious Surface:	5.3%
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% of Building Coverage from Part A Above:	15.5%	+	% of Impervious Surface from Part B Above:	5.3%	=	TOTAL % OF IMPERVIOUS AREA	20.8%
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The above information has been completed to the best of my knowledge.

Joseph Cosmides

jcosmides@gmail.com

856-220-6159

Completed by (Printed Name)

Email Address

Phone
2023-12-06

Signature of Person Completing Form

Date _____

Architectural drawing of the exterior elevation of the Old Store Building. The drawing shows a two-story structure with a gabled roof. The main body of the building is labeled "OLD STORE BUILDING" and features a large central window with multiple panes. To the right, a smaller section is labeled "OLD STORE ADDITION" and includes a chimney. The drawing also shows a small porch area on the left side. The overall style is a detailed line drawing with hatching for shading.

This architectural drawing shows the exterior elevation of a two-story house. The house features a gabled roof with a chimney on the right side. The facade is divided into three vertical sections: a central section with horizontal siding and a small porch, and two side sections with a brick pattern. The central section has a small porch with a gabled roof supported by two columns. The side sections have windows of various sizes, including a large multi-paned window on the left and a smaller one on the right. The drawing is labeled 'TWO STOREY HOUSE' at the top and 'TWO STOREY HOUSE' at the bottom. Dimensions are provided for the overall height and width of the house.

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REV #	REV. Date	REV. Reason

Plans, specifications, reports, documents, or other information recorded on or transmitted in electronic form are subject to unrestricted storage, after classification is withdrawn, due to, among other things, transience, immaturity, media degradation and the like. Plans, specifications, reports, documents are suitable for international purpose only and not for use and product nor as a record document. Any release program is deemed to be unworkable and impracticable.

PA Registration RA07519

phillips associates
architects / interiors / planners
11111 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024
Tel: (310) 276-1111 Fax: (310) 276-1112
www.phillipsassoc.com

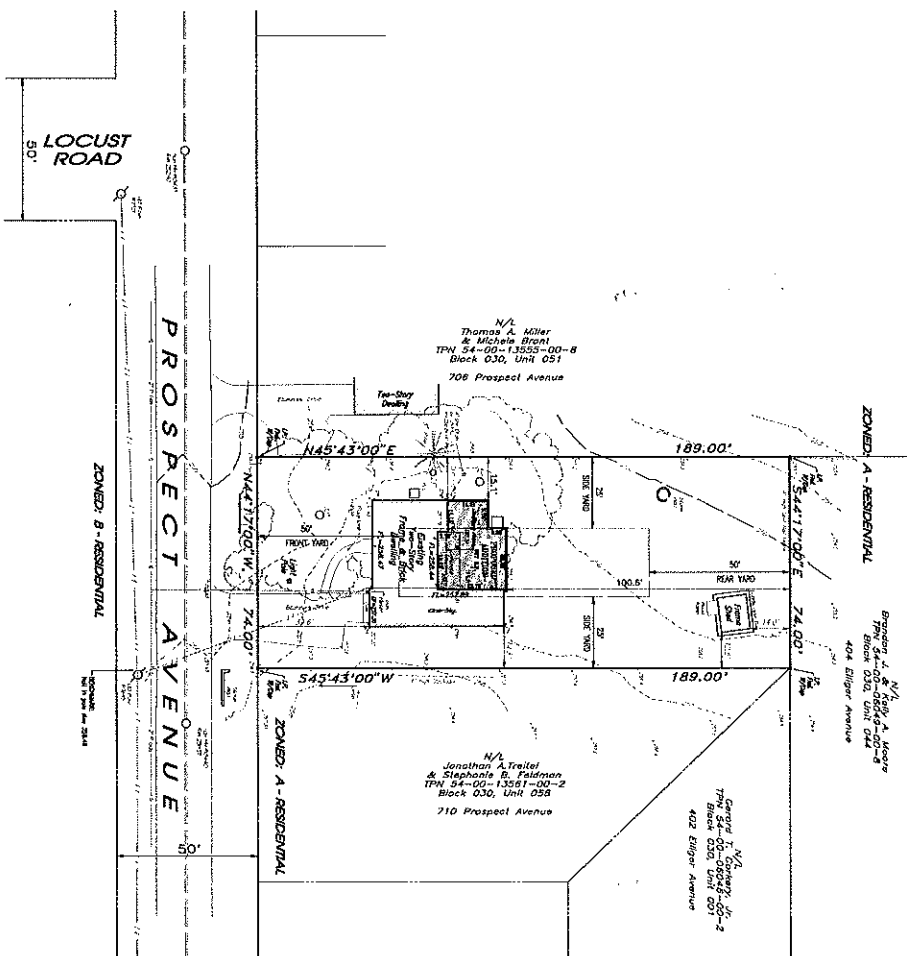
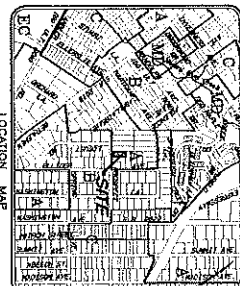
Joe & Mary Cosmides
RENOVATIONS / ADDITIONS
708 Prospect Avenue
FL Washington, PA 19034
EXISTING & PROPOSED
ELEVATIONS

PROJECT NO. 023 102
DRAWN BY JLO
DATE

SKI



For information call 1-800-253-17
or write to: Dept. of Health and Human Services
4570 Old Orchard Road, Suite 100
Baltimore, MD 21206

[illegible]

SCALE: 1" = 1000'

ZONE: 'A' RESIDENTIAL DISTRICT				
	2.0 SEC. (A)	REQUIRED	EXISTING	PROPOSED
LOT 123	250-344 (A)	Single Family Detached	15,000 S.F.	Single Family Detached
LOT 124	250-345	16,000 S.F.	15,000 S.F.	12,000 S.F.
LOT 125		20.0 FT.	74.0 FT.	74.0 FT.
LOT 126		20.0 FT.	20.0 FT.	20.0 FT.
LOT 127		20.0 FT.	14.0 FT.	14.0 FT.
LOT 128		20.0 FT.	10.0 FT.	10.0 FT.
LOT 129		20.0 FT.	10.0 FT.	10.0 FT.
LOT 130		20.0 FT.	10.0 FT.	10.0 FT.
LOT 131		20.0 FT.	10.0 FT.	10.0 FT.
LOT 132		20.0 FT.	10.0 FT.	10.0 FT.
LOT 133		20.0 FT.	10.0 FT.	10.0 FT.
LOT 134		20.0 FT.	10.0 FT.	10.0 FT.
LOT 135		20.0 FT.	10.0 FT.	10.0 FT.
LOT 136		20.0 FT.	10.0 FT.	10.0 FT.
LOT 137		20.0 FT.	10.0 FT.	10.0 FT.
LOT 138		20.0 FT.	10.0 FT.	10.0 FT.
LOT 139		20.0 FT.	10.0 FT.	10.0 FT.
LOT 140		20.0 FT.	10.0 FT.	10.0 FT.
LOT 141		20.0 FT.	10.0 FT.	10.0 FT.
LOT 142		20.0 FT.	10.0 FT.	10.0 FT.
LOT 143		20.0 FT.	10.0 FT.	10.0 FT.
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LOT 288		20.0 FT.	10.0 FT.	10.0 FT.
LOT 289		20.0 FT.	10.0 FT.	10.0 FT.
LOT 290		20.0 FT.	10.0 FT.	10.0 FT.
LOT 291		20.0 FT.	10.0 FT.	10.0 FT.
LOT 292		20.0 FT.	10.0 FT.	10.0 FT.
LOT 293		20.0 FT.	10.0 FT.	10.0 FT.
LOT 294		20.0 FT.	10.0 FT.	10.0 FT.
LOT 295		20.0 FT.	10.0 FT.	10.0 FT.
LOT 296		20.0 FT.	10.0 FT.	10.0 FT.
LOT 297		20.0 FT.	10.0 FT.	10.0 FT.
LOT 298		20.0 FT.	10.0 FT.	10.0 FT.
LOT 299		20.0 FT.	10.0 FT.	10.0 FT.
LOT 300		20.0 FT.	10.0 FT.	10.0 FT.
LOT 301		20.0 FT.	10.0 FT.	10.0 FT.
LOT 302		20.0 FT.	10.0 FT.	10.0 FT.
LOT 303		20.0 FT.	10.0 FT.	10.0 FT.
LOT 304		20.0 FT.	10.0 FT.	10.0 FT.
LOT 305		20.0 FT.	10.0 FT.	10.0 FT.
LOT 306		20.0 FT.	10.0 FT.	10.0 FT.
LOT 307		20.0 FT.	10.0 FT.	10.0 FT.
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LOT 317		20.0 FT.	10.0 FT.	10.0 FT.
LOT 318		20.0 FT.	10.0 FT.	10.0 FT.
LOT 319		20.0 FT.	10.0 FT.	10.0 FT.
LOT 320		20.0 FT.	10.0 FT.	10.0 FT.
LOT 321		20.0 FT.	10.0 FT.	10.0 FT.
LOT 322		20.0 FT.	10.0 FT.	10.0 FT.
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LOT 363		20.0 FT.	10.0 FT.	10.0 FT.
LOT 364		20.0 FT.	10.0 FT.	10.0 FT.
LOT 365		20.0 FT.	10.0 FT.	10.0 FT.
LOT 366		20.0 FT.	10.0 FT.	10.0 FT.
LOT 367		20.0 FT.	10.0 FT.	10.0 FT.
LOT 368		20.0 FT.	10.0 FT.	10.0 FT.
LOT 369		20.0 FT.	10.0 FT.	10.0 FT.
LOT 370		20.0 FT.	10.0 FT.	10.0 FT.
LOT 371		20.0 FT.	10.0 FT.	10.0 FT.
LOT 372		20.0 FT.	10.0 FT.	10.0 FT.
LOT 373		20.0 FT.	10.0 FT.	10.0 FT.
LOT 374		20.0 FT.	10.0 FT.	10.0 FT.
LOT 375		20.0 FT.	10.0 FT.	10.0 FT.
LOT 376		20.0 FT.	10.0 FT.	10.0 FT.
LOT 377		20.0 FT.	10.0 FT.	10.0 FT.
LOT 378		20.0 FT.	10.0 FT.	10.0 FT.

OCEANIC MATERIALS AREA	
SHEDDING	1,200 S.F.
SHED	120 S.F.
SHEDDING	104 S.F.
PAINT	150 S.F.
WALK	87 S.F.
TOTAL	7,700 S.F.

PROPOSED IMPROVEMENTS	
SHEDDING	
SHED	
SHEDDING	
PAINT	
WALK	
TOTAL	

NET INCREASE IN DIFFERENTIAL SURFACES = 324 J.

REFERENCE PLANS:



- 2) Subdivision plan of property of Flomston Homes Inc., Elliger Park East Washington by C. Raymond Weir, dated October 7, 1951, Drawing No. Y-015.

NOTES

1. *Barometric altimetry*: pressure is measured and used to estimate field elevation. This method is not very accurate, but it is useful for rough estimates of elevation. It is not recommended for use in areas with significant temperature and humidity variations.
2. *Global Positioning System (GPS)*: This method uses satellite technology to determine location. It is very accurate and is the preferred method for field research. It is recommended for use in all areas.
3. *Topographic maps*: These maps show contour lines and elevation. They are useful for planning routes and estimating elevation. They are not as accurate as GPS, but they are useful for general orientation.
4. *Handheld altimeters*: These devices measure pressure and convert it to elevation. They are useful for quick estimates of elevation. They are not as accurate as GPS, but they are useful for general orientation.
5. *Barometric altimeters*: These devices measure pressure and convert it to elevation. They are useful for quick estimates of elevation. They are not as accurate as GPS, but they are useful for general orientation.
6. *Handheld altimeters*: These devices measure pressure and convert it to elevation. They are useful for quick estimates of elevation. They are not as accurate as GPS, but they are useful for general orientation.
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10. *Handheld altimeters*: These devices measure pressure and convert it to elevation. They are useful for quick estimates of elevation. They are not as accurate as GPS, but they are useful for general orientation.

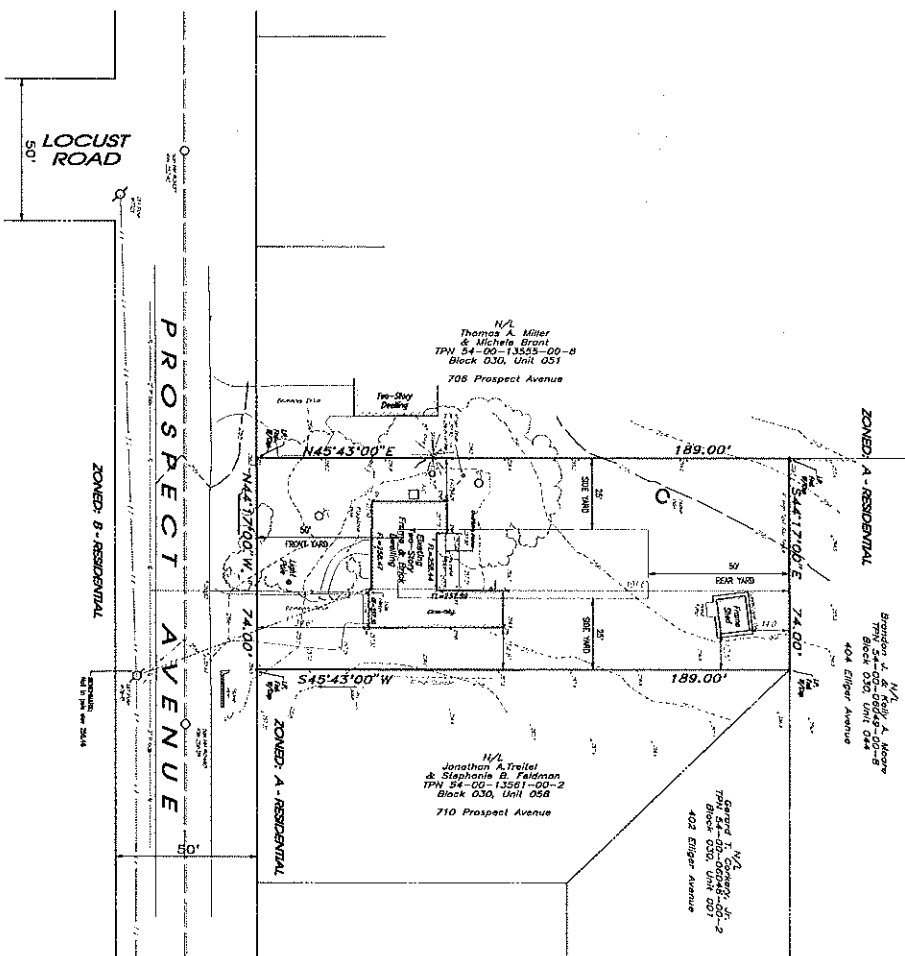
PARCEL INFORMATION

SITE AREA 1.5606 S.F. or 0.3211 Acres
 PARCEL 54-00-15588-00-5
 BLOCK / UNIT 20 / 047
 OCCUPANT J. COSMIDES & WARY C. LYNCH
 ADDRESS 704 PROSPECT AVENUE
 DEED BOOK/PAGE 583B-01381
 ZONING DISTRICT 1X RESIDENTIAL

DATE REQUESTED BY JOB NO. SHEET NO. OF	BUILDING PERMIT PLAN OF 708 PROSPECT AVENUE UPPER OAKTON TOWNSHIP, MONTGOMERY COUNTY, PA. PREPARED FOR JOSEPH P. COSMIDES & MARY C. LYNCH	<table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DATE</th> <th style="width: 10%;">NO.</th> <th style="width: 50%;">REVISION</th> <th style="width: 10%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	DATE	NO.	REVISION	BY																																									CHARLES E. SHOEMAKER, INC. ENGINEERS & SURVEYORS 110 WESTON DRIVE MONTGOMERVILLE, PA. 18936 PHONE: 215-857-2165 FAX: 215-978-7791 E-MAIL: charlie@ceshoemaker.com 	RECORD OWNER JOSEPH P. COSMIDES & MARY C. LYNCH 708 PROSPECT AVENUE FORT WASHINGTON, PA. 19034	
DATE	NO.	REVISION	BY																																														



PO BOX 100000, DALLAS, TX 75210-0000
 214 766 1000
 FAX 214 766 1001
 WWW.DALLASPOLICE.ORG

[illegible]

LOCATION MAP
SCALE: 1" = 1000'

[illegible]

REFERENCE PLANS

b) Subdivision Plan of Property of Swanston House Inc., Elmer Park Fort Washington by C. Raymond Wall, dated October 1, 1931, Drawing No. Y-013.

NOTES

- [illegible]

PARCEL INFORMATION

SITE AREA	13,550 S.F. or 0.3111 Acres
PARCEL	54-00-12540-00-5
BLOCK / UNIT	30 / 047
RECORD OWNER	JOSEPH P. COSMIDES & MARY C. LEMKE
ADDRESS	708 PROSPECT AVENUE
DEED BOOK/PAGE	5906-01351
ZONING DISTRICT	W- RESIDENTIAL

DATE NOVEMBER 14, 2003 JOB NO. DP-0309-2383 SHEET NO. 27186 2 OF 2	TOPOGRAPHICAL SURVEY PLAN OF 708 PROSPECT AVENUE UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PA. PREPARED FOR JOSEPH P. COSMIDES & MARY C. LYNCH
--	--

[illegible]

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-587-2185 FAX: 215-575-7791
E-MAIL: staff@ceshoemaker.com
SCALE 1" = 20'

RECORD OWNER
JOSEPH P. COSMIDES
& MARY C. LYNCH
708 PROSPECT AVENUE
FORT WASHINGTON, PA. 19034

Zoning Hearing Board Agenda Item Report

Meeting Date: January 22, 2024

Submitted by: Alison Giles

Submitting Department:

Item Type: Informational

Agenda Section:

Subject:

requests a variance from Section 255-43.1.A(2) to allow a front yard setback of 38 feet where 50 feet is required for the construction of a sunroom with home lift addition, and a special exception pursuant to Section 255-147 to allow the expansion of a nonconforming structure with respect to the existing front yard setback. The Property is Zoned A-1 Residential and is a corner lot. Potential vote upon application #2522.

Suggested Action:

Attachments:

[#2522 Application.pdf](#)

[#2522 Application Amendment.pdf](#)

[#2522 Receipt.pdf](#)

[#2522 Proof of Posting.pdf](#)

[proofofAd.pdf](#)

[#2522 Hearing Notice.pdf](#)

[#2522 Proof of Publication.pdf](#)

[#2522 Deed.pdf](#)

[#2522 Building & Impervious Coverage.pdf](#)

[#2522 Map of Survey.pdf](#)

[#2522 Photos.pdf](#)

[#2522 Site Plan.pdf](#)

[#2522 Neighbor Petitions.pdf](#)

1st Ad 1/7/21Date Received: 12/18/20
Fee Paid: \$500
/ 2nd Ad 1/19/21
Date of Hearing: 1/22/21

UPPER DUBLIN TOWNSHIP
ZONING HEARING BOARD
APPLICATION # 2522

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

Name of Applicant: Antoinette MacIntyre Name of Owner: Christopher & Antoinette MacIntyre
Address: 1680 Limerick Lane Address: 1680 Limerick Lane
City, State, Zip: Dresher, PA, 19025 City, State, Zip: Dresher, PA, 19025
Phone #: 215-896-9674 Phone #: 215-896-9674
Email: Amacintyre1@verizon.net Email: Camac3@verizon.net

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 Exemption 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>43.1</u>	Subsection <u>A</u>	Paragraph <u>2</u>
Chapter <u>255</u>	Section <u>147</u>	Subsection _____	Paragraph _____
Chapter _____	Section _____	Subsection _____	Paragraph _____
Chapter _____	Section _____	Subsection _____	Paragraph _____

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

Street Number: 1680 Street Name: Limerick Lane Deed Book: 5363 Page: 1674
Block Number: _____ Unit Number: _____ Parcel Number: 54-00-10438-00-2
Zoning District: A1 Served by Public Sewer (y/n): yes Served by Public Water (y/n): yes
Lot Size: 22,155 sf (0.509 ac) Lot Dimensions: 138.63'x157.67' Street Frontage: 132.34
Describe the present use of the property and the existing improvements: Single family residential dwelling

Describe the proposed use of the property and the proposed improvements: Single family residential dwellingHas 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 ☐ NoIf Yes, give name of subdivision: Aldenn Lair Date of approval by Township: Sept. 1966

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

See attached sheet for this request.

STATE OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY:

Antoinette + Christopher MacIntyre 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 18th day

of December, 2023

[Signature]
Notary Public

Property owner(s) must join in this application.

Sworn and subscribed to

before me, this 18th day

of December, 2023

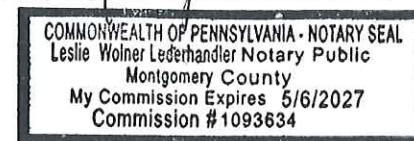
[Signature]
Notary Public

Antoinette MacIntyre
Applicant

Applicant



[Signature]
Owner
Antoinette MacIntyre
Owner



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.

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

We are requesting relief to allow for a 38 foot front yard setback along Arran Way, instead of the required 50 foot as part of an extension of an existing non-conformity. The existing dwelling was constructed in 1966 and the recorded plan at that time had a 25 foot front yard setback along the Arran Way frontage. The current zoning requirement of 50 feet places a large portion of the existing house within the front yard along Arran Way. The owners propose to construct a sunroom including a residential home lift for ADA access in a shaft from the lower level in the home. This lift is required due to the owner's disability and desire to age in place in the dwelling. The sunroom addition, home lift and the associated deck replacement are required to raise the floor elevations so that disabled access is achievable throughout the home. The only access feasible for this lift is located within the 50 foot setback requiring the sunroom to be placed within this location. The closest point the existing house encroaches into the setback is 40.19 feet however, due to the Arran Way setback not being parallel to the façade of the house the extension places the closest point of the proposed addition at 38 feet.

We believe the board should grant this variance for the following reasons. The proposed construction will remain along the house facade facing Arran Way. The proposed 38 Foot front yard setback is the minimum relief required to allow the construction. The only feasible location of the home lift is in the portion of the sunroom inside the front yard setback. Arran way is a dead-end street and the house addition will not change the character of the neighborhood. It will allow for the disabled homeowner to access all parts of the home and allow for aging in place.

The owners request a variance from Section 255-43.1.A to allow a front yard setback of 38 feet where 50 feet is required for the construction of a rear sunroom and home lift addition, and a special exception pursuant to 255-147 to allow the expansion of a nonconforming structure with respect to the existing front yard setback. The Property is zoned A1 Residential.

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

Date	Invoice #
12/19/2023	1636

PAID
12/19/2023

Christopher & Antoinette
MacIntyre
1680 Limerick Lane
Dresher, PA 19025

Item #	Description	Qty	Rate	Amount
01-361-3300	Zoning Hearing Board Fees		500.00	500.00

NOTE: 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.

Total	\$500.00
<hr/>	
Payments	-\$500.00

Balance Due	\$0.00
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NOTICE OF PUBLIC HEARING

BEFORE ZONING HEARING BOARD
UPPER DUBLIN TWP., MONTG. CO., PA

2522

A hearing will be held on the application of:

Antoinette MacIntyre

in the Shanis Auditorium at Upper Dublin Township Library, 520
Virginia Drive, Fort Washington, PA. 19034, to hear & take
testimony on the following applications:

Monday, January 22, 2024 @ 7:30 P.M.

The property involved is on:

1680 Limerick Lane

#2522: *Antoinette MacIntyre of 1680 Limerick Lane, Dresher, PA 19025* requests a variance from Section 255-43.1.A(2) to allow a front yard setback of 38 feet where 50 feet is required for the construction of a sunroom with home lift addition, and a special exception pursuant to Section 255-147 to allow the expansion of a nonconforming structure with respect to the existing front yard setback. The Property is Zoned A-1 Residential and is a corner lot. Potential vote upon application #2522.

The Zoning Hearing Board may also consider action on any pending court appeals. **All residents of Upper Dublin Township interested in the above applications may appear and be heard or can comment in advance to meeting@upperdublin.net no less than 5 days before the meeting. 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.**

Zoning Hearing Board of Upper Dublin Township

By: Alison Giles, Zoning Officer

agiles@upperdublin.net

Jan 10, 2024 at 11:14:49 PM
1680 Limerick Ln
Dresher PA 19025
United States



**Re: Legal Advertisement for Upcoming January 22, 2024 Zoning Hearing Board---
7:30PM START TIME**

Maureen Schmid <mschmid@montgomerynews.com>

Tue 1/2/2024 12:10 PM

To:Giles, Alison <agiles@upperdublin.net>

Cc:Joseph Bagley <joseph@bagleylawllc.com>;lenkarp@comcast.net <lenkarp@comcast.net>;David Brooman <dbrooman@highswartz.com>;Michael Luongo <MLuongo@highswartz.com>;Bauer, Geri <gbauer@upperdublin.net>; Downing, Gerry <gdowning@upperdublin.net>;Milnazik, Jeff <jmilnazik@upperdublin.net>;Conte, Jesse <jconte@upperdublin.net>;Stein, Katie <kstein@upperdublin.net>;Lohoefer, Rebecca <rlohoefer@upperdublin.net>;Carol Skipper <stenoskip@aol.com>

You don't often get email from mschmid@montgomerynews.com. [Learn why this is important](#)

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 Alison, I have scheduled it.

Maureen Schmid
Public Notices
307 Derstine Ave.
Lansdale, PA 19446
215-648-1066

On Tue, Jan 2, 2024 at 12:03 PM Giles, Alison <agiles@upperdublin.net> wrote:

Hello Maureen,

Upper Dublin Township kindly requests the attached advertisement for the **Monday, January 22** Zoning Hearing Board meeting appears in the Ambler Gazette on Sunday, 1/7 and Sunday, 1/14/2024.

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!
Alison

ALISON GILES

Zoning Officer & Planning Coordinator

Upper Dublin Township

370 Commerce Drive, Fort Washington, PA 19034

Zoning Code Ch. 255: [Chapter 255 ZONING \(amlegal.com\)](#)

📞 215.643.1600 x3213



UPPER DUBLIN T O W N S H I P

370 Commerce Drive
Fort Washington, PA 19034-2617
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 will hold a meeting as required by the Township's Zoning Ordinance at the **Upper Dublin Public Library, Shanis Auditorium, 520 Virginia Drive, Fort Washington, PA 19034** on **Monday, January 22, 2024, at 7:30 PM**. During this meeting an application concerning 1680 Limerick Lane, Dresher, PA 19025 will be heard.

#2522: *Antoinette MacIntyre of 1680 Limerick Lane, Dresher, PA 19025* requests a variance from Section 255-43.1.A(2) to allow a front yard setback of 38 feet where 50 feet is required for the construction of a sunroom with home lift addition, and a special exception pursuant to Section 255-147 to allow the expansion of a nonconforming structure with respect to the existing front yard setback. The Property is Zoned A-1 Residential and is a corner lot. Potential vote upon application #2522.

All residents of Upper Dublin Township interested in the above application may be heard or can comment in advance to meeting@upperdublin.net no less than 5 days before the meeting. 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.

A blue ink signature, likely of Alison Giles, consisting of a stylized 'A' followed by a series of loops and a final flourish.

Alison Giles
Zoning Officer & Planning Coordinator
215-643-1600 ex. 3213
Agiles@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. If you are not able to attend the hearing, written comments may be entered into the record by submitting them in advance to the Community Planning & Zoning Department.

Advertisement Dates: January 7 and 14, 2024 — *Ambler Gazette*

THOMPSON JON E & DEBORAH A
1649 ARRAN WAY
DRESHER PA 19025-1239

BOGLE DAVID M & EUELE MARY M
1657 ARRAN WY
DRESHER PA 19025

MCMANUS ARTHUR III & KATHLEEN
1652 DUBLIN RD
DRESHER PA 19025-1244

THOMPSON JON E & DEBORAH A

STEARNS JAMES & MARY B
1681 LIMERICK LN
DRESHER PA 19025-1225

MCMANUS ARTHUR III & KATHLEEN

HEARN DAVID A
1653 ARRAN WAY
DRESHER PA 19025

AQUA PENNSYLVANIA INC
762 LANCASTER AVE
BRYN MAWR PA 19010

GOLOMBEK MORGAN R & BARRY S
1676 LIMERICK LN
DRESHER PA 19025

ZITELLI WILLIAM E JR &

ROTH GEORGE M & GAIL R
1644 ARRAN WAY
DRESHER PA 19025-1240

PICCARI KENNETH D & ROBIN L
1646 DUBLIN RD
DRESHER PA 19025-1244

HOLIN ELLIOT J & SUSAN L
1661 TUCKERSTOWN RD
DRESHER PA 19025-1306

BARWIS HAROLD & ANNETTE
1658 DUBLIN RD
DRESHER PA 19025-1244

CALA KENNETH RYAN DANIEL & LAUREN M
1673 LIMERICK LN
DRESHER PA 19025-1225

GAY STEVEN & CAROLYN
1639 ARRAN WAY
DRESHER PA 19025-1239

MCKENNA CURRAN & BRITTNEY
1661 ARRAN WAY
DRESHER PA 19025-1239

JIANG CONG
1653 TUCKERSTOWN RD
DRESHER PA 19025-1306

EGOSI RICHARD S & SHARON J
1665 TUCKERSTOWN RD
DRESHER PA 19025-1306

CHARLES ROBERT S & AMY K
1657 TUCKERSTOWN RD
DRESHER PA 19025

MILLER NORMAN & MARILYN
1674 LIMERICK LN
DRESHER PA 19025-1226

EGOSI RICHARD S & SHARON J

MACINTYRE CHRISTOPHER A &
ANTOINETTE
DRESHER PA 19025-1226

MILLER JOSHUA P & RACHEL D
1642 DUBLIN RD
DRESHER PA 19025-1244

EGOSI RICHARD S & SHARON J

WEST WILLIAM TODD & DOREEN
1677 LIMERICK LANE
DRESHER PA 19025

THOMAS JOSEPH & BERARDI MARY BETH
1669 LIMERICK LN
DRESHER PA 19025

UPPER DUBLIN TWP
801 LOCH ALSH AVE
FORT WASHINGTON PA 19034-1651

UPPER DUBLIN TOWNSHIP
801 LOCH ALSH AVE
FT WASHINGTON PA 19034

PAUL SUSAN B
1649 TUCKERSTOWN RD
DRESHER PA 19025-1306

J & J INVEST NOW LLC
1670 LIMERICK LN
DRESHER PA 19025

STRYD ERIC J & ANDREA M
1661 LIMERICK LN
DRESHER PA 19025

MAYER WILLIAM T JR TR
1655 LIMERICK LN
DRESHER PA 19025-1225

MCCLAFFERTY ERIN & ERFLE MICHAEL J
1651 LIMERICK LN
DRESHER PA 19025-1225

MCCLAFFERTY ERIN & ERFLE MICHA

UTESCHER THOMAS
1666 LIMERICK LN
DRESHER PA 19025-1226

BLOOMGARDEN RAPHAEL T & ELLEN
1645 TUCKERSTOWN RD
DRESHER PA 19025-1306

SLADE ROBERT W & JOANNE M
1662 LIMERICK LN
DRESHER PA 19025-1226

**Re: Legal Advertisement for Upcoming January 22, 2024 Zoning Hearing Board---
7:30PM START TIME**

Maureen Schmid <mschmid@montgomerynews.com>

Tue 1/2/2024 12:10 PM

To:Giles, Alison <agiles@upperdublin.net>

Cc:Joseph Bagley <joseph@bagleylawllc.com>;lenkarp@comcast.net <lenkarp@comcast.net>;David Brooman <dbrooman@highswartz.com>;Michael Luongo <MLuongo@highswartz.com>;Bauer, Geri <gbauer@upperdublin.net>; Downing, Gerry <gdowning@upperdublin.net>;Milnazik, Jeff <jmilnazik@upperdublin.net>;Conte, Jesse <jconte@upperdublin.net>;Stein, Katie <kstein@upperdublin.net>;Lohoefer, Rebecca <rlohoefer@upperdublin.net>;Carol Skipper <stenoskip@aol.com>

You don't often get email from mschmid@montgomerynews.com. [Learn why this is important](#)

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 Alison, I have scheduled it.

Maureen Schmid
Public Notices
307 Derstine Ave.
Lansdale, PA 19446
215-648-1066

On Tue, Jan 2, 2024 at 12:03 PM Giles, Alison <agiles@upperdublin.net> wrote:

Hello Maureen,

Upper Dublin Township kindly requests the attached advertisement for the **Monday, January 22** Zoning Hearing Board meeting appears in the Ambler Gazette on Sunday, 1/7 and Sunday, 1/14/2024.

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!
Alison

ALISON GILES

Zoning Officer & Planning Coordinator

Upper Dublin Township

370 Commerce Drive, Fort Washington, PA 19034

Zoning Code Ch. 255: [Chapter 255 ZONING \(amlegal.com\)](#)

📞 215.643.1600 x3213

RECORDER OF DEEDS
MONTGOMERY COUNTY PENNSYLVANIA
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

**I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA**



Jeanne Sorg

Jeanne Sorg, Recorder of Deeds



File No. R-6073

Parcel ID No. 54-00-10438-00-2

This Indenture, made the 29th day of May, 2001,

Between

MARLENE M. CIRANOWICZ

REALTY TRANS TAX PAID	
STATE	2,660.00
LOCAL	2,660.00
PER	<i>AM</i>

13.00
13.00
5.00
2.00

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

CHRISTOPHER A. MACINTYRE, married, and ANTOINETTE MACINTYRE, married

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

Witnesseth, that the said Grantor for and in consideration of the sum of **TWO HUNDRED SIXTY SIX THOUSAND DOLLARS and 00/100 (\$266,000.00)** lawful money of the United States of America, unto her well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, Situate in the Township of Upper Dublin, County of Montgomery and Commonwealth of Pennsylvania, more particularly described as follows according to a Certain Plan thereof known as Subdivision Plan Section Number 2, "Aidenn Lair" Extension Number 1, made by C. Raymond Weir Association, Inc., dated May 19, 1966, said Plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania, in Plan Book B-12 page 30, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Limerick Lane (50 feet wide), said point being at the distance of 15.71 feet measured on the arc of a circle curving to the right having a radius of 10 feet from a point of curve on the Northwesterly side of Aaron Way (50 feet wide); thence extending from said point of beginning along the Northeasterly side of Limerick Lane the three following courses and distances: (1) North 50 degrees 22 minutes 40 seconds West 51.18 feet to a point of curve; (2) Northwestwardly on the arc of a circle curving to the right having a radius of 250 feet the arc distance of 31.45 feet to a point of tangent and (3) North 43 degrees 10 minutes 10 seconds West 46 feet to a point; thence extending North 46 degrees 49 minutes 50 seconds East 176 feet to a point; thence extending South 43 degrees 10 minutes 10 seconds East 117.02 feet to a point on the Northwesterly side of Aaron Way aforesaid; thence extending South 39 degrees 37 minutes 20 seconds West along the Northwesterly side of Aaron Way 157.67 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet to the first mentioned point of tangent and place of beginning.

BEING Known as 1680 Limerick Lane.

MONTGOMERY COUNTY COMMISSIONERS' REGISTRY
54-00 10438 00 2 UPPER DUBLIN
1680 LIMERICK LN
CIRANOWICZ MAYER & MARLENE M
B 0110 U 019 L 1101 DATE: 06/04/01

RECORDED

BB-5363PG1674



BEING THE SAME PREMISES which Raymond T. Pearson, by Deed dated March 29, 1979, recorded in the Recorder of Deeds Office of Montgomery County in Deed Book 4398 page 131 &c., granted and conveyed unto Mayer Ciranowicz and Marlene M. Ciranowicz, his wife, in fee.

AND THE SAID Mayer Ciranowicz has since departed this life on or about October 15, 1996, whereby title to the above described premises vested in Marlene M. Ciranowicz, her heirs and assigns, 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 her, 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 herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that she, the said Grantor, and her 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 her, the said Grantor, and her heirs, 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 her hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

[Signature]

Marlene M. Ciranowicz (SEAL)
Marlene M. Ciranowicz

#11024	
UPPER DUBLIN TWP	2660.00
STATE STAMP	2660.00
TOTAL	5320.00
CHECK	2660.00
CHECK	2660.00
ITEM 2	
06-18-01 MON #1	CASH-10 0733 10:05T

ISSUED 03/01

DB 5363 PG 1675



Commonwealth of Pennsylvania :
County of Montgomery : ss

On this the 29th day of May, 2001, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Montgomery, the undersigned Officer, personally appeared Marlene M. Cranowicz, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Notary Public
My commission expires

NOTARIAL SEAL
ROBERT J. DICERBO, Notary Public
Lower Gwynedd Twp., Montgomery Co.
My Commission Expires March 4, 2004

The address of the above-named Grantees is:

1680 LIMERICK LAKE
DRESHBA, PA. 19025

On behalf of the Grantees

File No. R-6073

Record and return to:
Reliance Abstract Company
768 North Bethlehem Pike
Suite 102
Lower Gwynedd, PA 19002

ISSUED 07/01

DB5363PG1676

at certified copy of the original of the records of the County of Montgomery, Pennsylvania, and against all and every person claiming by, through, under or in opposition to the same.

BUILDING & IMPERVIOUS COVERAGE FORM

Property Location: 1680 Limerick Lane		Date:
Zoning District: A1	Owner Name: Christopher & Antoinette MacIntyre	Lot Size: 21,593 sf

Part A - Building Coverage

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
House		x		=	2,170	Includes Rear Porch Area
Garage		x		=		
Shed		x		=	196	
Gazebo		x		=		
		x		=		
		x		=		
NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:						
Rear Porch Expansion		x		=	168	
		x		=		
		x		=		
TOTAL - PART A:					2,534	

Total - Part A:	2,534 sf	÷	Lot Size:	21,593 sf	=	% of Building Coverage:	11.74%
------------------------	-----------------	---	------------------	------------------	---	--------------------------------	---------------

Part B - Impervious Surface

EXISTING	Length	x	Width	=	Square Feet	Notes / Removals / Reductions
Driveway		x		=	792	
Walkways		x		=	337	
Patio		x		=		
Deck		x		=	282	
Sports Court		x		=		
Pool (Water Surface)		x		=		
Pool (Decking)		x		=		
Existing Walkway Removal		x		=	-106	Remove 106 sf existing walkway for proposed construction
		x		=		
NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:						
Deck Additions		x		=	97	Main deck additional and new entrance deck
New Walkway		x		=	8	Additional existing walkway replacement.
		x		=		
		x		=		
TOTAL - PART B:					1,460	

Total - Part B:	1,460 sf	÷	Lot Size:	21,593 sf	=	% of Impervious Surface:	6.76%
------------------------	-----------------	---	------------------	------------------	---	---------------------------------	--------------

% of Building Coverage from Part A Above:	11.74%	+	% of Impervious Surface from Part B Above:	6.76%	=	TOTAL % OF IMPERVIOUS AREA	18.50%
--	---------------	---	---	--------------	---	-----------------------------------	---------------

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

Christopher MacIntyre

Camac3@verizon.net

215-896-9675

Completed by (Printed Name)

Email Address

Phone

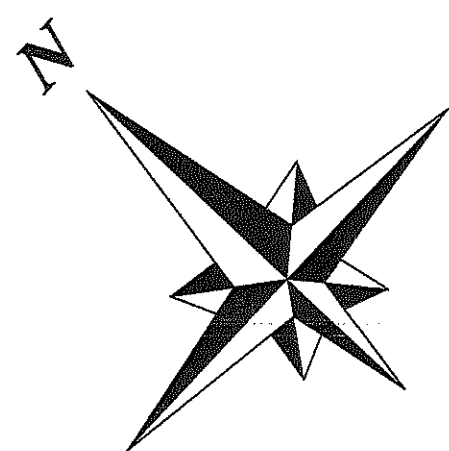
Christopher A MacIntyre

Digitally signed by Christopher A MacIntyre
Date: 2023.11.21 11:38:11 -05'00'

11/21/2023

Signature of Person Completing Form

Date



N/L
UPPER DUBLIN TOWNSHIP
PARCEL ID# 54-00-09850-01-4

NOTES

OUTBOUND DESCRIPTION BASED ON DEED BOOK 5363, PAGE 1674, SUBDIVISION PLAN OF SECTION 2 AIDENN LAIR EXTENSION NO. 1 RECORDED IN PLAN BOOK B-12, PAGE 30, ADJACENT DEEDS AND FIELD VERIFIED BY ACTUAL FIELD SURVEY.
TOPOGRAPHY FROM FROM ACTUAL FIELD SURVEY.

THIS MAP OF SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.

GRID NORTH BASED ON DEED MERIDIAN TIES TO AN ARBITRARY COORDINATE SYSTEM.

ELEVATIONS TIED TO NAD88.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING LOCATIONS OF ABOVEGROUND STRUCTURES AND INFORMATION FROM PA ONE CALL NUMBERS 20233180747. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION OF THESE UNDERGROUND UTILITIES AND / OR STRUCTURES, NOR DOES THE SURVEYOR GUARANTEE THAT ALL UNDERGROUND UTILITIES AND/OR STRUCTURES ARE SHOWN. SUBSURFACE UTILITY ENGINEERING QUALITY LEVELS ARE BASED UPON ASCE/UESI/CI 38-22.

ZONING DATA

A-1 RESIDENTIAL

REGULATION	REQUIRED	EXISTING
MINIMUM LOT AREA	26,000 S.F.	22,155 S.F.
MINIMUM LOT WIDTH AT BUILDING LINE	120'	194'
MINIMUM FRONT YARD	50'	60.1'
MINIMUM SIDE YARD *	25'	35.4'
MINIMUM REAR YARD	50'	71.0'
MAXIMUM IMPERVIOUS	25%	17.15%
MAXIMUM BUILDING COVER	15%	9.71%

* BUILDING SETBACK ALONG ARRAN WAY DEFINED AS 25' SIDE YARD PER RECORD SUBDIVISION PLAN.

Parcel ID Number# 54-00-10438-00-2
LOT AREA

22,155 SQ. FT./0.509 ACRE

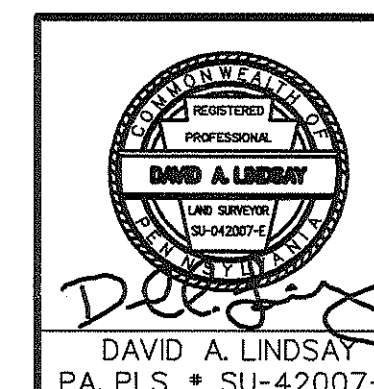
MAP OF SURVEY
PREPARED FOR
Christopher A. MacIntyre
and
Antoinette MacIntyre

1680 LIMERICK LANE, UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PREPARED BY
DAVID A. LINDSAY
PROFESSIONAL LAND SURVEYOR

290 W. GREENWOOD AVENUE
LANSOWNE, PENNSYLVANIA 19050
610-623-0834

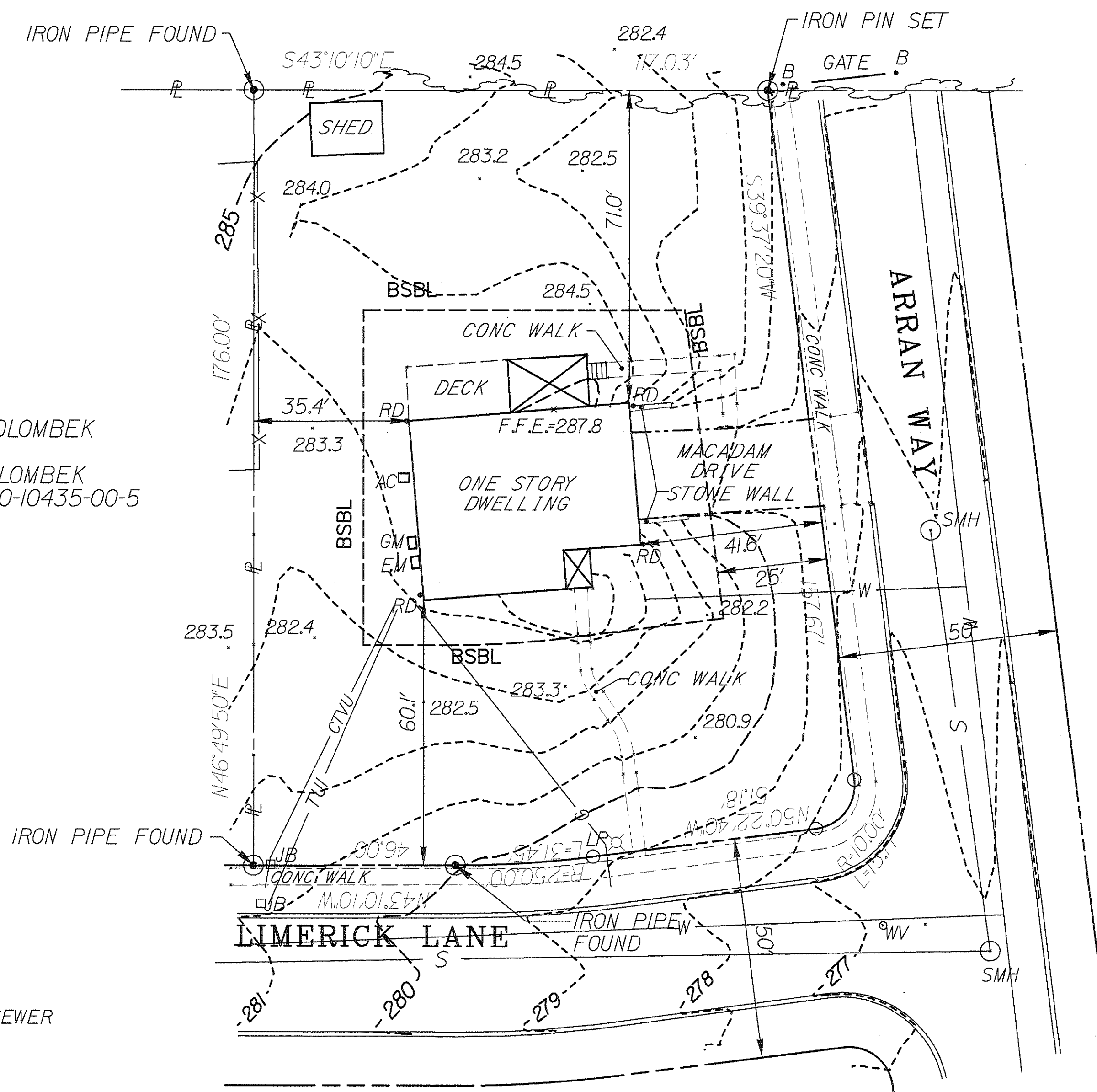
DATE 11/12/2023	SCALE 1" = 20'	SHEET NO. 1 of 1
PROJECT NO. 10723	DRAWING NO. 10723-D-101	



LEGEND

	LEGAL R/W LINE
	PROPERTY LINE
	EDGE OF PAVING
	CURBLINE
	MAJOR CONTOUR (5' INTERVAL)
	MINOR CONTOUR (1' INTERVAL)
	BUILDING SETBACK LINE
	EXISTING BUILDING
	UNDERGROUND ELECTRIC - PECO
	UNDERGROUND CABLE - COMCAST
	UNDERGROUND TELEPHONE - VERIZON
	WATER - BUCKS COUNTY WATER AND SEWER
	GAS - PECO
	SEWER - BUCKS COUNTY WATER AND SEWER
	FIRST FLOOR ELEVATION
	BOLLARD
	LIGHT POLE
	ROOF DRAIN
	SANITARY MANHOLE
	UTILITY JUNCTION BOX
	GAS METER
	ELECTRIC METER
	WATER VALVE
	AC COMPRESSOR

N/L
MORGAN R. GOLOMBEK
AND
BARRY S. GOLOMBEK
PARCEL ID# 54-00-10435-00-5



20 0 20 40
SCALE IN FEET

1680 Limerick Lane Photos:

Front



Rear



Left Side

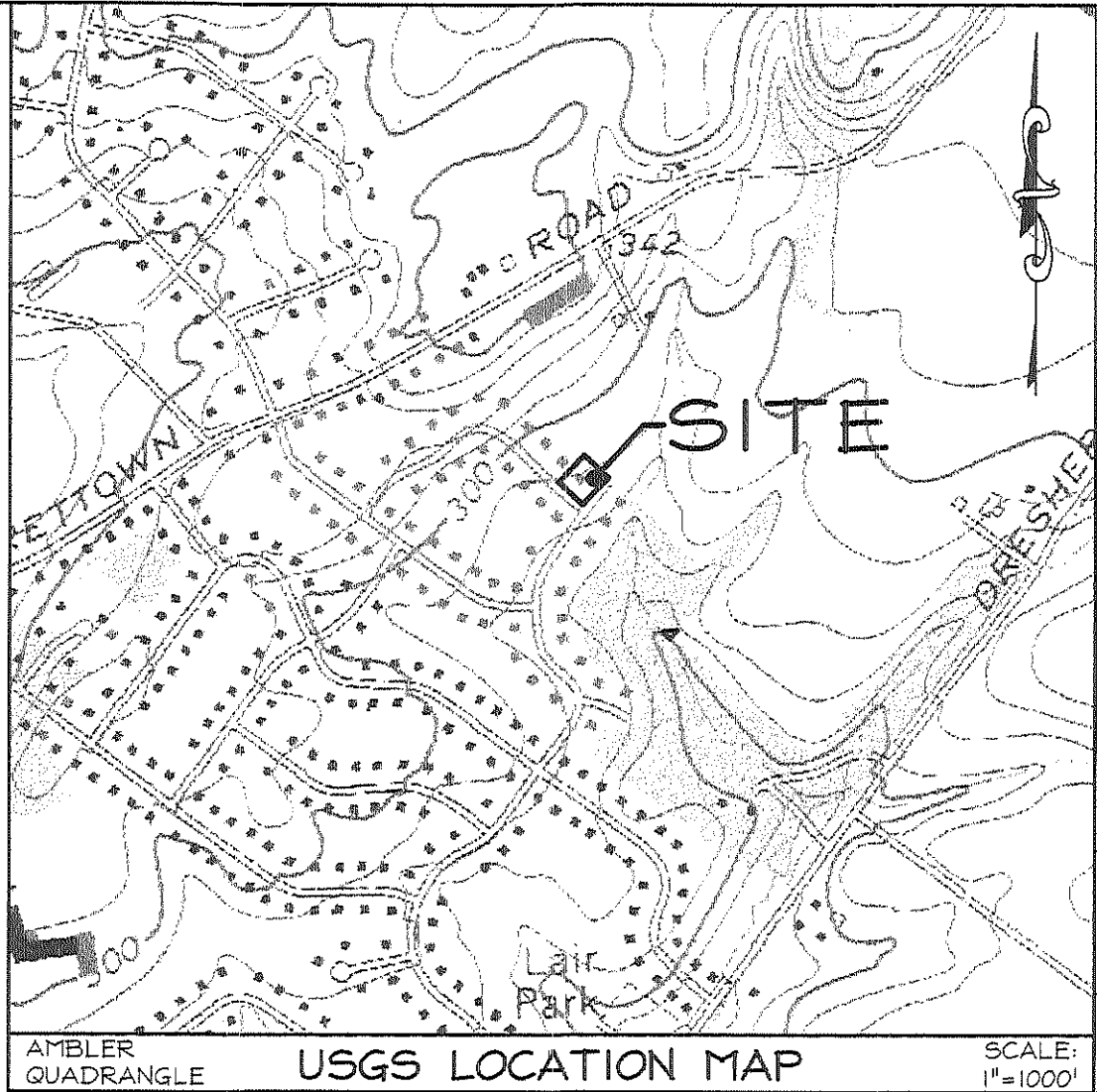
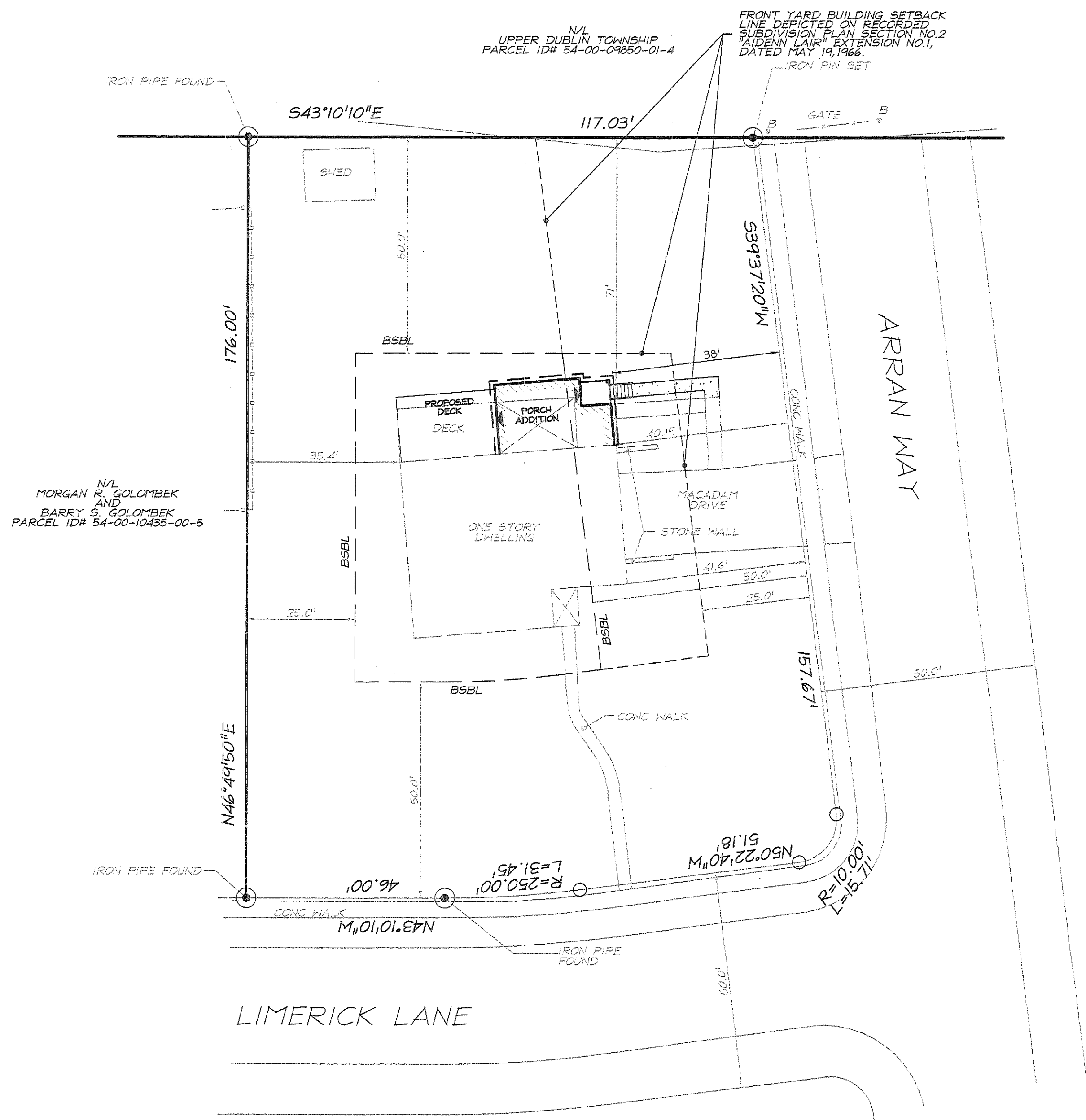
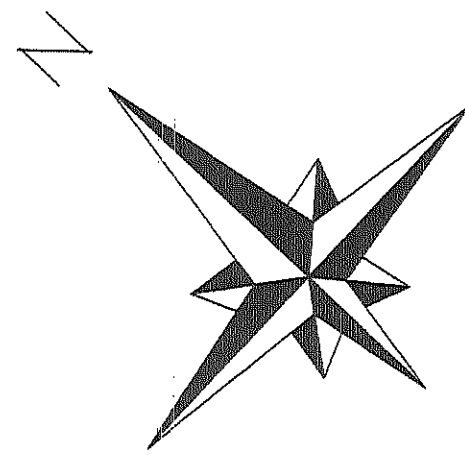


Right Side



Existing Rear Deck





ZONING DATA

1. ZONING DISTRICT CLASSIFICATION:
A-1 - PLANNED RESIDENTIAL 1

2. EXISTING/PROPOSED USE:
SINGLE-FAMILY DETACHED DWELLING

3. ZONING REQUIREMENTS TABLE:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	22,000 SF	21,545 SF	21,545 SF
MINIMUM LOT WIDTH	110 FT	132 FT	132 FT
MAXIMUM BUILDING COVERAGE	18%	17.7%	17.7%
MAXIMUM IMPERVIOUS COVERAGE	25%	17.0%	15.5%
MINIMUM FRONT YARD	50 FT	50 FT	50 FT
MINIMUM SIDE YARD	25 FT	35.4 FT	35.4 FT
MINIMUM REAR YARD	50 FT	71.0 FT	71.0 FT
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT

PARKING REQUIREMENTS/TABULATION:
DWELLING - 2 PER FAMILY = 2 SPACES (IN ADDITION TO GARAGE SPACES)
TOTAL PARKING REQUIRED = 2 SPACES
TOTAL PARKING PROVIDED = 2+ SPACES

* EXISTING NON-COMPLIANCE
** MAXIMUM ENCROACHMENT INTO ARRAN WAY SETBACK.

SITE LEGEND

EXISTING SYMBOL	DESCRIPTION	PROPOSED SYMBOL
---	PHASING LINE	---
---	PROPERTY LINE	---
o o o	IRON PIN, MONUMENT, NAIL	o o o
---	EASEMENT	---
---	BSBL (BUILDING SETBACK LINE)	---
[Hatched Box]	BUILDING	[Hatched Box]
---	BUILDING DOOR	---
---	DRIVENWAY	---
---	CURB	---
---	DEPRESSED CURB	---
---	CURB/EDGE OF PAVEMENT	---
---	CONCRETE	---
---	SOFT PLAY AREA	---
---	PERVIOUS PAVERS	---
---	ASPHALT PAVING (LIGHT DUTY)	---
---	ASPHALT PAVING (HEAVY DUTY)	---
---	STONE PAVING	---
---	ROAD CENTERLINE	---
---	STRIPING	---
[Symbol]	ACCESSIBLE PARKING	[Symbol]
---	GUIDE RAIL	---
---	ULTIMATE RIGHT-OF-WAY	---
---	SIGN	---
+	STREET NAME SIGN	+
---	WHEEL STOP	---
[Symbol]	ACCESSIBLE CURB RAMP	[Symbol]
---	FENCE	---
[Symbol]	MAILBOX	[Symbol]
[Symbol]	MAILBOX	[Symbol]
---	UTILITY POLE	---
---	GUY WIRE	---
---	TREE CANOPY LINE	---
---	TEMP. TREE PROTECTION FENCE	---
---	STOP BAR	---
---	PEDESTRIAN CROSSWALK	---
---	TRAFFIC DIRECTION ARROWS	---

SITE PLAN

NEW: MACINTYRE ADDITION
1680 LIMERICK LANE, DRESHER
UPPER DUBLIN TWP, MONTGOMERY CTY, PA

PROJECT NUMBER: ---

SCALE: 1" = 20'

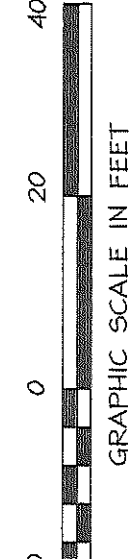
DRAWN BY: CAM

DESIGNED BY: CAM

DATE: 12/18/2023

SHT NO. 1 of 1

SEE GENERAL INFORMATION SHEET FOR ALL PERTINENT NOTES AND LEGEND INFORMATION.



REV. NO.	DATE	REVISION

Dear Neighbor,

We are writing to request your consent for the approval of a front yard zoning variance for our property at **1680 Limerick Lane**. We have applied to the Upper Dublin Township to allow us to extend the existing non-conformity for a 38-foot front yard setback along our Arran Way front frontage in lieu of the current required 50-foot.

Our current home does not meet Chris's medical needs with disabled home entry, fully accessible first floor and basement access. This project will provide a fully accessible first floor by constructing a new sunroom with a home lift for disabled access to all parts of our home.

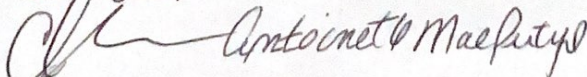
When Aidenn Lair Extension #1 was constructed in 1966, the front yard setback was set at 25 feet on our Arran Way frontage. However, per current zoning the front yard requirement is now 50 feet so a substantial amount of our current living area in the home is inside the setback requirement. The construction will stay in line with the façade along Arran Way. The variance area is on the side of the home of the dead-end street and will not change the character of the neighborhood. We have attached a copy of the site plan for your reference.

We would appreciate your consent by signing below by **Friday, January 5, 2024**, so it is available for the next Zoning Hearing. The form can be returned to our mailbox or contact us pick up.

If you have any questions or concerns about the project, please feel free to reach us at (215) 896-9674 or amacintyre1@verizon.net. We would be happy to discuss it with you and address any concerns.

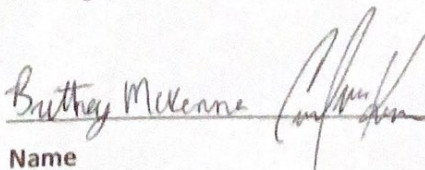
Your support is much appreciated and will aid in the process for the approval of this variance.

Your Neighbor,



Chris and Antoinette MacIntyre

We have no objections to the above requested front yard zoning variance on Arran Way frontage.



Name

Date

Address

12/27/2023

1680 Arran Way, Dresher, PA

Dear Neighbor,

We are writing to request your consent for the approval of a front yard zoning variance for our property at **1680 Limerick Lane**. We have applied to the Upper Dublin Township to allow us to extend the existing non-conformity for a 38-foot front yard setback along our Arran Way front frontage in lieu of the current required 50-foot.

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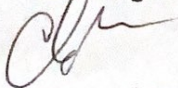
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Your support is much appreciated and will aid in the process for the approval of this variance.

Your Neighbor,



Antoinette MacIntyre

Chris and Antoinette MacIntyre

We have no objections to the above requested front yard zoning variance on Arran Way frontage.

<u>DAVID BOGLE</u>	<u>12/27/2023</u>	<u>1657 ARRAN WAY</u>
Name	Date	Address
		<u>DRESDEN PA 19025</u>

Dear Neighbor,

We are writing to request your consent for the approval of a front yard zoning variance for our property at **1680 Limerick Lane**. We have applied to the Upper Dublin Township to allow us to extend the existing non-conformity for a 38-foot front yard setback along our Arran Way front frontage in lieu of the current required 50-foot.

Our current home does not meet Chris's medical needs with disabled home entry, fully accessible first floor and basement access. This project will provide a fully accessible first floor by constructing a new sunroom with a home lift for disabled access to all parts of our home.

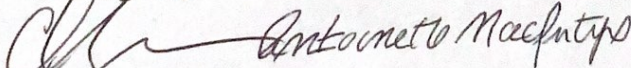
When Aidenn Lair Extension #1 was constructed in 1966, the front yard setback was set at 25 feet on our Arran Way frontage. However, per current zoning the front yard requirement is now 50 feet so a substantial amount of our current living area in the home is inside the setback requirement. The construction will stay in line with the façade along Arran Way. The variance area is on the side of the home of the dead-end street and will not change the character of the neighborhood. We have attached a copy of the site plan for your reference.

We would appreciate your consent by signing below by **Friday, January 5, 2024**, so it is available for the next Zoning Hearing. The form can be returned to our mailbox or contact us pick up.

If you have any questions or concerns about the project, please feel free to reach us at (215) 896-9674 or amacintyre1@verizon.net. We would be happy to discuss it with you and address any concerns.

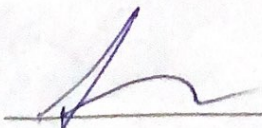
Your support is much appreciated and will aid in the process for the approval of this variance.

Your Neighbor,



Chris and Antoinette MacIntyre

We have no objections to the above requested front yard zoning variance on Arran Way frontage.



12/28/2023 1676 Limerick

Name

Date

Address

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We are writing to request your consent for the approval of a front yard zoning variance for our property at **1680 Limerick Lane**. We have applied to the Upper Dublin Township to allow us to extend the existing non-conformity for a 38-foot front yard setback along our Arran Way front frontage in lieu of the current required 50-foot.

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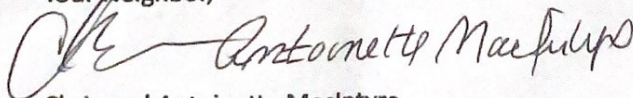
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Chris and Antoinette MacIntyre

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William West	12/29/23	1677 Limerick Lane
Name	Date	Address
		

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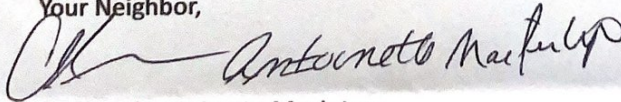
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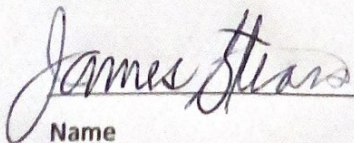
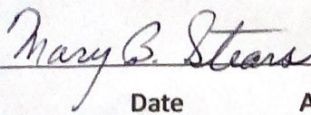
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Chris and Antoinette MacIntyre

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		1681 LIMERICK LANE
Name	Date	Address

Zoning Hearing Board Agenda Item Report

Meeting Date: January 22, 2024

Submitted by: Alison Giles

Submitting Department:

Item Type: Informational

Agenda Section:

Subject:

is appealing the Zoning Officer's denial of a Prudential wall sign application upon an existing building at 600 Office Center Drive. The Applicant also requests an extension of the 2015 Decision, #2164, and, in the alternative, variances from Section 255-155.A(2) to permit two wall signs at the top of each of the three buildings located upon the subject Property, in excess of the ten-foot height limitation. The Property is Zoned GFW- Greater Fort Washington District. Potential vote upon Application #2514.

Suggested Action:

Attachments:

[#2514 Application.pdf](#)

[#2514 Receipt.pdf](#)

[#2514 Proof of Posting.pdf](#)

[#2514 Hearing Notice.pdf](#)

[proofofAd.pdf](#)

[#2514 Application Addendum.pdf](#)

[#2514 Deed.pdf](#)

[#2514 Apex Signage Plan.pdf](#)

[#2514 Image360 Sign Plan.pdf](#)

[#2514 Option B Plan.pdf](#)

[#2514 PreviousDecision-2164.pdf](#)

[#2514 Waiver of Timeframe.pdf](#)

[#2514 Kuhls Letter.pdf](#)

Date Received: 11-2-23
 Fee Paid: 11-2-23
 1st Ad 1/7/24 /2nd Ad 1/14/24
 Date of Hearing: 12/18/23 1/22/24

UPPER DUBLIN TOWNSHIP
 ZONING HEARING BOARD
 APPLICATION # 2514

Application is hereby made to the Zoning Hearing Board for a determination in connection with the following facts: NOV - 2 2023

Name of Applicant: ZCA Ft Washington LLC Name of Owner: SAME AS APPLICANT
 Address: 1205 Westlakes Drive, Suite 270 Address: _____
 City, State and Zip: Berwyn, PA 19312 City, State and Zip: _____
 Phone Number: _____ Phone Number: _____
 Name of Attorney: Joseph C. Kuhls Attorney Phone Number: 484-684-4203
 Address: 352 N Easton Road City: Glenside State: PA ZIP 19038

Applicant and Owner request that a determination be made by the Zoning Hearing Board on this Appeal from the Decision of the Code Enforcement Department in which we were:

- ☒ Refused a building Permit ☐ Ordered to Cease a current use
☐ Given conditional approval of a subdivision plan
☒ Other (specify) Affirmation, or Extension, of 2015 Board Approval

This appeal seeks:

- ☒ An interpretation of the ordinance or map
☐ A special exception under Article _____, Section _____, Subsection _____, Paragraph _____
☒ A Variance relating to the ☐ Use, ☐ Area, ☐ Frontage, ☐ Yard, ☐ Height, ☐ Parking,
 Other (specify) Signage Regulations (see attached for more detail)

The applicable provisions of the Zoning Ordinance are as follows:

Chapter 255 Section 155 Subsection A Paragraph 2
 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: 600-602 Street Name: Office Center Drive Deed Book: 6034 Page 02752
 Block Number: 52 Unit Number: 23,38,40 Parcel Number: 54-00-12710- 016 ; 025; and 034
 Zoning District: GFW Served by Public Sewer (y/n) Y Served by Public Water (y/n) Y
 Lot Size: Approx 40 acres Lot Dimensions: Irregular Street Frontage: approx 1200 ft on Camp Hill Rd
approx 1200 ft on Susquehanna Road
approx 790 ft on Office Center Drive

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

Multiple office uses within three buildings, large multi-level structured parking areas, and other associated improvements

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

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

If yes, please describe 2015 Approval for Signage Variances

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 ATTACHED ADDENDUM TO ZONING HEARING BOARD APPLICATION

STATE OF PENNSYLVANIA:

SS

COUNTY OF MONTGOMERY:

Joseph C. Kuhls

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 1st day

of November, 2023

[Signature]
Notary Public

[Signature]
Joseph C. Kuhls, Esquire
Attorney and Authorized Representative of
Applicant/Owner

Commonwealth of Pennsylvania - Notary Seal
Gregory F. Kahrimanian, Notary Public
Montgomery County
My commission expires December 30, 2026
Commission number 1081143
Member, Pennsylvania Association of Notaries

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. Copy of the deed showing current ownership.
2. Copies of leases or agreements affecting the premises.
3. Notarized zoning application & corporate sealed for companies.

4. Eight 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 Director of Code Enforcement.



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

Invoice

Date	Invoice #
11/2/2023	1368

PAID
11/02/2023

Bill To:				
ZCA Fort Washington LLC 980 Jolly Road, Suite 111 Blue Bell, PA. 19422				
Check No.	Payment Type	Property Location		
1001	Check	600 Office Center Drive		
Item #	Description	Qty	Rate	Amount
01-361-3300	Zoning Hearing Board Fees		1,500.00	1,500.00

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.

NOTE: 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.

PAYMENT IS DUE UPON RECEIPT.

Visa, MasterCard, and Discover are accepted. Contact us at 215-643-1600 x8070 to pay over the phone with a credit card.
Checks should be made payable to "Upper Dublin Township".

Total	\$1,500.00
Payments	-\$1,500.00

Invoice prepared by: Geri Bauer, 215-643-1600 x3205

Balance Due \$0.00

Post-1-4-24

59

NOTICE OF PUBLIC HEARING

BEFORE ZONING HEARING BOARD
UPPER DUBLIN TWP., MONTG. CO., PA

2514

A hearing will be held on the application of:

ZCA Ft. Washington LLC

in the Shanis Auditorium at Upper Dublin Township Library, 520
Virginia Drive, Fort Washington, PA. 19034, to hear & take
testimony on the following applications:

Monday, January 22, 2024 @ 7:30 P.M.

The property involved is on:

600-602 Office Center Drive

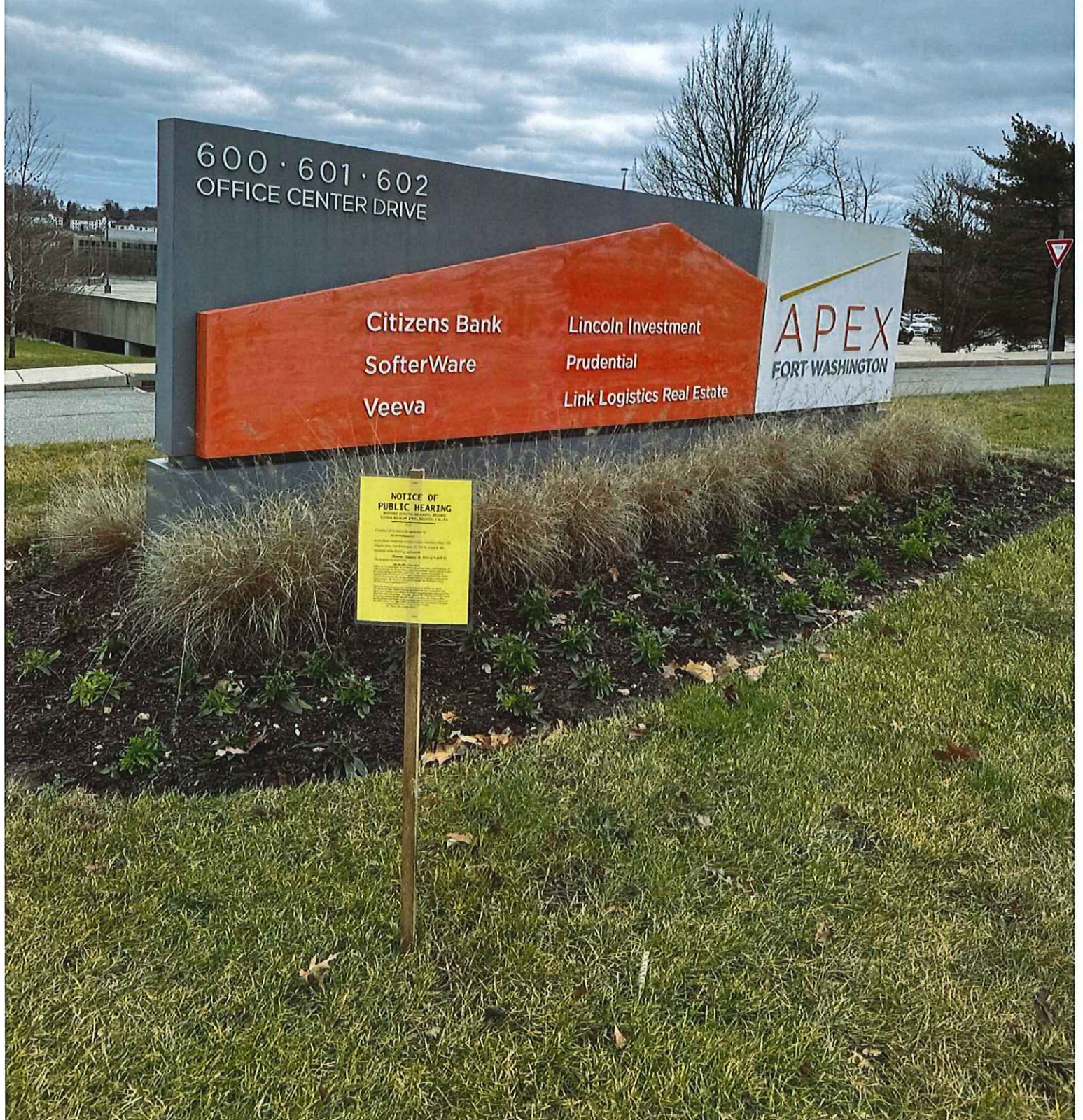
#2514: *ZCA Ft. Washington LLC of 600-602 Office Center Drive, Fort Washington, PA 19034 is appealing the Zoning Officer's denial of a Prudential wall sign application upon an existing building at 600 Office Center Drive. The Applicant also requests an extension of the 2015 Decision, #2164, and, in the alternative, variances from Section 255-155.A(2) to permit two wall signs on each of the three buildings located upon the subject Property. The Property is Zoned GFW- Greater Fort Washington District. Potential vote upon Application #2514.*

The Zoning Hearing Board may also consider action on any pending court appeals. All residents of Upper Dublin Township interested in the above applications may appear and be heard or can comment in advance to meeting@upperdublin.net no less than 5 days before the meeting. 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.

Zoning Hearing Board of Upper Dublin Township

By: Alison Giles, Zoning Officer

Jan 10, 2024 at 1:25:29 PM
Water Tower Rd
Fort Washington PA 19034
United States





UPPER DUBLIN T O W N S H I P

370 Commerce Drive
Fort Washington, PA 19034-2617
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 will hold a meeting as required by the Township's Zoning Ordinance at the **Upper Dublin Public Library, Shanis Auditorium, 520 Virginia Drive, Fort Washington, PA 19034** on **Monday, January 22, 2024, at 7:30 PM.** During this meeting an application concerning 600 Office Center Drive, Fort Washington, PA 19034 will be heard.

#2514: *ZCA Ft. Washington LLC of 600-602 Office Center Drive, Fort Washington, PA 19034* is appealing the Zoning Officer's denial of a Prudential wall sign application upon an existing building at 600 Office Center Drive. The Applicant also requests an extension of the 2015 Decision, #2164, and, in the alternative, variances from Section 255-155.A(2) to permit two wall signs at the top of each of the three buildings located upon the subject Property, in excess of the ten-foot height limitation. The Property is Zoned GFW- Greater Fort Washington District. Potential vote upon Application #2514.

All residents of Upper Dublin Township interested in the above application may be heard or can comment in advance to meeting@upperdublin.net no less than 5 days before the meeting. 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.

A handwritten signature in blue ink, appearing to read "Alison Giles", with a stylized flourish at the end.

Alison Giles
Zoning Officer & Planning Coordinator
215-643-1600 ex. 3213
Agiles@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. If you are not able to attend the hearing, written comments may be entered into the record by submitting them in advance to the Community Planning & Zoning Department.

Advertisement Dates: January 7 and 14, 2024 — *Ambler Gazette*

ZCA FT WASHINGTON LLC
ZEKE CAPITAL ADVISORS
BERWYN PA 19312

NOCE MICHAEL F & MARISA C
1350 CAMP HILL RD
FORT WASHINGTON PA 19034-2805

SEE 54 00 12706 00 2

AREP FT WASHINGTON LLC
887 7TH AVE
NEW YORK NY 10106

HO SI YU
1360 CAMP HILL RD
FORT WASHINGTON PA 19034-2805

OPEN LIBRARY OF PENNSYLVANIA LLC
300 FUNSTON AVE
SAN FRANCISCO CA 94118 2116

ZCA FT WASHINGTON LLC
1205 WESTLAKES DR STE 270
BERWYN PA 19312

DRESHER HILL RE 1 LP
PO BOX 71970
PHOENIX AZ 85050

HILLEY TERRI C
1320 CINNAMON DR
FORT WASHINGTON PA 19034-2815

ZCA FT WASHINGTON LLC
1205 WESTLAKES DR STE 270
BERWYN PA 19312

DRESHER HILL RE 1 LP
PO BOX 71970
PHOENIX AZ 85050

RANKIN ALEXANDER & SHARON
1632 SUSQUEHANNA RD
DRESHER PA 19025-1019

600-60-602 OFFICE CENTER DR HO

G & I VI 500 OFFICE CENTER LLC
PO BOX 121604
ARLINGTON TX 76012

TARSAVAGE JOSEPH & JANINE S
1401 CANDLEBROOK DR
DRESHER PA 19025-1021

AREP FT WASHINGTON LLC

SEE 54 00 12706 00 2

TARSAVAGE JOSEPH & JANINE S

NORTH WALES WATER AUTHORITY
200 W WALNUT ST
NORTH WALES PA 1945440000

SEE 54 00 12706 00 2

GUARIGLIA EMIL C & JOYCE A
1400 CANDLEBROOK DR
DRESHER PA 19025-1022

NEMETH JENNIFER F & SEAY TRAVI
1330 CAMP HILL RD
FORT WASHINGTON PA 19034-2805

SEE 54 00 12706 00 2

WILSON ROY & ANN
1300 CAMP HILL RD
FORT WASHINGTON PA 19034

KATTNER CONRAD & VIOLA FRANCESCA
1307 CINNAMON DR
FORT WASHINGTON PA 19034

SEE 54 00 12706 00 2

BACM 2005-6 VIRGINIA DRIVE LP
1601 WASHINGTON AVE STE 700
MIAMI BEACH FL 33139

MCKAY DAVID R & SUE E
1340 CAMP HILL RD
FORT WASHINGTON PA 19034-2805

SEE 54 00 12706 00 2

**Re: Legal Advertisement for Upcoming January 22, 2024 Zoning Hearing Board---
7:30PM START TIME**

Maureen Schmid <mschmid@montgomerynews.com>

Tue 1/2/2024 12:10 PM

To:Giles, Alison <agiles@upperdublin.net>

Cc:Joseph Bagley <joseph@bagleylawllc.com>;lenkarp@comcast.net <lenkarp@comcast.net>;David Brooman <dbrooman@highswartz.com>;Michael Luongo <MLuongo@highswartz.com>;Bauer, Geri <gbauer@upperdublin.net>; Downing, Gerry <gdowning@upperdublin.net>;Milnazik, Jeff <jmilnazik@upperdublin.net>;Conte, Jesse <jconte@upperdublin.net>;Stein, Katie <kstein@upperdublin.net>;Lohoefer, Rebecca <rlohoefer@upperdublin.net>;Carol Skipper <stenoskip@aol.com>

You don't often get email from mschmid@montgomerynews.com. [Learn why this is important](#)

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 Alison, I have scheduled it.

Maureen Schmid
Public Notices
307 Derstine Ave.
Lansdale, PA 19446
215-648-1066

On Tue, Jan 2, 2024 at 12:03 PM Giles, Alison <agiles@upperdublin.net> wrote:

Hello Maureen,

Upper Dublin Township kindly requests the attached advertisement for the **Monday, January 22** Zoning Hearing Board meeting appears in the Ambler Gazette on Sunday, 1/7 and Sunday, 1/14/2024.

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!
Alison

ALISON GILES

Zoning Officer & Planning Coordinator

Upper Dublin Township

370 Commerce Drive, Fort Washington, PA 19034

Zoning Code Ch. 255: [Chapter 255 ZONING \(amlegal.com\)](#)

📞 215.643.1600 x3213

ADDENDUM TO ZONING HEARING BOARD APPLICATION

The Applicant is requesting the following relief to allow two wall signs on each of the three buildings depicted on the Plan attached hereto as Exhibit B.

APPEAL

The Applicant is appealing the Zoning Officer's denial of a sign permit for the Prudential Sign depicted on attached Exhibit C, on the basis:



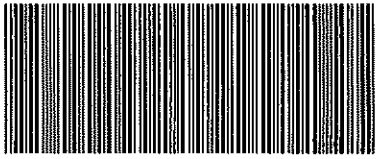

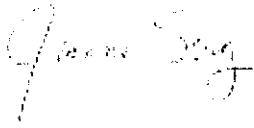
1. that the Zoning Hearing Board's October 2015 approval of signage relief for the subject properties (the "2015 Approval") remains in effect, granting variances which would allow this Prudential Sign; and
2. that the Prudential Sign conforms with the requirements of the Upper Dublin Township Zoning Ordinance (the "Ordinance"), including §255-155.A(2).

EXTENSION

In the event the Board finds that relief granted by the 2015 Approval has expired, then the Applicant requests an extension of that relief since there has been no change in circumstances and conditions related to the property which is the subject of this Application (the "Subject Property") since issuance of the 2015 Approval. In fact, the Board's 2015 finding that the unique size and topography of the Subject Property justifies the variances to allow the subject building signs, is as true today as it was in 2015.

VARIANCES

In the alternative the Applicant requests variances from the sign regulations of the Ordinance, including §255-155.A(2) to permit two wall signs on each of the three buildings located upon the Subject Property, consistent with the 2015 Approval, including the Prudential Sign depicted on Exhibit C, and the Link Sign depicted on Exhibit D, attached.

  <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 6034 PG 02752 to 02753 INSTRUMENT # : 2017014620 RECORDED DATE: 02/24/2017 11:45:16 AM</p>  <p>3442852-0026T</p> <p>MONTGOMERY COUNTY ROD</p>																
<p align="center">OFFICIAL RECORDING COVER PAGE Page 1 of 2</p>																	
<p>Document Type: Deed Miscellaneous Taxable Document Date: 02/23/2017 Reference Info:</p>	<p>Transaction #: 3522439 - 1 Doc(s) Document Page Count: 1 Operator Id: tbutler</p>																
<p>RETURN TO: (Mail) LAND SERVICES USA INC SUITE 300 1 SOUTH CHURCH ST WEST CHESTER, PA 19382-3228</p>	<p>PAID BY: LAND SERVICES USA INC</p>																
<p>* PROPERTY DATA:</p> <table border="0"> <tr> <td>Parcel ID #:</td> <td>54-00-12710-01-6</td> <td>54-00-12710-02-5</td> <td>54-00-12710-03-4</td> </tr> <tr> <td>Address:</td> <td>600 OFFICE CENTER DR</td> <td>601 OFFICE CENTER DR</td> <td>602 OFFICE CENTER DR</td> </tr> <tr> <td>Municipality:</td> <td>PA Upper Dublin Township (100%)</td> <td>PA Upper Dublin Township (0%)</td> <td>PA Upper Dublin Township (0%)</td> </tr> <tr> <td>School District:</td> <td>Upper Dublin</td> <td>Upper Dublin</td> <td>Upper Dublin</td> </tr> </table>		Parcel ID #:	54-00-12710-01-6	54-00-12710-02-5	54-00-12710-03-4	Address:	600 OFFICE CENTER DR	601 OFFICE CENTER DR	602 OFFICE CENTER DR	Municipality:	PA Upper Dublin Township (100%)	PA Upper Dublin Township (0%)	PA Upper Dublin Township (0%)	School District:	Upper Dublin	Upper Dublin	Upper Dublin
Parcel ID #:	54-00-12710-01-6	54-00-12710-02-5	54-00-12710-03-4														
Address:	600 OFFICE CENTER DR	601 OFFICE CENTER DR	602 OFFICE CENTER DR														
Municipality:	PA Upper Dublin Township (100%)	PA Upper Dublin Township (0%)	PA Upper Dublin Township (0%)														
School District:	Upper Dublin	Upper Dublin	Upper Dublin														
<p>* ASSOCIATED DOCUMENT(S):</p>																	
<p>CONSIDERATION/SECURED AMT: \$35,012,600.00</p> <p>FEES / TAXES:</p> <table border="0"> <tr> <td>Recording Fee: Deed Miscellaneous Taxable</td> <td>\$69.00</td> </tr> <tr> <td>Additional Parcels Fee</td> <td>\$30.00</td> </tr> <tr> <td>State RTT</td> <td>\$350,126.00</td> </tr> <tr> <td>Upper Dublin Township RTT</td> <td>\$175,063.00</td> </tr> <tr> <td>Upper Dublin School District RTT</td> <td>\$175,063.00</td> </tr> <tr> <td>Rejected Document Fee</td> <td>\$10.00</td> </tr> <tr> <td>Total:</td> <td>\$700,361.00</td> </tr> </table>	Recording Fee: Deed Miscellaneous Taxable	\$69.00	Additional Parcels Fee	\$30.00	State RTT	\$350,126.00	Upper Dublin Township RTT	\$175,063.00	Upper Dublin School District RTT	\$175,063.00	Rejected Document Fee	\$10.00	Total:	\$700,361.00	<p>DEED BK 6034 PG 02752 to 02753 Recorded Date: 02/24/2017 11:45:16 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 Miscellaneous Taxable	\$69.00																
Additional Parcels Fee	\$30.00																
State RTT	\$350,126.00																
Upper Dublin Township RTT	\$175,063.00																
Upper Dublin School District RTT	\$175,063.00																
Rejected Document Fee	\$10.00																
Total:	\$700,361.00																

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



REV-1728 EX (8-04)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX DECLARATION OF ACQUISITION

See Reverse for Instructions
(Must be filed in Duplicate)

RECORDER'S USE ONLY

State Tax Paid	350,126.00
Book Number	6034
Page Number	2752
Date Recorded	2-24-17

A Corporation or Association that qualifies as a "Real Estate Company" must file a Declaration of Acquisition form within thirty (30) days after becoming an "Acquired Company" as defined in 72 P.S. §8102-C.5 in every county in which the corporation or association owns real estate.

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

Name Nick Zamparelli		Telephone Number (610) 572-4511	
Street Address 1205 Westlakes Drive, Suite 270	City Berwyn	State PA	Zip Code 19312

B. TRANSFER DATA

1. Company Name ZCA Ft. Washington LLC (f/k/a AREP Ft. Washington, LLC)		Employer Identification Number (EIN) 81-5276706	
Street Address c/o Zeke Capital Advisors, LLC 1205 Westlakes Drive, Suite 270	City Berwyn	State PA	Zip Code 19312
2. Date on which the company became an acquired company: 02/17/2017		3. County in which this Declaration of Acquisition is being recorded: Montgomery	
4. List all other counties in which a Declaration of Acquisition must be recorded: N/A			

C. PROPERTY LOCATION			D. PROPERTY VALUATION		
School District	Political Subdivision	Tax Parcel Number	1. County Assessed Value	2. Common Level Ratio Factor	3. Fair Market Value
Upper Dublin	Upper Dublin	540012710016	9,487,500.00	X 1.78	= 16,887,750.00
Upper Dublin	Upper Dublin	540012710025	5,339,000.00	X 1.78	= 9,503,420.00
Upper Dublin	Upper Dublin	540012710034	4,843,500.00	X 1.78	= 8,621,430.00
				X	=
				X	=
				X	=
4. Total Fair Market Value					35,012,600.00

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

Signature of Correspondent or Responsible Party 	Date 2/23/17
---	-----------------

▼ RECORDER'S USE ONLY ▼

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
54-00-12710-01-6 UPPER DUBLIN
600 OFFICE CENTER DR

AREP FT WASHINGTON LLC \$15.00
B 052 U 023 L 600 4500 DATE: 02/24/2017 TG

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
54-00-12710-02-5 UPPER DUBLIN
601 OFFICE CENTER DR

AREP FT WASHINGTON LLC \$15.00
B 052 U 038 L 601 4500 DATE: 02/24/2017 TG

Montgomery County

FEB 24 2017

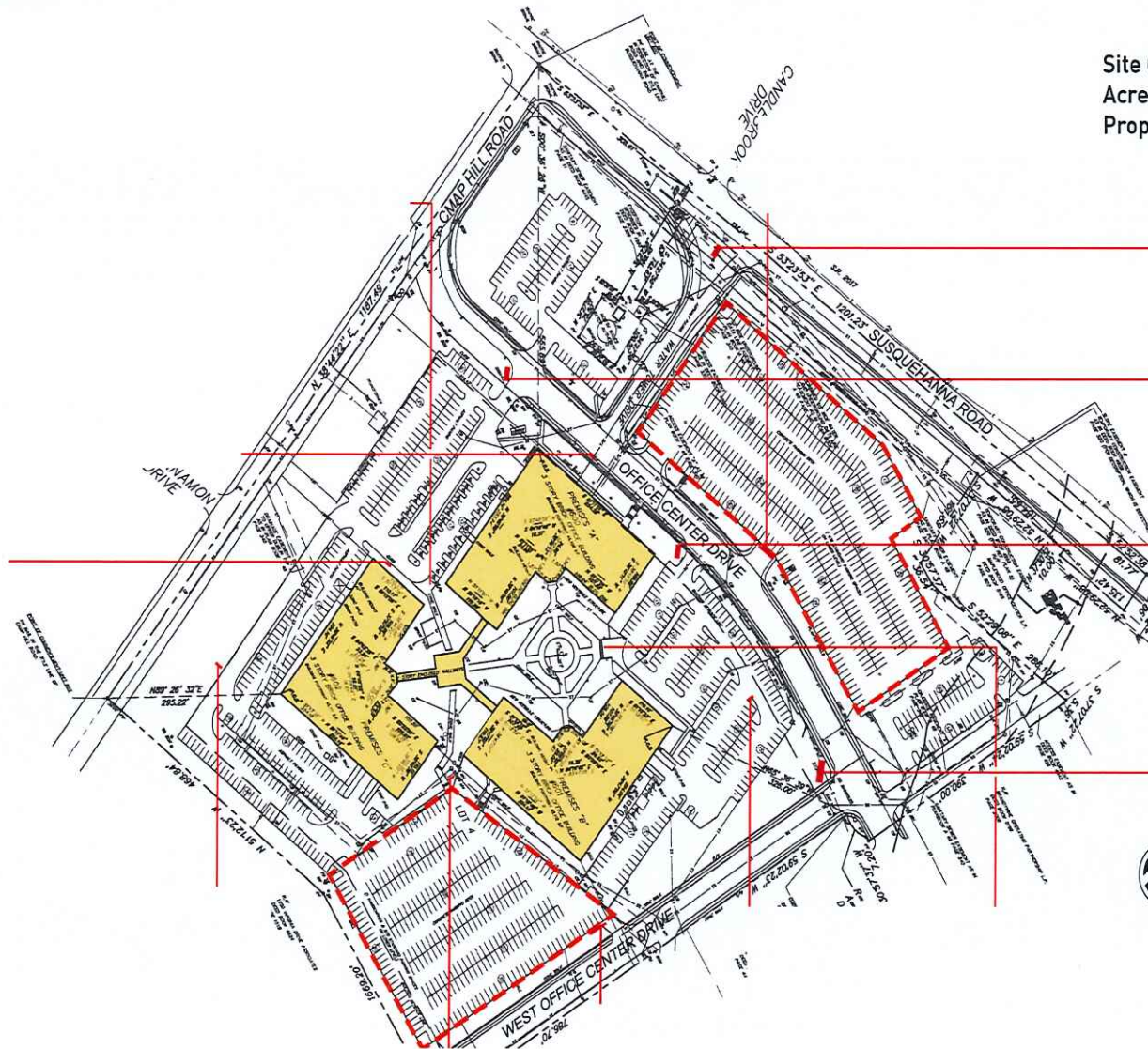
Recorder of Deeds

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
54-00-12710-03-4 UPPER DUBLIN
602 OFFICE CENTER DR

AREP FT WASHINGTON LLC \$15.00
B 052 U 040 L 602 4500 DATE: 02/24/2017 TG
eCertificate of Acquisition
Montgomery County Recorder of Deeds



Site Characteristics
Acreage 30 + 10 Acres
Property Frontage



APEX
FORT WASHINGTON

STORAGE PLAN

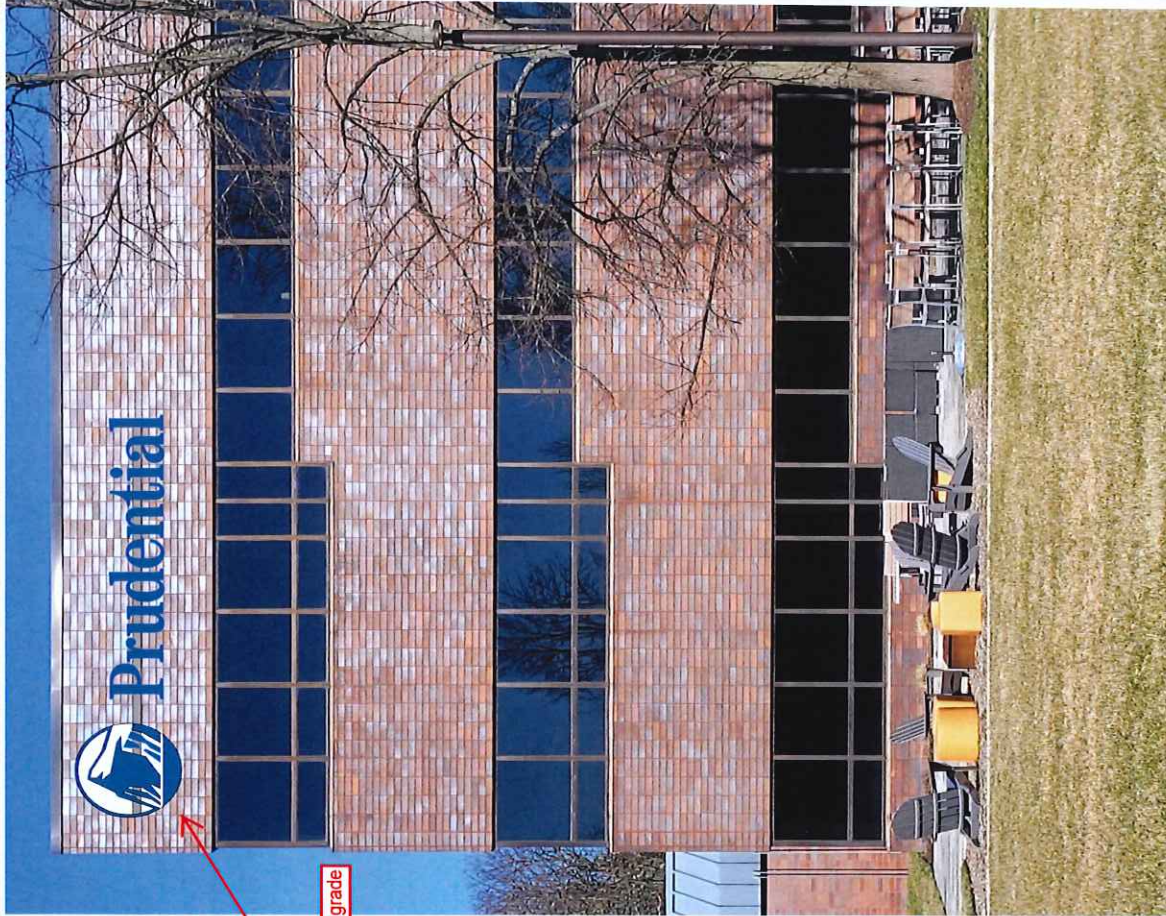
APEX
Fort Washington, PA

COPYRIGHT (C) BY D2CA ARCHITECTS, LLC. ALL RIGHTS RESERVED.

D2

D2CA ARCHITECTS, LLC
2540 Renaissance Blvd, Ste 100
King of Prussia, PA 19406
tel. 410. 238. 0230 fax 410. 238. 0299
d2groups.com

JOB NUMBER 30522	DATE 3/20/23
CUSTOMER NAME Image360 - Oceanside	
PROJECT NAME Prudential Channel Lettes	
ADDRESS 600 Office Center Drive Fort Washington, PA 19034	
CONTACT Jeff Scott PHONE NUMBER (516) 763-5500	
COMPANY COLORS <input type="checkbox"/> Pantone/Paint/Vinyl Color 1 <input type="checkbox"/> Pantone/Paint/Vinyl Color 2 <input type="checkbox"/> Pantone/Paint/Vinyl Color 3 <input type="checkbox"/> Pantone/Paint/Vinyl Color 4	
REVISION HISTORY	
VERSION 1	DATE 3/22/23
CLIENT APPROVAL <input type="checkbox"/> Approved <input type="checkbox"/> Changes	
CLIENT SIGNATURE	DATE



bottom of sign 35' from grade

03/23 4573
James G. Quinn
 Approved for permit processing:
 United Inspection Agency
 This set of drawings is approved for
 electrical distribution system installation
 in accordance with the 2017 National
 Electrical Code and PA Uniform Construction
 Code. Approving this drawing(s) does not
 relieve the engineer or contractor from
 the responsibility of total compliance with
 the NEC and PA UCC.

DESIGN SPECIFICATIONS	
IBC 2018 with PA amendments	
ASCE 7-16	Minimum Design Load for Buildings & Other Structures
ACI 318-14	Building Code Requirements for Structural Concrete
ANSI/ASCE 360-16	Specification for Structural Steel Buildings
DESIGN LOADS	
Wind	V = 115 mph
Exposure	C
Risk Cat.	II
Grnd. Snow	Pg = 30 psf



MURDOCH ENGINEERING
 STRUCTURE PROFESSIONALS
 109 A-2 NJ-34
 JEFF MURDOCH, PE
 PROFESSIONAL ENGINEER
 PA PE Lic. #PE082030
 Exp. 9/30/2023

The contents of this are intended solely for the use of the named addressee(s) and may contain confidential and/or privileged information. Any unauthorized use, copying, disclosure, or distribution of the contents of this is strictly prohibited by the sender and may be unlawful. Design time is charged at \$100/hr. in 15 minute increments. Your project will go to production once a final approval is received in writing by e-mail.



UPPER DUBLIN ZONING HEARING BOARD

AREP FT. WASHINGTON, LLC
600-602 Office Center Drive
Fort Washington, PA 19034

NO. 2164

DECISION

I. FINDINGS OF FACT

1. Applicant, AREP Ft. Washington, LLC ("Applicant"), is a Delaware limited liability company with its address c/o Artemis Real Estate Partners, LLC, 888 7th Avenue, New York, New York, 10106, and is the owner of premises at 600-602 Office Center Drive, Fort Washington, Upper Dublin Township, Pennsylvania, being the following parcel numbers: 54-00-12710-02-5, 54-00-12710-00-5 and 54-00-12710-00-7 ("the Property").

2. The Property consists of an approximate 40-acre tract with frontage on Susquehanna Road and Pinetown Road, with three office buildings, a parking structure and various parking facilities located on the Property.

3. The Property, as it was developed, was developed as a campus style office complex and is unique within the Township for a single property to be designed this way.

4. The present owner purchased the Property from a prior owner out of a bankruptcy proceeding.

5. The present owner intends to expend significant sums to renovate the Property and to develop it for office space with a potential of employment of approximately 2,000 persons.

II. DISCUSSION

The Applicant has a unique property within the Township, having frontages on two roads, although access from only one, and internally off of Office Center Drive, is a 40-acre property developed into three multi-story office buildings clustered together in a campus setting around a central court area and with the parking facilities, including a parking structure just off of Susquehanna Road surrounding the structures.

The Applicant requests 17 signs including four monument signs to identify the Property as a whole from the entrances and various signs that they have referred to on their Application as “wayfinding signs.” The purpose of the various signs is to enable clientele coming onto the Property to locate where their destination is. Because of the layout of the Property, at no given time will any person see more than two or three of these signs at any given time.

Although the Applicant requests 17 signs, which is in excess of the six signs permitted by the Ordinance, in practical effect, the aggregate sign area is considerably less than the aggregate permitted under the Ordinance. Although there would be 17 signs, their aggregate area is only 956 square feet versus 1,200 square feet that is permitted by the Ordinance. In addition to the variance as to the number of signs, the Applicant also needs a variance for the purpose of erecting new monument signs with a height of six feet, which includes a two-foot high base. A variance is requested from the definition of “sign height” in Zoning Section 255-7 to discount the height of the base.

Because of the unique size and topography of the Property, the four monument signs, six wayfinding signs, one courtyard sign and six building signs are necessary to enable persons to safely navigate the Property to their intended destination therein. If the Applicant were held to the six sign limit provided in the Ordinance, there would be a significant danger of persons becoming

lost within the Property which would make it difficult to arrive at their destination in a safe and efficient manner. Similarly, in order for the four proposed monument signs to be adequately seen, it is necessary that the proposed two-foot base of each sign be excluded from the height calculation applicable to them. It is therefore clear that strict imposition of Ordinance requirements would make it virtually impossible to provide a rational and safe sign package for the Property.

Since the hardship involved in this case is based upon the size and topography of the Property, the hardship described hereinabove has not been created by the Applicant. Also, an allowance of a total of 17 signs and an exclusion of the two-foot base from the calculation of height of the four monument signs will not alter the essential character of the neighborhood in which the Property is located, nor will it be detrimental to the public welfare or adjacent properties. Finally, the Applicant has provided ample evidence that the requested relief is the minimum necessary to afford relief to the Applicant so as to provide reasonable and safe signage for the Property and the persons visiting it.

ORDER

This 26th day of October 2015, upon the consideration of the Application of AREP Ft. Washington, LLC, owners of premises located at 600-602 Office Center Drive, Fort Washington, Upper Dublin Township, Pennsylvania, at a duly advertised meeting of the Zoning Hearing Board of Upper Dublin Township, a variance from the requirement set forth in Section 255-155.A.2 so as to permit a total of 17 signs and a variance from the definitional requirement of sign height set forth in Section 255-7 so as to exclude a two-foot base from the height calculation of four proposed monument signs is hereby GRANTED.

This relief is subject to the condition that all material representations made at the hearing to induce the grant of the relief requested are deemed to be conditions of the grant of such relief.

This Order will expire, in accordance with the terms of the Zoning Ordinance, 12 months after the date hereof, unless acted upon by the Applicant or extended upon application to the Zoning Hearing Board prior to such expiration.

/s/Leonard Karp

/s/Elaine Lucas

/s/George Dempster

/s/Phyllis Engart

/s/Lawrence Pauker

/s/Asher Stutman

Mail Date: October 26, 2015

NOTICE OF PUBLIC HEARING

BEFORE ZONING HEARING BOARD
UPPER DUBLIN TWP., MONTG. CO., PA

2164

A hearing will be held on the application of:

AREP Ft. Washington, LLC

at the Upper Dublin Township, 801 Loch Alsh Avenue, Fort
Washington, PA. 19034 on:

Monday, Sept. 28, 2015 @ 7:30 P.M.

The property involved is on:

600-602 Office Center Drive

#2164: AREP Ft. Washington, LLC c/o Kuhls Law, 500 Office Center Drive, Suite 400, Fort Washington, PA 19034 requests zoning relief for the property located at 600 – 602 Office Center Drive. A variance is requested from Section 255-155.A.2 which limits the number of signs to two per building, yielding six for the property. A total of 17 signs are requested. A variance from Section 255-7 is also requested to delete the two foot base from the height calculation of each of four proposed monument signs. The property is zoned 'EC' Employment Center.

Zoning Hearing Board of Upper Dublin Township

**By: Richard D. Barton, Zoning Officer
801 Loch Alsh Avenue
Fort Washington, PA. 19034
(215) 643-1600, Ext. 3213**



Hladik, Onorato
& Federman, LLP
THE HOF LAW GROUP

Kathleen M. Thomas

Direct: (267) 662-9009
Fax: (215) 855-9121
Email: kthomas@hoflawgroup.com
Reply to: North Wales

October 26, 2015

Joseph C. Kuhls, Esq.
Kuhls Law Office
500 Office Center Drive, Suite 400
Fort Washington, PA 19034

**Re: Application of AREP Ft. Washington, LLC
Application #2164
Upper Dublin Zoning Hearing Board**

Dear Mr. Kuhls:

Enclosed is the decision and order of the Zoning Hearing Board made at its regular meeting on September 28, 2015 in the above matter.

Please be advised that there is a 30 day appeal period from the date of the decision in which the decision of the Board may be appealed. Applicants who take action on a Zoning Hearing Board approval prior to the expiration of the appeal period do so at their own risk.

You are also advised that, unless acted upon, this Order will expire, in accordance with the terms of the Zoning Ordinance, 12 months after the date hereof, unless acted upon by the applicants or extended upon application to the Zoning Hearing Board prior to such expiration.

Very truly yours,

KATHLEEN M. THOMAS

KMT/
Enclosure
cc: Mr. Richard D. Barton

www.hoflawgroup.com

Joseph C. Kuhls
Attorney at Law

December 6, 2023

Alison Giles, Zoning Officer
Upper Dublin Township
370 Commerce Drive
Fort Washington, PA 19034
agiles@upperdublin.net

Re: Zoning Hearing Board Application of ZCA Fort Washington LLC - Signs

Ms. Giles,

This firm represents the Applicant in the above-named Application to the Upper Dublin Township Zoning Hearing Board.

On behalf of the Applicant, I hereby request that commencement of a Public Hearing on this Application be postponed until January 22, 2024, and hereby waive all timeframes within which the Board must conduct a hearing on this Application, as prescribed by the Municipalities Planning Code, the Upper Dublin Township Zoning Ordinance, and/or any other regulation.

Sincerely,



Joseph C. Kuhls

cc: Joseph Bagley, Upper Dublin Township Zoning Hearing Board Solicitor

KUHLS LAW LLC

Joseph C. Kuhls
Attorney at Law

November 2, 2023

Alison Giles, Zoning Officer
Upper Dublin Township
370 Commerce Drive
Fort Washington, PA 19034
agiles@upperdublin.net

Re: Zoning Hearing Board Application of ZCA Fort Washington LC - Signs

Ms. Giles,

Attached is the Zoning Hearing Board Application of ZCA Fort Washington LLC relative to signs at 600-602 Office Center Drive (the "Subject Property").

Specifically, the Applicant requests the following:

1. an Appeal of the decision to deny the Sign Permit for a "Prudential" Sign on the Building at 600 Office Center Drive;
2. an Extension/Affirmation of the 2015 Approval of the Zoning Hearing Board relative to the Subject Property allowing 2 signs on each of the three buildings at 600, 601, and 602 Office Center Drive, respectively; and
3. in the alternative, the Variances necessary from the Upper Dublin Township Zoning Ordinance, including §255.155.A(2), to allow 2 building signs on each of the three buildings at 600, 601, and 602 Office Center Drive, respectively.

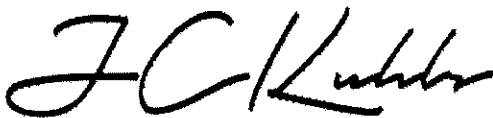
Pursuant to Township requirements, I have attached an original and eight (8) copies of each of the following documents:

- the completed Application, executed and acknowledged;
- the Deed to the Subject Property, attached as Exhibit A;
- a Plan of the Subject Property, attached as Exhibit B;
- a photo simulation of the proposed "Prudential" Sign on the Building at 600 Office Center Drive, attached as Exhibit C; and
- a photo simulation of the proposed "Link" Sign on the Building at 602 Office Center Drive, attached hereto as Exhibit D .

I have also enclosed a check made payable to the Township in the amount of One Thousand Five Hundred Dollars (\$1,500.00) as the required Application Fee.

Please let me know if there is anything else you need to process the Application. And, as always, thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "JC Kuhls". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Joseph C. Kuhls