

**UPPER GWYNEDD TOWNSHIP**

**ZONING HEARING BOARD**

**January 26, 2021**

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**Applicant: Mann Road Associates**

**Property: 920 S. Broad Street**

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**Carl N. Weiner, Esquire  
Attorney for Applicant**



**HAMBURG, RUBIN, MULLIN,  
MAXWELL & LUPIN, PC**

**ATTORNEYS AT LAW**

**375 Morris Road**

**P.O. Box 1479**

**Lansdale, PA 19446-0773**

**Telephone: (215) 661-0400**

**Email: [cweiner@hrmml.com](mailto:cweiner@hrmml.com)**

## EXHIBIT LIST

- A-1 Deed
- A-2 Photograph
- A-3 Photograph
- A-4 1988 Zoning Decision
- A-5 January 30, 2004 Memorandum
- A-6 Zoning Map

7-9

4

EXHIBIT

tabbles

A-1

File No. SPA33578FNT

Parcel ID No. 56-00-00046-00-6

This Indenture, made the  
. 2003 .

14th

day of September.

Between

SOUTH BROAD STREET INC., A PA. CORP.

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

MANN ROAD ASSOCIATES, A PA LIMITED PARTNERSHIP

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

Witnesseth, that the said Grantor for and in consideration of the sum of Seven Hundred Thousand And 00/100 Dollars (\$700,000.00)

lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold. released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee its successors and assigns as partnership property,

**ALL THAT CERTAIN LOT OR PIECE OF LAND, WITH THE MESSAGE THEREON ERECTED, SITUATE IN THE TOWNSHIP OF UPPER GWYNEDD, IN THE COUNTY OF MONTGOMERY AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE THEREOF BY HERBERT H. METZ, CIVIL ENGINEER, LANSDALE, PENNSYLVANIA ON SEPTEMBER 5, 1919, AS FOLLOWS, TO WIT:**

**BEGINNING AT A POINT MARKING THE INTERSECTION OF THE CENTER LINE OF BROAD STREET (AS THE SAME IS LAID OUT 40.00 FEET WIDE) WITH THE CENTER LINE OF THE ALLENTOWN ROAD (AS THE SAME IS LAID OUT 33.00 FEET WIDE); THENCE EXTENDING ALONG THE CENTER LINE OF ALLENTOWN ROAD NORTH 10 DEGREES, 20 MINUTES WEST 357.00 FEET TO AN IRON PIN IN THE CENTER LINE OF SAID ALLENTOWN ROAD, MARKING A CORNER OF THIS AND OTHER LAND OF THE SAID WELLINGTON H. ROSENBERY; THENCE EXTENDING ALONG THE OTHER LANDS OF THE SAID WELLINGTON H. ROSENBERY SOUTH 66 DEGREES, 45 MINUTES EAST 265.14 FEET TO A POINT IN THE CENTER LINE OF BROAD STREET, AFORESAID; THENCE EXTENDING ALONG THE CENTER LINE OF BROAD STREET SOUTH 36 DEGREES, 04 MINUTES WEST 305.06 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.**

DE BK05476-1265

DT-DEED



MONTGOMERY COUNTY ROD

2003601719 10/08/2003 10 43 00 AM 1

RCD FEE \$50 50 LCL TAX \$7 000 00 ST TAX \$7 000 00

56-UPPER GWYNEDD TOWNSHIP \$7 000 00 MARYANNE RICHENBACH ROD

**BOUNDED ON THE NORTHEAST BY OTHER LAND OF THE SAID WELLINGTON H. ROSENBERRY, ON THE SOUTHEAST BY BROAD STREET, AFORESAID AND ON THE WEST BY THE ALLENTOWN ROAD, AFORESAID.**

**BEING PARCE NO. 56-00-00046-00-6 OF THE MONTGOMERY COUNTY COMMISSIONERS REGISTRY.**

**BEING THE SAME PREMISES WHICH BUTLER PIKE ASSOCIATES, A PA GENERAL PARTNERSHIP BY INDENTURE BEARING DATE 1/22/1991 AND RECORDED 1/24/1991 AT NORRISTOWN IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY IN DEED BOOK 4968 PAGE 42 ETC. GRANTED AND CONVEYED UNTO SOUTH BROAD STREET INC., A PA. CORP., IN FEE.**

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, 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 Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

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

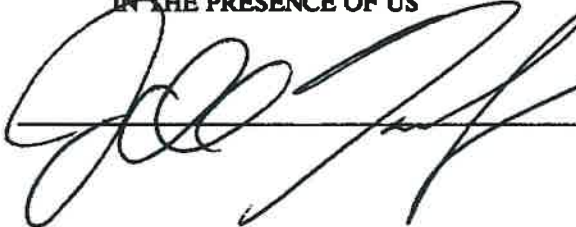
**Warrant and Forever Defend.**

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
56-00-00046-00-6 UPPER GWYNEDD  
ALLENTOWN RD  
SOUTH BROAD STREET INC  
B 008 U 115 L 4100 DATE 09/10/03

*B.A.*

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its President, and the same to be duly attested by its Secretary. Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US



SOUTH BROAD STREET INC.

By:  {SEAL}  
pres

Commonwealth of Pennsylvania  
County of Montgomery : ss

AND NOW, this \_\_\_\_\_ day of \_\_\_\_\_ before me, the undersigned Notary Public, appeared Jack Gambone who acknowledged himself/herself to be the President of SOUTH BROAD STREET INC., a corporation, and he/she, as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as President

IN WITNESS WHEREOF, I hereunder set my hand and official seal

  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

NOTARIAL SEAL  
JENNIFER L SCHUYLER Notary Public  
Worcester Montgomery County  
My Commission Expires June 3, 2006

The address of the above-named Grantee is:

320 Norristown Road  
Horseshoe, PA 19044

On behalf of the Grantees

File No. SPA33578FNT

Record and return to

Security Abstract of PA, Inc.  
1741 Valley Forge Road

Worcester, PA 19490







Image capture Aug 2018 # 211251

Lansdale, Pennsylvania



Street View





highlighted in blue to enter Street View.

Towamencin Creek

tabbles®  
EXHIBIT  
A-3





UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

ZONING HEARING BOARD



June 27, 1988

Butler Pike Associates  
60 West Germantown Pike  
Norristown, PA 19401

RE: Hearing No. 88-9

Dear Sir:

This is to advise you that the Upper Gwynedd Township Zoning Hearing Board at its public hearing held on Thursday, June 23, 1988, granted your application in the above matter granting certain variances upon certain conditions as hereinafter set forth in order to permit you to construct a building and operate therein a real estate office and title company and other uses as hereinafter more specifically set forth on property located at 920 South Broad Street, Lansdale, PA, 19446 which property is located in an R-2 Residential District. The following variances were granted:

1. A use variance pursuant to Article V, §195-12A of the Zoning Code to permit the construction of a building for the use of same as a real estate office and title insurance company and related real estate oriented services and one of the uses set forth in Article V, §195-10B(1)(a)(b) but specifically excluding therefrom offices for doctors, dentists, chiropractors, or any other practitioner of the healing arts for humans, opticians, security and commodity brokerage, employment counselling, advertising, stenographic services, educational and research agencies and travel agencies. At all times at least 50% of the square footage of the subject building shall be used and occupied for the said real estate office, title insurance company and related real estate oriented services.

2. A lot area variance of 1,490 square feet pursuant to Article V, §195-12B-1 of the Zoning Code.

3. A front yard variance of 38 feet on South Broad Street and a front yard variance of 35 feet on Allentown Road, pursuant to Article V, §195-12B-3 of the Zoning Code.

4. A variance from the requirements of Article IV, §195-9(0)-5b and c to permit a parking facility which does not meet the landscaping requirements of these sections.

5. A variance from Article VII, §195-35J(2) to permit two signs on the lot to be located one on Allentown Road and one on South Broad Street at the locations set forth on the Exhibits and in accordance with the testimony entered at the time of the hearing.

6. A variance of 15 1/4 square feet to permit a sign of 16 square feet on South Broad Street and a variance of 7 1/4 square feet

88-9 CONTINENTAL REALTY

to permit a sign of 8 square feet on Allentown Road and a height variance for said signs of 1/2 foot to permit said signs to be no greater than 4 feet above ground elevation and a variance to permit said signs to be illuminated by direct external illumination thereon all of which are variances from Article VII, §195-35J(2) and the Schedule of Sign Regulations.

These variances were granted upon the following specific conditions:

1. That the property be developed in accordance with the plans, exhibits and testimony presented at the time of the hearing.

2. That the entrance to the parking facilities on South Broad Street and the two handicapped parking spots as noted on the plans and exhibits be approved as satisfactory regarding their size and locations by the Township Engineer.

3. That in addition to the real estate office, title insurance company and related real estate oriented services uses permitted on the subject premises, there shall be no more than 1 other permitted use of the type and nature set forth in the grant of the variances in Paragraph 1 above, and that at no time shall there be less than 50% of the square footage of the building utilized for said real estate office, title insurance company and related real estate oriented services.

4. That the signs be located where set forth on the plans and exhibits presented at the time of the hearing and that the same shall only be lighted by direct, external illumination thereon as opposed to internal illumination.

This is not to be considered the grant of a building permit.

Thank you for your attendance at the hearing.

Very truly yours,

KENNETH KROBERGER, Secretary

cc: Mr. Eugene Ziemba  
Mr. E.J. Gebauer  
Mr. William Lawrence



TO: LEN PERRONE  
FROM: BILL LAWRENCE *Bill*  
DATE: JANUARY 30, 2004  
SUBJECT: EVANS HOMES, INC. - USE & OCCUPANCY PERMIT APPLICATION

Attached please find an application for a Use and Occupancy Permit submitted by Michael J. Evans, owner of Evans Homes, Inc. to occupy a portion of the office building located at 920 South Broad Street. Mr. Evans has recently purchased this building from Continental Realty and wants to operate his business office in this facility.

This property is located in the R-2 Residential zoning district and is the subject of zoning variances which allowed the construction of this office building at this location. The original variances permitted the office building to be occupied as a real estate office and a title insurance company and related real estate oriented services and one (1) additional Business Professional office uses. Thereafter, the building was never occupied by a real estate business but rather a determination was made that the building could be occupied by the Merck, Sharp & Dohme Credit Union and an additional BP office use. I believe that Mr. Kerns' opinion was that the variance should not have been granted for such a restricted list of uses and should have merely been for office uses where adequate parking existed.

Mr. Evans is a developer who constructed Sunneywoods off of Barberry Road and the Enclave in Worcester Township. His proposed office use for 920 S. Broad Street is a typical administrative office wherein business will be conducted by telephone and accounting work will be done. The office will be occupied by 3 employees during normal business hours. This use is obviously much less intense than a real estate and title insurance company so I do not see any problems with allowing Evans Homes, Inc. to occupy this facility.

The other current tenant is the law offices of Paul Holl, Esq. but Mr Evans is unsure whether he will be staying or not. There have been no problems with this office building being used by these types of office uses, so I have no problems with this application.

Approved by:

Leonard T. Perrone, Twp. Mgr.

Date:

*2-4-04*



Adopted By Ordinance No: 14-07 of Upper Gwynedd Township,  
Approved by the Board of Commissioners the 22<sup>nd</sup> Day of September, 2014

*[Signature]*  
President  
*[Signature]*  
Secretary

# ~ UPPER GWYNEDD ~ TOWNSHIP

Zoning Map  
6/01/2014  
(Revised 5/31/2018)

ZONING DISTRICT KEY:

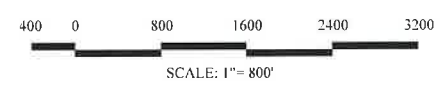
- R-1 RESIDENTIAL DISTRICT
- R-2 RESIDENTIAL DISTRICT
- R-3 RESIDENTIAL DISTRICT
- R-4 RESIDENTIAL DISTRICT
- MH MOBILE HOME PARK DISTRICT
- GA GARDEN APARTMENT RESIDENTIAL DISTRICT
- TH TOWNHOUSE RESIDENTIAL DISTRICT
- VPR VILLAGE PRESERVATION RESIDENTIAL DISTRICT
- VC VILLAGE COMMERCIAL DISTRICT
- C COMMERCIAL DISTRICT
- SC SHOPPING CENTER DISTRICT
- OC OFFICE CENTER DISTRICT
- BP BUSINESS PROFESSIONAL DISTRICT
- I INDUSTRIAL DISTRICT
- LI LIMITED INDUSTRIAL DISTRICT
- IN INSTITUTIONAL DISTRICT
- B BUSINESS DISTRICT
- TOD TRANSIT ORIENTED OVERLAY DISTRICT
- AP AGRICULTURAL PRESERVATION DISTRICT
- FP FP FLOODPLAIN DISTRICT

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20  
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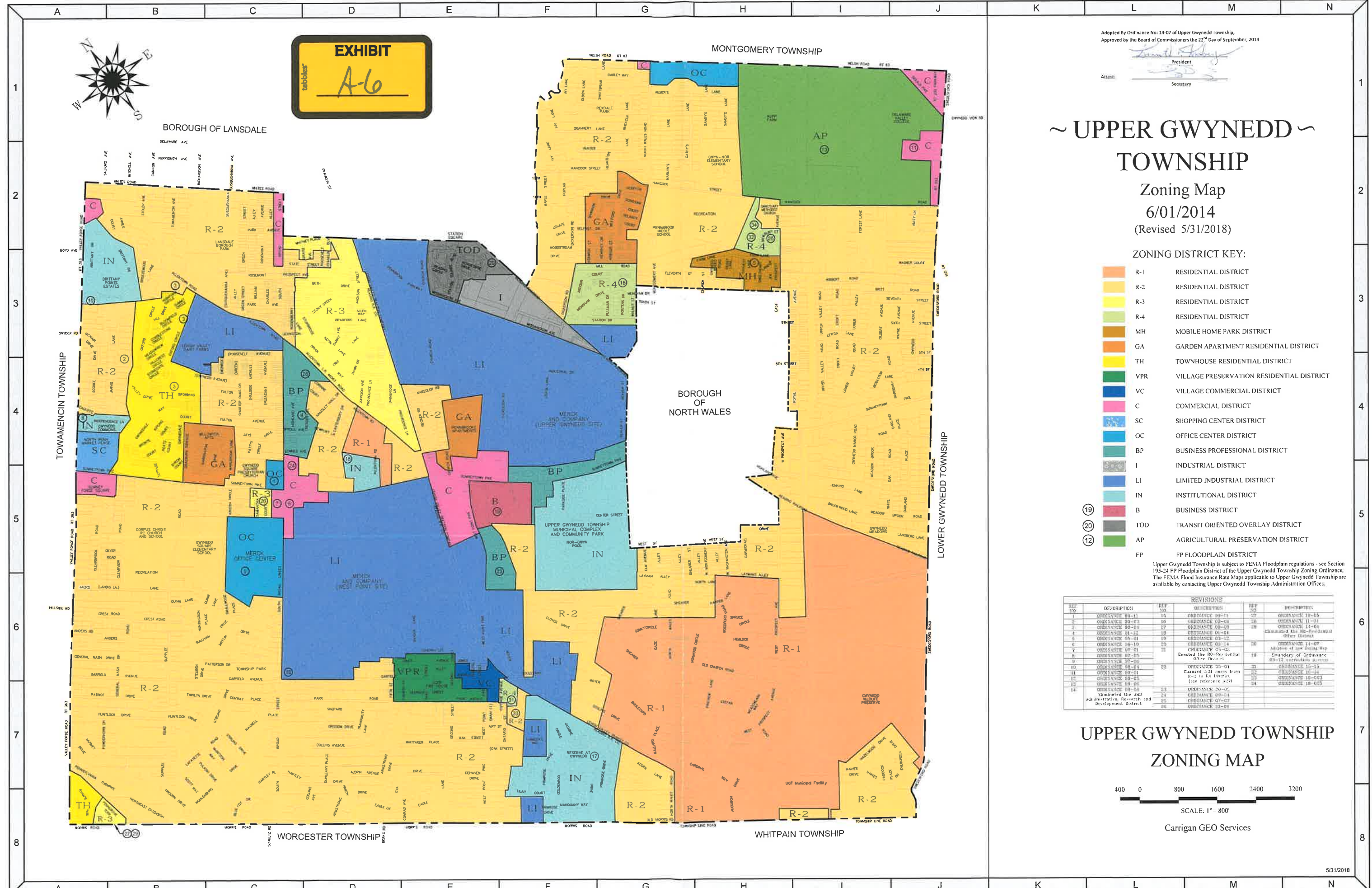
Upper Gwynedd Township is subject to FEMA Floodplain regulations - see Section 195-24 FP Floodplain District of the Upper Gwynedd Township Zoning Ordinance. The FEMA Flood Insurance Rate Maps applicable to Upper Gwynedd Township are available by contacting Upper Gwynedd Township Administration Offices.

REVISIONS					
REF	NO	DESCRIPTION	REF	NO	DESCRIPTION
1	1	ORDINANCE 89-11	15	15	ORDINANCE 10-05
2	2	ORDINANCE 89-07	16	16	ORDINANCE 11-01
3	3	ORDINANCE 89-20	17	17	ORDINANCE 11-08
4	4	ORDINANCE 89-22	18	18	ORDINANCE 14-08
5	5	ORDINANCE 89-01	19	19	Eliminated the R5-Residential Other District
6	6	ORDINANCE 86-19	20	20	ORDINANCE 14-07
7	7	ORDINANCE 87-01	21	21	Abolition of new Zoning Map
8	8	ORDINANCE 87-05	22	22	Ordinance 05-03
9	9	ORDINANCE 87-06	23	23	Enacted the R10-Residential Office District
10	10	ORDINANCE 88-04	24	24	Boundary of Ordinance 09-12 corrected
11	11	ORDINANCE 88-01	25	25	ORDINANCE 15-15
12	12	ORDINANCE 88-05	26	26	Ordinance 16-14
13	13	ORDINANCE 88-06	27	27	ORDINANCE 18-03
14	14	ORDINANCE 88-08	28	28	ORDINANCE 18-05
		Eliminated the ARD Administration, Research and Development District			

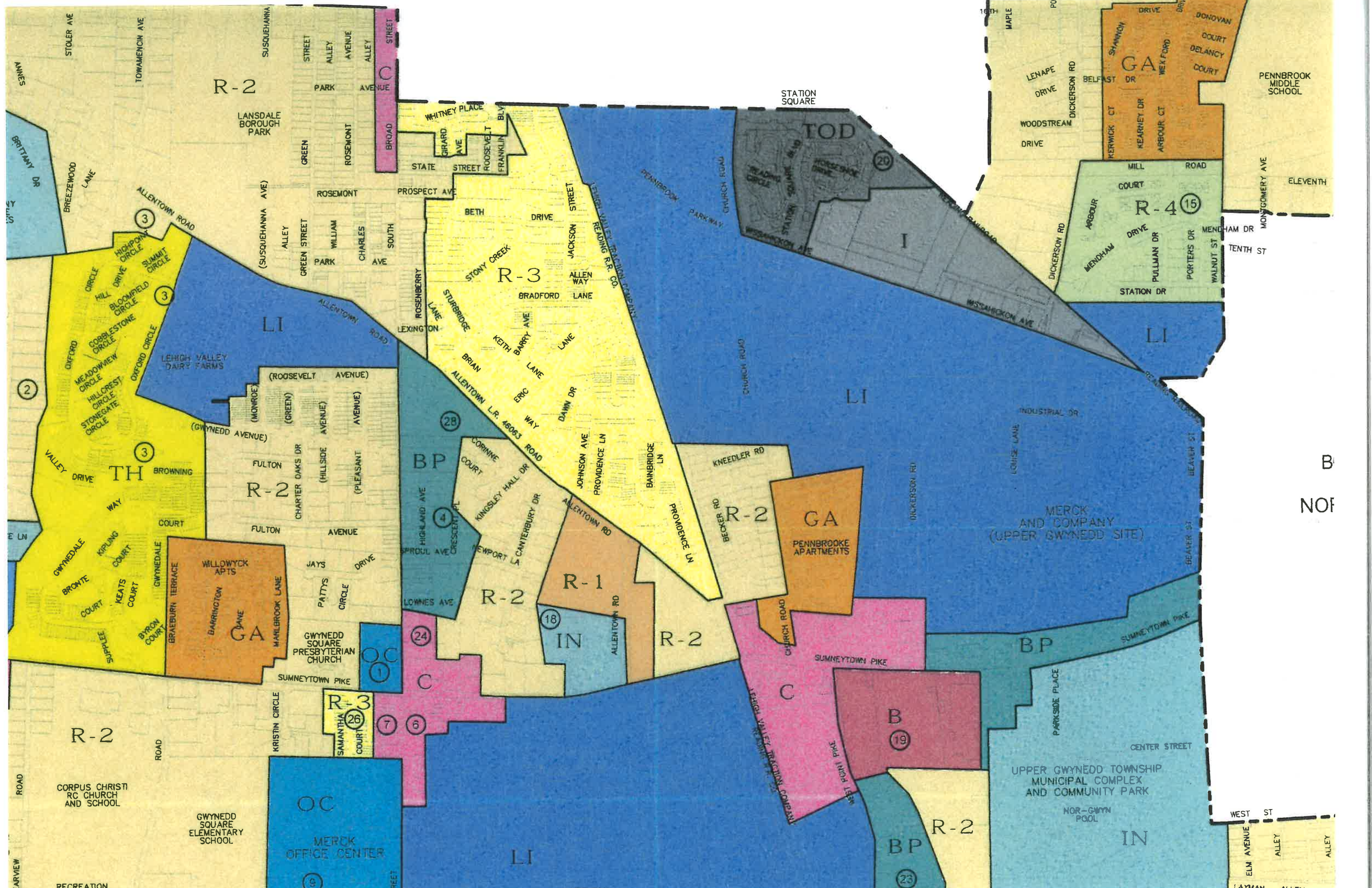
## UPPER GWYNEDD TOWNSHIP ZONING MAP



Carrigan GEO Services







B  
NOF

R-2

STATION SQUARE

TOD

GA

PENNBROOK MIDDLE SCHOOL

LANSDALE BOROUGH PARK

R-3

R-4 (15)

LI

R-3

LI

LI

TH

R-2

BP

R-2

GA

MERCK AND COMPANY (UPPER GWYNEDD SITE)

GA

R-1

R-2

IN

R-2

C

B

BP

R-2

R-3

OC

LI

BP

R-2

IN

UPPER GWYNEDD TOWNSHIP MUNICIPAL COMPLEX AND COMMUNITY PARK

MERCK OFFICE CENTER

NOR-GWYN POOL

9

23

WEST ST

ELM AVENUE

ALLEY

ALLEY

LAYMAN ALLEY

REARVIEW ROAD

RECREATION

GWYNEDD SQUARE ELEMENTARY SCHOOL

CORPUS CHRISTI RC CHURCH AND SCHOOL

SAMANTHA COURT

KRISTIN CIRCLE

SUMNEYTOWN PIKE

GWYNEDD SQUARE PRESBYTERIAN CHURCH

MARLBROOK LANE

BARRINGTON

WILLOWYCK APTS

GA

FULTON AVENUE

CHARTER OAKS DR

R-2

TH

VALLEY DRIVE

STONEGATE CIRCLE

HILLCREST CIRCLE

MEADOWMEW CIRCLE

OXFORD CIRCLE

COBBLESTONE CIRCLE

BLOOMFIELD CIRCLE

HILL DRIVE

HIGHPOINT CIRCLE

SUMMIT CIRCLE

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