



**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.*

## **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](#)



Date Received: 12/19/23  
Fee Paid: \$500  
1<sup>st</sup> Ad 1/7/24 / 2<sup>nd</sup> Ad 1/19/24  
Date of Hearing: 1/20/24

UPPER DUBLIN TOWNSHIP  
ZONING HEARING BOARD  
APPLICATION # QSA1

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

Name of Applicant: Joseph Cosmides  
Address: 708 Prospect Ave  
City, State, Zip: Fort Washington, PA, 19034  
Phone #: 856-220-6159  
Email: jcosmides@gmail.com

Name of Owner: Joseph & Mary Cosmides  
Address: 708 Prospect Ave  
City, State, Zip: Fort Washington, PA, 19034  
Phone #: 856-220-6159  
Email: 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 255	Section 43	B	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: \_\_\_\_\_

6  
i/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

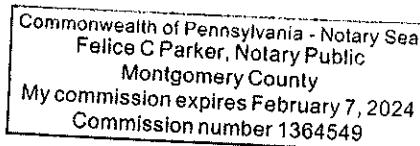
before me, this 11<sup>th</sup> day

of December, 2023

  
Applicant

  
Applicant

fcpcnter  
Notary Public

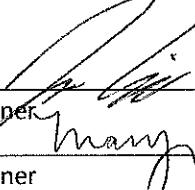


Property owner(s) must join in this application.

Sworn and subscribed to

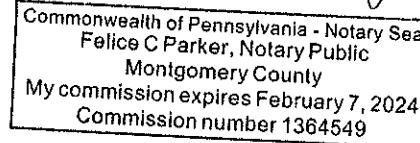
before me, this 11<sup>th</sup> day

of December, 2023

  
Owner

  
Owner

fcpcnter  
Notary Public



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

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



**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 #
12/19/2023	1635

12/19/2023

Bill To:
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.

<b>PAYMENT IS DUE UPON RECEIPT.</b> 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  Payments	\$500.00 -\$500.00
Invoice prepared by: Michelle Sharkey, 215-643-1600 x3505	<b>Balance Due</b>	<b>\$0.00</b>

**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](mailto:agiles@upperdublin.net)>

Cc:Joseph Bagley <[joseph@bagleylawlc.com](mailto:joseph@bagleylawlc.com)>;lenkarp@comcast.net <[lenkarp@comcast.net](mailto:lenkarp@comcast.net)>;David Brooman <[dbrooman@highswartz.com](mailto:dbrooman@highswartz.com)>;Michael Luongo <[MLuongo@highswartz.com](mailto:MLuongo@highswartz.com)>;Bauer, Geri <[gbauer@upperdublin.net](mailto:gbauer@upperdublin.net)>;Downing, Gerry <[gdowning@upperdublin.net](mailto:gdowning@upperdublin.net)>;Milnazik, Jeff <[jmilnazik@upperdublin.net](mailto:jmilnazik@upperdublin.net)>;Conte, Jesse <[jconte@upperdublin.net](mailto:jconte@upperdublin.net)>;Stein, Katie <[kstein@upperdublin.net](mailto:kstein@upperdublin.net)>;Lohofer, Rebecca <[rlohofer@upperdublin.net](mailto:rlohofer@upperdublin.net)>;Carol Skipper <[stenoskip@aol.com](mailto: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](mailto: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 \(amlegal.com\)](#)**

**① 215.643.1600 x3213**

**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](mailto:agiles@upperdublin.net)>

Cc:Joseph Bagley <[joseph@bagleylawlc.com](mailto:joseph@bagleylawlc.com)>;lenkarp@comcast.net <[lenkarp@comcast.net](mailto:lenkarp@comcast.net)>;David Brooman <[dbrooman@highswartz.com](mailto:dbrooman@highswartz.com)>;Michael Luongo <[MLuongo@highswartz.com](mailto:MLuongo@highswartz.com)>;Bauer, Geri <[gbauer@upperdublin.net](mailto:gbauer@upperdublin.net)>;Downing, Gerry <[gdowning@upperdublin.net](mailto:gdowning@upperdublin.net)>;Milnazik, Jeff <[jmilnazik@upperdublin.net](mailto:jmilnazik@upperdublin.net)>;Conte, Jesse <[jconte@upperdublin.net](mailto:jconte@upperdublin.net)>;Stein, Katie <[kstein@upperdublin.net](mailto:kstein@upperdublin.net)>;Lohofer, Rebecca <[rlohofer@upperdublin.net](mailto:rlohofer@upperdublin.net)>;Carol Skipper <[stenoskip@aol.com](mailto: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](mailto: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**

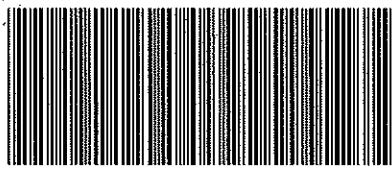
*Zoning Officer & Planning Coordinator*

*Upper Dublin Township*

*370 Commerce Drive, Fort Washington, PA 19034*

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

**① 215.643.1600 x3213**

 <b>RECODER OF DEEDS</b> <b>MONTGOMERY COUNTY</b> <i>Nancy J. Becker</i>	<b>DEED BK 5956 PG 01361 to 01365</b> INSTRUMENT # : 2015039721 RECORDED DATE: 06/03/2015 04:11:01 PM   3209532-0014M
<b>MONTGOMERY COUNTY ROD</b> <b>OFFICIAL RECORDING COVER PAGE</b> <span style="float: right;">Page 1 of 5</span>	
<b>Document Type:</b> Deed <b>Document Date:</b> 05/19/2015 <b>Reference Info:</b> <b>RETURN TO:</b> (Simplifile) Trident Land Transfer Company 431 W. Lancaster Ave, 3rd Floor Devon, PA 19333 (610) 889-7660	<b>Transaction #:</b> 3216062 - 2 Doc(s) <b>Document Page Count:</b> 4 <b>Operator Id:</b> dkrasley  <b>PAID BY:</b> TRIDENT LAND TRANSFER COMPANY
<b>* PROPERTY DATA:</b> Parcel ID #: 54-00-13558-00-5 Address: 708 PROSPECT AVE  FORT WASHINGTON PA 19034 Municipality: Upper Dublin Township (100%) School District: Upper Dublin	
<b>* ASSOCIATED DOCUMENT(S):</b>	
<b>CONSIDERATION/SECURED AMT:</b> \$377,000.00 <b>TAXABLE AMOUNT:</b> \$377,000.00 <b>FEES / TAXES:</b> 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 <b>Total:</b> \$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 10<sup>th</sup> 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  
Evan Horback  
Sachi 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.

BJ Travis  
Notary Public

My Commission Expires: 02/21/2018





# UPPER DUBLIN TOWNSHIP

370 Commerce Drive  
Fort Washington, PA 19034-2617  
Phone: (215) 643-1600  
Fax: (215) 542-0797  
[www.upperdublin.net](http://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](mailto: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 of the name Alison Giles.

Alison Giles  
Zoning Officer & Planning Coordinator  
215-643-1600 ex. 3213  
[Agiles@upperdublin.net](mailto: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:

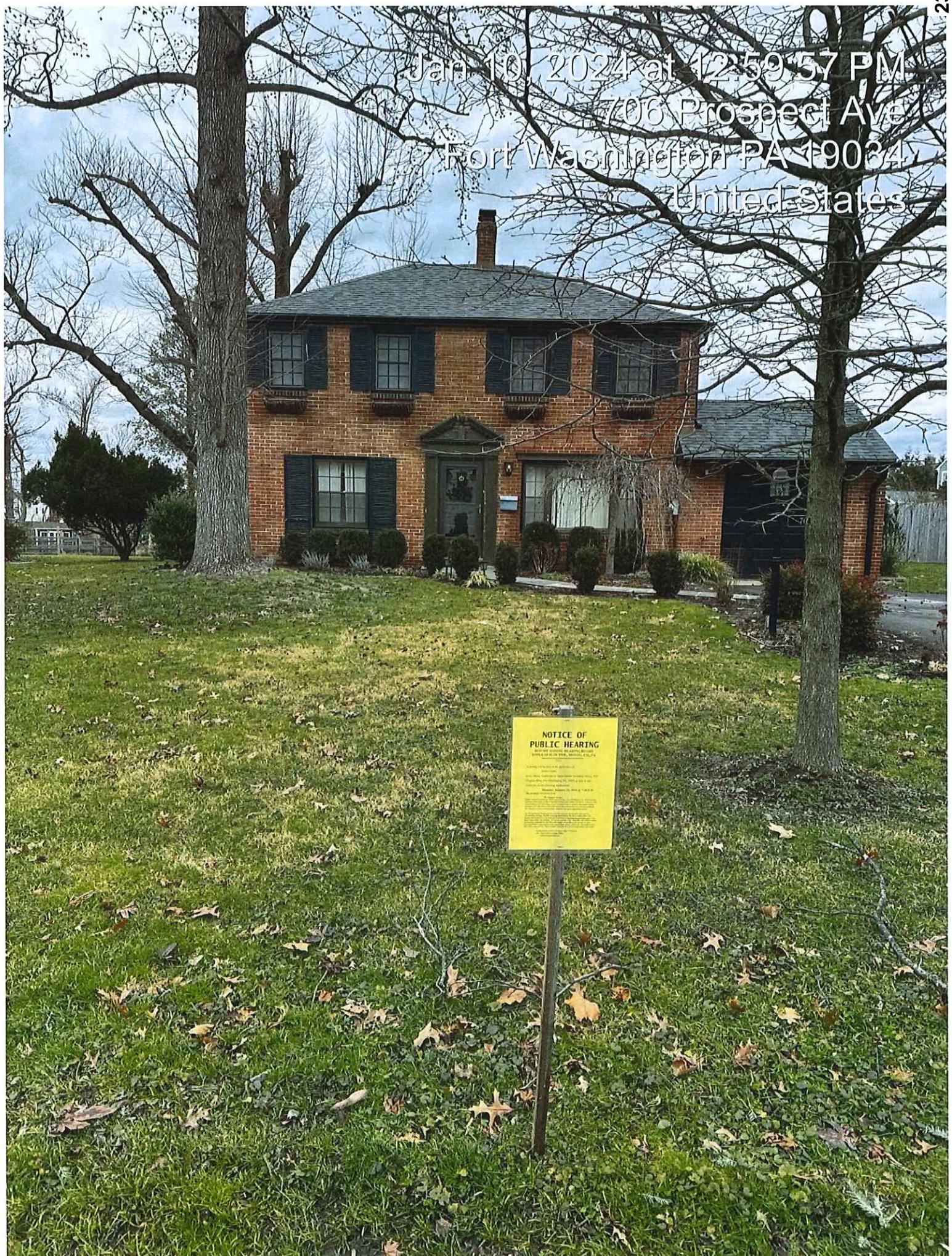
**708 Prospect Avenue**

**#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](mailto: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](mailto:agiles@upperdublin.net)

January 10, 2024 at 12:59:57 PM  
1706 Prospect Ave  
Fort Washington PA 19034  
United States



# BUILDING & IMPERVIOUS COVERAGE FORM

RESET FORM

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

## 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		=		
<b>TOTAL - PART A:</b>				2175		

<b>Total - Part A:</b>	2175	÷	<b>Lot Size:</b>	13986	=	<b>% of Building Coverage:</b>	15.5%
------------------------	------	---	------------------	-------	---	--------------------------------	-------

## 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		=		
<b>TOTAL - PART B:</b>				747		

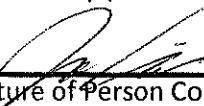
<b>Total - Part B:</b>	747	÷	<b>Lot Size:</b>	13986	=	<b>% of Impervious Surface:</b>	5.3%
------------------------	-----	---	------------------	-------	---	---------------------------------	------

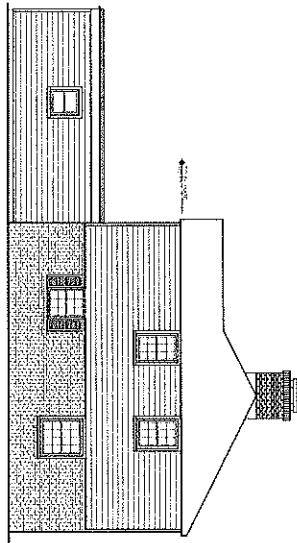
<b>% of Building Coverage from Part A Above:</b>	15.5%	+	<b>% of Impervious Surface from Part B Above:</b>	5.3%	=	<b>TOTAL % OF IMPERVIOUS AREA</b>	20.8%
--	-------	---	---	------	---	-----------------------------------	-------

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

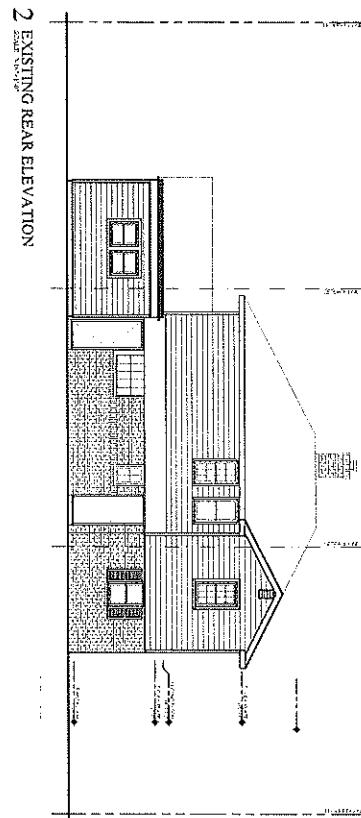
Joseph Cosmides [jcosmides@gmail.com](mailto:jcosmides@gmail.com) 856-220-6159

Completed by (Printed Name) Joseph Cosmides Email Address [jcosmides@gmail.com](mailto:jcosmides@gmail.com) Phone 856-220-6159

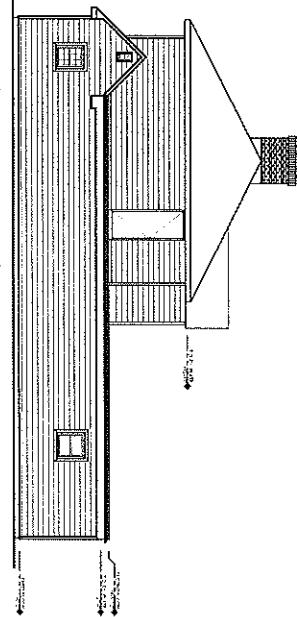
Signature of Person Completing Form  Date 2023-12-06



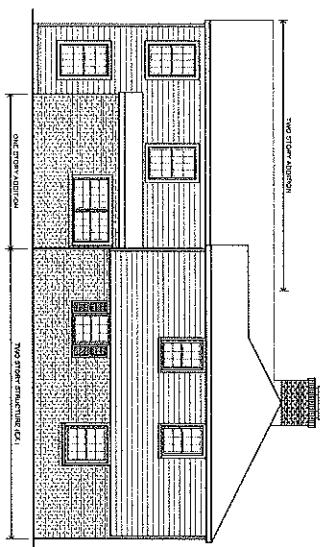
3 EXISTING LEFT SIDE ELEVATION



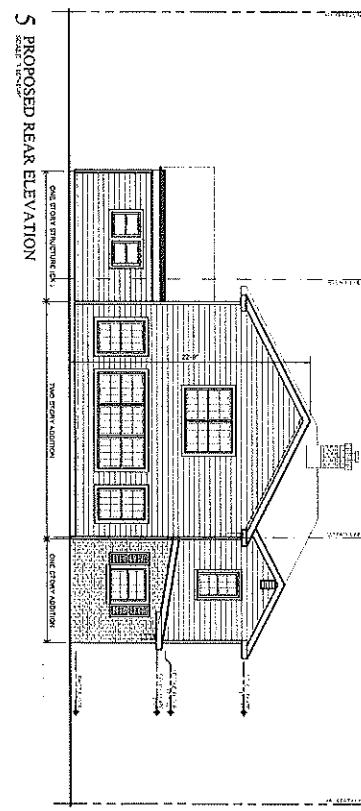
2 EXISTING REAR ELEVATION



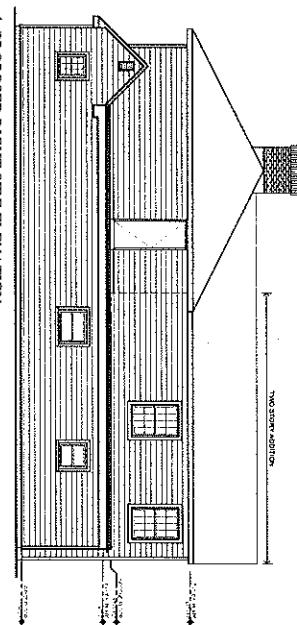
1 EXISTING RIGHT SIDE ELEVATION



6 PROPOSED LEFT SIDE ELEVATION



5 PROPOSED REAR ELEVATION



4 PROPOSED RIGHT SIDE ELEVATION

Joe & Mary Cosmides  
RENOVATIONS / ADDITIONS  
708 Prospect Avenue  
FL Washington, PA 10034  
EXISTING & PROPOSED  
ELEVATIONS

PROJECT NO. 033-102  
DRAWN BY: JJD  
DATE: 02 OCT 2023  
SCALE: AS NOTED

phillips associates  
architects / interior planners  
02 OCTOBER 2023 PROGRESS

PL Registration: 5401512X

These specifications, reports, documents, or other materials are subject to copyright by Phillips Associates, Inc. and are to be used only for the project for which they were prepared. Any unauthorized copying, disclosure, or use of these materials, in whole or in part, is an infringement of copyright and is illegal. All rights reserved. Phillips Associates, Inc. is not responsible for any damage or loss resulting from the use of these materials.

REV. DATE	REV. NUMBER

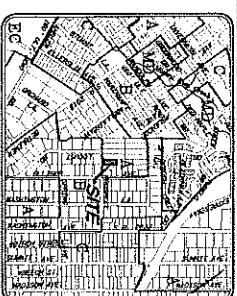
SK 1  
△





## LEGEND

## LEGEND



SCALE 1:1000

**ZONE 'A' RESIDENTIAL DISTRICT**

REFERENCE PLANS	DEFINING INFORMATION
WALK	100' 0" X 100' 0"
PARO	100' 0" X 100' 0"
DAYNRY	100' 0" X 100' 0"
SKOD	120' 0" X 120' 0"
WITLIS	120' 0" X 120' 0"
WITLIS	120' 0" X 120' 0"

KALYANI LEADS

By C. Raymond West, dated September 12, 1950, Drawing No. 389-X.  
Elevation Plan of Property of Raymond West, Elmer Park, Fort Washington,  
D. C. Raymond West, dated October 1, 1951, Drawing No. Y-1013.

## NOTES

1. Boundary information shown taken from deeds and plats of record, and files surveyed performed by Charles C. Shinneller Inc. during July, 2010, and Mark and Bounds as shown and based on Deed Recording Retention to Stone Pointe Properties Inc. - ~~1-514-11~~ consider stochastic.

22. Northern Goliath Scorpion based on NAD 1971, species panamensis (South),  
Goliath Model Scorpion based on NAD 1971, species panamensis (South),  
Vertical Datum based on NAD 1971, Geodetic Datum = NAD 1983, Vertical Datum = NAD 1983, Line system = SITCR 1983, Vertical Datum = NAD 1983, Geodetic Datum = NAD 1983, Line system = SITCR 1983.

3. Establish underground utility locations when planned from utility company plans supplied to you in accordance with PA. 7000, dated by utility company location. All underground utility locations are approximate. Contractors serving the SCA 7000 Call, in which the exact locations may not be determined.

3. Site is designated in flood Zone X (Area determined to be outside of 0.2% annual chance floodplain) as shown on Flood Insurance Rate Map or Montgomery County, Community Panel No. 42001 COFCAS, revised March 2, 2015.

6. Soil conservation provided by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey at Management County, Iowa version 5, 2022.

PARCEL INFORMATION

SITE AREA 13.988 SF. or 0.3211 ACRES  
 PARISH 54-DO-11358-00-5  
 MILE 6.123

BOOK / OWNER  
RECORD OWNER  
ADDRESS  
JOSEPH P. COSMIDES & MARY C. LYNCH  
708 PROSPECT AVENUE  
JOHN / MARY

DEED BOOK/PAGE 5056-01351  
ZONING DISTRICT 'K' RESIDENTIAL

卷之三

OPHOGRAPHICAL SURVEY PLAN  
of  
**708 PROSPECT AVENUE**  
UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PA.  
PREPARED FOR  
JOSEPH P. COSMIDES & MARY C. LYNCH

**CHARLES E. SHOEMAKER, INC.**  
 ENGINEERS & SURVEYORS  
 119 KEYSTONE DRIVE  
 MONTGOMERYVILLE, PA 18936  
 PHONE: 215-587-2182 FAX: 215-578-7791  
 E-MAIL: [sems@shoemaker.com](mailto:sems@shoemaker.com)  
 SCALE 1" = 20'

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

SEARCHED	INDEXED
SERIALIZED	FILED
APR 10 1968	
FBI - BOSTON	

## 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](#)

1<sup>st</sup> Ad 1/7/24Date Received: 12/10/23  
Fee Paid: \$500  
/ 2<sup>nd</sup> Ad 1/14/24  
Date of Hearing: 1/22/24

UPPER DUBLIN TOWNSHIP  
ZONING HEARING BOARD  
APPLICATION # 25aa

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 dwelling

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: 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

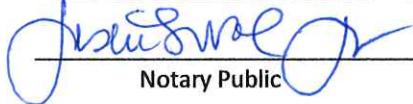
COUNTY OF MONTGOMERY:

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

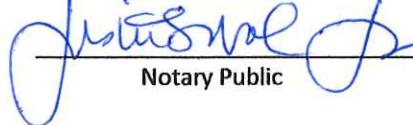
  
Notary Public

Property owner(s) must join in this application.

Sworn and subscribed to

before me, this 18th day

of December, 2023

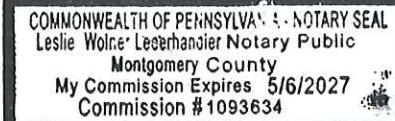
  
Notary Public

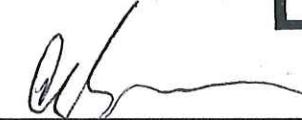
This application must be filled out and signed by the owner and, if different, the applicant and filed with the Zoning Officer along with the appropriate fee. If more space is required, attach a separate sheet to this application and reference the question being answered. The application must be accompanied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

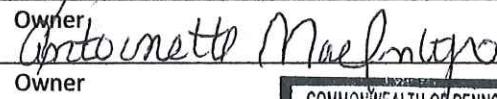
1. Three (3) copies of the deed showing current ownership
2. Copies of leases or agreements affecting the premises
3. Notarized zoning application and corporate sealed for companies
4. Eight (8) copies of the plan of real estate affected showing the location and dimension of improvements now erected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

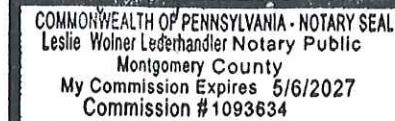
  
Applicant

Applicant



  
Owner

  
Owner



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

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

# Invoice

Date	Invoice #
12/19/2023	1636

12/19/2023

Bill To:
Christopher & Antoinette MacIntrye 1680 Limerick Lane Dresher, PA 19025

Check No.	Payment Type	Property Location		
7543	Check	1680 Limerick Lane		
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.

<b>PAYMENT IS DUE UPON RECEIPT.</b> 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
	Payments -\$500.00
Invoice prepared by: Michelle Sharkey, 215-643-1600 x3505	<b>Balance Due</b> <b>\$0.00</b>

# 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](mailto: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](mailto:agiles@upperdublin.net)

Jan 10, 2004 at 11:49 PM  
680 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](mailto:agiles@upperdublin.net)>

Cc:Joseph Bagley <[joseph@bagleylawllc.com](mailto:joseph@bagleylawllc.com)>;lenkarp@comcast.net <[lenkarp@comcast.net](mailto:lenkarp@comcast.net)>;David Brooman <[dbrooman@highswartz.com](mailto:dbrooman@highswartz.com)>;Michael Luongo <[MLuongo@highswartz.com](mailto:MLuongo@highswartz.com)>;Bauer, Geri <[gbauer@upperdublin.net](mailto:gbauer@upperdublin.net)>;Downing, Gerry <[gdowning@upperdublin.net](mailto:gdowning@upperdublin.net)>;Milnazik, Jeff <[jmilnazik@upperdublin.net](mailto:jmilnazik@upperdublin.net)>;Conte, Jesse <[jconte@upperdublin.net](mailto:jconte@upperdublin.net)>;Stein, Katie <[kstein@upperdublin.net](mailto:kstein@upperdublin.net)>;Lohofer, Rebecca <[rlohofer@upperdublin.net](mailto:rlohofer@upperdublin.net)>;Carol Skipper <[stenoskip@aol.com](mailto: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](mailto: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 \(amlegal.com\)](#)**

**① 215.643.1600 x3213**



# UPPER DUBLIN TOWNSHIP

370 Commerce Drive  
Fort Washington, PA 19034-2617  
Phone: (215) 643-1600  
Fax: (215) 542-0797  
[www.upperdublin.net](http://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](mailto: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 of the name Alison Giles.

Alison Giles  
Zoning Officer & Planning Coordinator  
215-643-1600 ex. 3213  
[Agiles@upperdublin.net](mailto: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

STEARS 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 TUCKERTOWN 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](mailto:agiles@upperdublin.net)>

Cc:Joseph Bagley <[joseph@bagleylawllc.com](mailto:joseph@bagleylawllc.com)>;lenkarp@comcast.net <[lenkarp@comcast.net](mailto:lenkarp@comcast.net)>;David Brooman <[dbrooman@highswartz.com](mailto:dbrooman@highswartz.com)>;Michael Luongo <[MLuongo@highswartz.com](mailto:MLuongo@highswartz.com)>;Bauer, Geri <[gbauer@upperdublin.net](mailto:gbauer@upperdublin.net)>;Downing, Gerry <[gdowning@upperdublin.net](mailto:gdowning@upperdublin.net)>;Milnazik, Jeff <[jmilnazik@upperdublin.net](mailto:jmilnazik@upperdublin.net)>;Conte, Jesse <[jconte@upperdublin.net](mailto:jconte@upperdublin.net)>;Stein, Katie <[kstein@upperdublin.net](mailto:kstein@upperdublin.net)>;Lohofer, Rebecca <[rlohofer@upperdublin.net](mailto:rlohofer@upperdublin.net)>;Carol Skipper <[stenoskip@aol.com](mailto: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](mailto: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 \(amlegal.com\)](#)**

**① 215.643.1600 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 <i>466.00</i>
LOCAL <i>2,660.00</i>
PER <i>2.00</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 UPPPER DUBLIN  
1680 LIMERICK LN  
CIRANOWICZ MAYER & MARLENE M  
B-011B D-019 L 1101 DATE: 06/04/01

1680 LIMERICK LN

DB# 363 PG 1674



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, passageways, 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:

BL Jezard

Marlene M. Ciranowicz (SEAL)  
Marlene M. Ciranowicz

H11024		
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 10:051

ISSUED 08/01/01

DB 5363 PG 1675



Commonwealth of Pennsylvania :  
County of Montgomery : \$8

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. Cianowicz, 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.

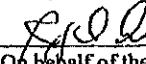
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
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 LANE  
DRESHER, 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

ISS2/3 03/01

DB 5363 PG 1676

# BUILDING & IMPERVIOUS COVERAGE FORM

Property Location: <b>1680 Limerick Lane</b>				Date:
Zoning District: <b>A1</b>	Owner Name: <b>Christopher &amp; Antoinette MacIntyre</b>	Lot Size: <b>21,593 sf</b>		

## 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		=		
<b>NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:</b>						
Rear Porch Expansion		x		=	168	
		x		=		
		x		=		
<b>TOTAL - PART A:</b>				2,534		

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

## 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		=		
<b>NEW / ADDITIONS - SEE REQUIREMENTS ON PAGE 1 FOR STORMWATER MANAGEMENT:</b>						
Deck Additions		x		=	97	Main deck additional and new entrance deck
New Walkway		x		=	8	Additional existing walkway replacement.
		x		=		
		x		=		
<b>TOTAL - PART B:</b>				1,460		

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

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

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

Christopher MacIntyre

Completed by (Printed Name)

Christopher A MacIntyre

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

Email Address

Camac3@verizon.net

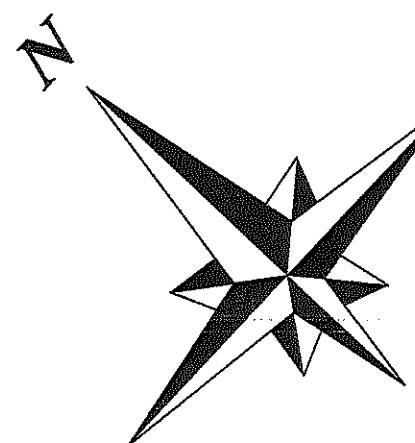
215-896-9675

Phone

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 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  
LOCATIONS OF THESE UNDERGROUND UTILITIES, EXCEPT FOR  
STRUCTURES. NOR DOES THE SURVEYOR GUARANTEE THAT ALL  
UNDERGROUND UTILITIES AND/OR STRUCTURES ARE SHOWN.  
SUBSURFACE UTILITY ENGINEERING QUALITY LEVELS ARE  
BASED UPON ASCE/UES/CI 38-22.

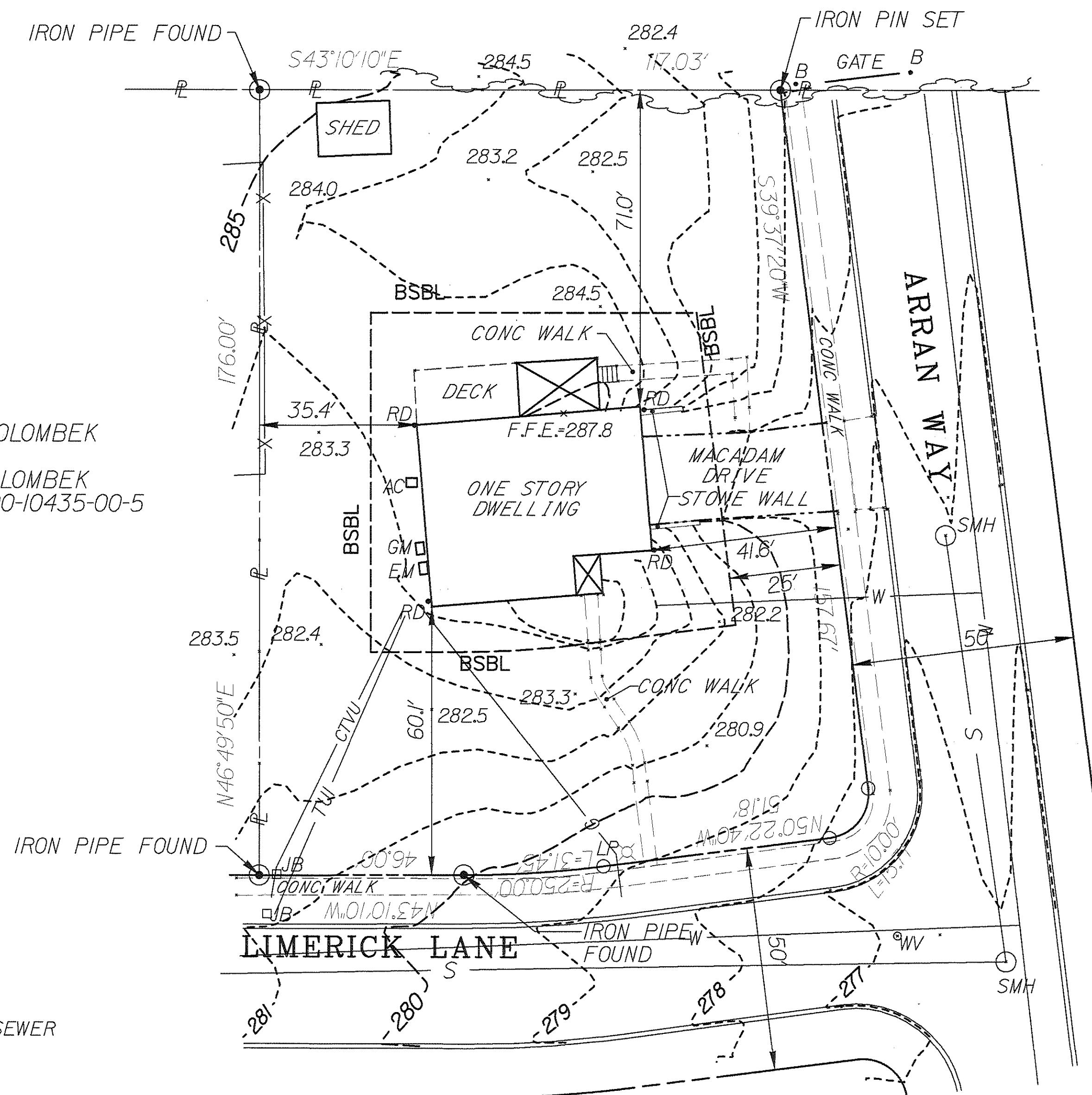
LEGEND

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

- Legal R/W Line
- Property Line
- Edge of Paving
- Curbline
- 280 Major Contour (5' Interval)
- 281 Minor Contour (1' Interval)
- BSB<sup>L</sup> Building Setback Line
- EU Existing Building
- CTVU Underground Cable - Comcast
- TUI Underground Telephone - Verizon
- W Water - Bucks County Water and Sewer
- G Gas - PECO
- S Sewer - Bucks County Water and Sewer

F.F.E. 287.8 First Floor Elevation

- B Bollard
- LP Light Pole
- RD • Roof Drain
- SMH ○ Sanitary Manhole
- JB □ Utility Junction Box
- GM □ Gas Meter
- EM □ Electric Meter
- WV ○ Water Valve
- AC □ AC Compressor



## 1680 Limerick Lane Photos:

### Front



### Rear



Left Side



Right Side



## Existing Rear Deck





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.

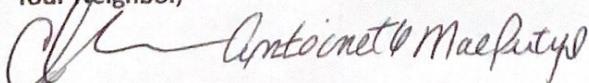
When Aidenn Lair Extension #1 was constructed in 1966, the front yard setback was set at 25 feet on our Arran Way frontage. However, per current zoning the front yard requirement is now 50 feet so a substantial amount of our current living area in the home is inside the setback requirement. The construction 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](mailto: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.

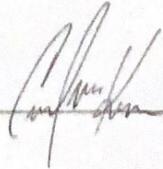
Your Neighbor,



Chris and Antoinette MacIntyre

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

Buttley McKenna  
Name



12/27/2023

1680 Arran Way, Radnor, PA

Date

Address

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](mailto: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.

David Bogie 12/27/2023 1657 ARROW WAY  
Name Date Address Drex Hill PA 19025

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 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.

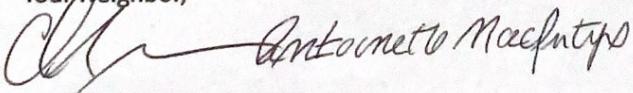
When Aidenn Lair Extension #1 was constructed in 1966, the front yard setback was set at 25 feet on our Arran Way frontage. However, per current zoning the front yard requirement is now 50 feet so a substantial amount of our current living area in the home is inside the setback requirement. The construction 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](mailto:amacintyre1@verizon.net). We would be happy to discuss it with you and address any concerns.

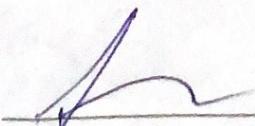
Your support is much appreciated and will aid in the process for the approval of this variance.

Your Neighbor,



Chris and Antoinette MacIntyre

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



Name

12/28/2023 1676 Limerick

Date

Address

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.

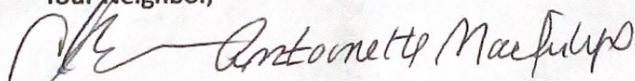
When Aidenn Lair Extension #1 was constructed in 1966, the front yard setback was set at 25 feet on our Arran Way frontage. However, per current zoning the front yard requirement is now 50 feet so a substantial amount of our current living area in the home is inside the setback requirement. The construction 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](mailto: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.

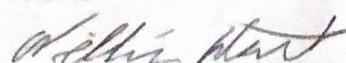
William West

12/29/23 1677 Limerick Lane

Name

Date

Address



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.

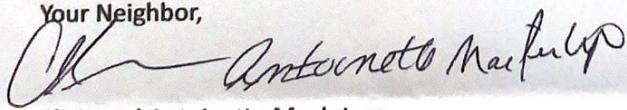
When Aidenn Lair Extension #1 was constructed in 1966, the front yard setback was set at 25 feet on our Arran Way frontage. However, per current zoning the front yard requirement is now 50 feet so a substantial amount of our current living area in the home is inside the setback requirement. The construction 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](mailto:amacintyre1@verizon.net). We would be happy to discuss it with you and address any concerns.

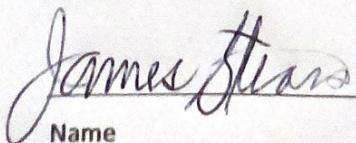
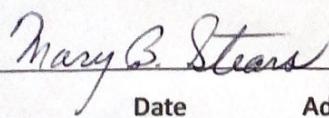
Your support is much appreciated and will aid in the process for the approval of this variance.

Your Neighbor,



Chris and Antoinette MacIntyre

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

  
Name  
Date

1681 LIMERICK LANE

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  
 1st Ad 1/7/24 Fee Paid: 11-2-23  
 /2nd Ad 1/14/24 Date of Hearing: 1/18/23 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 1<sup>st</sup> day

of November, 2023

AK  
Notary Public

  
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

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.

<b>PAYMENT IS DUE UPON RECEIPT.</b> 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  Payments	\$1,500.00  -\$1,500.00
Invoice prepared by: Geri Bauer, 215-643-1600 x3205	<b>Balance Due</b>	<b>\$0.00</b>

# 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](mailto: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 TOWNSHIP

370 Commerce Drive  
Fort Washington, PA 19034-2617  
Phone: (215) 643-1600  
Fax: (215) 542-0797  
[www.upperdublin.net](http://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](mailto: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 of the name Alison Giles.

Alison Giles  
Zoning Officer & Planning Coordinator  
215-643-1600 ex. 3213  
[Agiles@upperdublin.net](mailto: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](mailto:agiles@upperdublin.net)>

Cc:Joseph Bagley <[joseph@bagleylawllc.com](mailto:joseph@bagleylawllc.com)>;lenkarp@comcast.net <[lenkarp@comcast.net](mailto:lenkarp@comcast.net)>;David Brooman <[dbrooman@highswartz.com](mailto:dbrooman@highswartz.com)>;Michael Luongo <[MLuongo@highswartz.com](mailto:MLuongo@highswartz.com)>;Bauer, Geri <[gbauer@upperdublin.net](mailto:gbauer@upperdublin.net)>;Downing, Gerry <[gdowning@upperdublin.net](mailto:gdowning@upperdublin.net)>;Milnazik, Jeff <[jmilnazik@upperdublin.net](mailto:jmilnazik@upperdublin.net)>;Conte, Jesse <[jconte@upperdublin.net](mailto:jconte@upperdublin.net)>;Stein, Katie <[kstein@upperdublin.net](mailto:kstein@upperdublin.net)>;Lohofer, Rebecca <[rlohofer@upperdublin.net](mailto:rlohofer@upperdublin.net)>;Carol Skipper <[stenoskip@aol.com](mailto: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](mailto: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 \(amlegal.com\)](#)**

**① 215.643.1600 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:

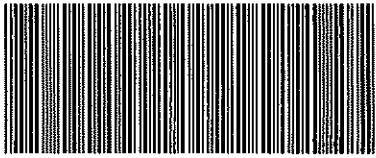
1. that the Zoning Hearing Board's October 2015 approval of signage relief for the subject properties (the "2015 Approval") remains in effect, granting variances which would allow this Prudential Sign; and
2. that the Prudential Sign conforms with the requirements of the Upper Dublin Township Zoning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

 	<b>DEED BK 6034 PG 02752 to 02753</b> INSTRUMENT # : 2017014620 RECORDED DATE: 02/24/2017 11:45:16 AM   3442852-0026T																			
<b>RECODER OF DEEDS</b> <b>MONTGOMERY COUNTY</b> <i>Jeanne Sorg</i>  One Montgomery Plaza Swede and Airy Streets ~ Suite 303 P.O. Box 311 ~ Norristown, PA 19404 Office: (610) 278-3289 ~ Fax: (610) 278-3869	<b>MONTGOMERY COUNTY ROD</b> <b>OFFICIAL RECORDING COVER PAGE</b> <span style="float: right;">Page 1 of 2</span> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <b>Document Type:</b> Deed Miscellaneous Taxable  <b>Document Date:</b> 02/23/2017  <b>Reference Info:</b>  <b>RETURN TO:</b> (Mail)  LAND SERVICES USA INC  SUITE 300  1 SOUTH CHURCH ST  WEST CHESTER, PA 19382-3228 </td> <td style="width: 50%;"> <b>Transaction #:</b> 3522439 - 1 Doc(s)  <b>Document Page Count:</b> 1  <b>Operator Id:</b> tbutler  <b>PAID BY:</b>  LAND SERVICES USA INC </td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"> <b>* PROPERTY DATA:</b>  Parcel ID #: 54-00-12710-01-6  Address: 600 OFFICE CENTER DR </td> <td style="width: 33%;"> 54-00-12710-02-5  601 OFFICE CENTER DR </td> <td style="width: 33%;"> 54-00-12710-03-4  602 OFFICE CENTER DR </td> </tr> <tr> <td colspan="3"> Municipality: PA  Upper Dublin Township (100%) </td> </tr> <tr> <td colspan="3"> School District: PA  Upper Dublin Township (0%) </td> </tr> <tr> <td colspan="3"> School District: PA  Upper Dublin </td> </tr> </table> <b>* ASSOCIATED DOCUMENT(S):</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <b>CONSIDERATION/SECURED AMT:</b> <b>\$35,012,600.00</b> </td> <td style="width: 50%;"> DEED BK 6034 PG 02752 to 02753  Recorded Date: 02/24/2017 11:45:16 AM </td> </tr> <tr> <td colspan="2"> <b>FEES / TAXES:</b>  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    <b>Total:</b> \$700,361.00 </td> </tr> </table>		<b>Document Type:</b> Deed Miscellaneous Taxable <b>Document Date:</b> 02/23/2017 <b>Reference Info:</b> <b>RETURN TO:</b> (Mail) LAND SERVICES USA INC SUITE 300 1 SOUTH CHURCH ST WEST CHESTER, PA 19382-3228	<b>Transaction #:</b> 3522439 - 1 Doc(s) <b>Document Page Count:</b> 1 <b>Operator Id:</b> tbutler <b>PAID BY:</b> LAND SERVICES USA INC	<b>* PROPERTY DATA:</b> Parcel ID #: 54-00-12710-01-6 Address: 600 OFFICE CENTER DR	54-00-12710-02-5 601 OFFICE CENTER DR	54-00-12710-03-4 602 OFFICE CENTER DR	Municipality: PA Upper Dublin Township (100%)			School District: PA Upper Dublin Township (0%)			School District: PA Upper Dublin			<b>CONSIDERATION/SECURED AMT:</b> <b>\$35,012,600.00</b>	DEED BK 6034 PG 02752 to 02753 Recorded Date: 02/24/2017 11:45:16 AM	<b>FEES / TAXES:</b> 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  <b>Total:</b> \$700,361.00	
<b>Document Type:</b> Deed Miscellaneous Taxable <b>Document Date:</b> 02/23/2017 <b>Reference Info:</b> <b>RETURN TO:</b> (Mail) LAND SERVICES USA INC SUITE 300 1 SOUTH CHURCH ST WEST CHESTER, PA 19382-3228	<b>Transaction #:</b> 3522439 - 1 Doc(s) <b>Document Page Count:</b> 1 <b>Operator Id:</b> tbutler <b>PAID BY:</b> LAND SERVICES USA INC																			
<b>* PROPERTY DATA:</b> Parcel ID #: 54-00-12710-01-6 Address: 600 OFFICE CENTER DR	54-00-12710-02-5 601 OFFICE CENTER DR	54-00-12710-03-4 602 OFFICE CENTER DR																		
Municipality: PA Upper Dublin Township (100%)																				
School District: PA Upper Dublin Township (0%)																				
School District: PA Upper Dublin																				
<b>CONSIDERATION/SECURED AMT:</b> <b>\$35,012,600.00</b>	DEED BK 6034 PG 02752 to 02753 Recorded Date: 02/24/2017 11:45:16 AM																			
<b>FEES / TAXES:</b> 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  <b>Total:</b> \$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



Jeanne Sorg  
Recorder of Deeds



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					<b>35,012,600.00</b>

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

*Joe Ahr* 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

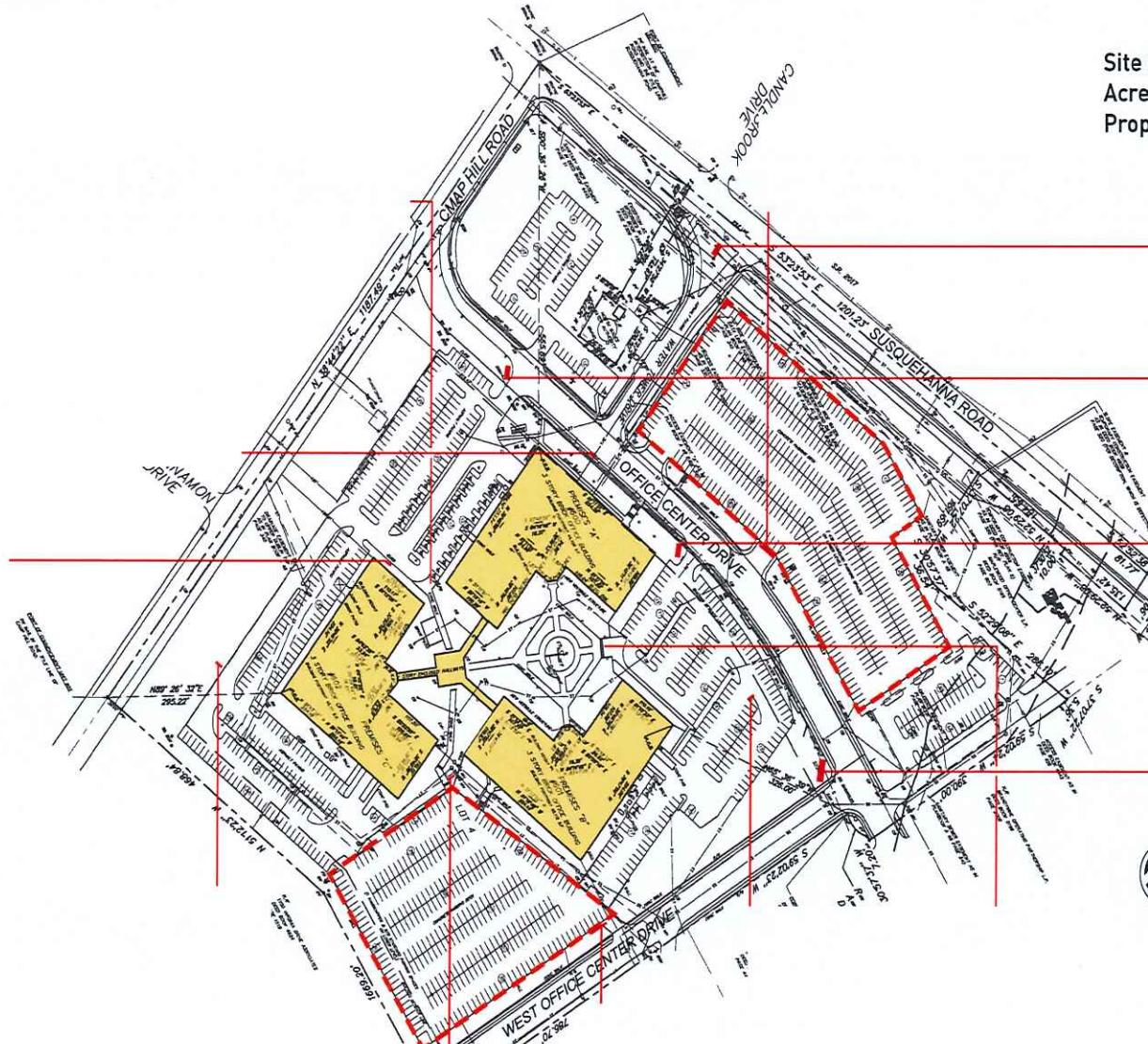
FEB 24 2017

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 032 L 602 4500 DATE: 02/24/2017 2 of 2  
eCertified copy made/received 02/24/2017 10:42:29 AM  
Montgomery County Recorder of Deeds





**APEX**  
FORT WASHINGTON

STRUCTURE PLAN

**APEX**

Fort Washington, PA



PROJECT NAME	Prudential Channel Letters
JOB NUMBER	30522
DATE	3/20/23
CUSTOMER NAME	Image360 - Oceanside

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	DATE
1	3/22/23

CLIENT APPROVAL	<input type="checkbox"/> Approved <input type="checkbox"/> Changes

CLIENT SIGNATURE	DATE

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



5/1/2023  
 Jere Murdoch, PE  
 Professional Engineer  
 PA PE Lic. #PE082030  
 Exp. 9/30/2023  
 PN#2242199  
 Pg. 1 of 68

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 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 7<sup>th</sup> 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 26<sup>th</sup> 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](mailto: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](http://www.hoflawgroup.com)

# KUHLS LAW LLC

---

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](mailto: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](mailto: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,



Joseph C. Kuhls