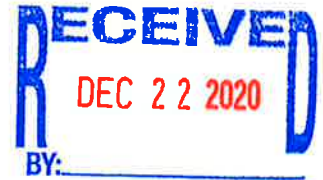


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25,473-016

www.HRMML.com

December 21, 2020

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LIMERICK

HARRISBURG

Upper Gwynedd Township
Attn: E. Van Rieker, Zoning Officer
1 Parkside Place
North Wales, PA 19454

Re: 920 South Broad Street

Dear Van:

Enclosed please find an original and 12 copies of the Zoning Hearing Board Application of Mann Road Associates along with 12 sets of photographs and filing fee in the amount of \$700.

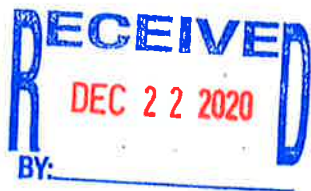
Please let me know if you need any additional information or have any questions.

Very truly yours,

HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN

By: Carl N. Weiner
CARL N. WEINER

CNW: mms
Enclosures: a/s



ZONING HEARING BOARD
UPPER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
Zoning Ordinance of November 23, 1987 as Amended

Check One Date: 12/11/2020
 APPLICATION FOR VARIANCE(S)
 APPLICATION FOR SPECIAL EXCEPTION(S)
 APPEAL FROM ZONING OFFICER'S
DECISION/DETERMINATION(S)

PROPERTY ADDRESS/
LOCATION 920 S. Broad Street, Lansdale, PA 19446 LOT SIZE 24,881 sq. ft. ZONING DISTRICT R-2

Check One (Applicant)
 Owner
 Equitable Owner (under Agreement of Sale)
 Lessor
 Lessee

Applicant's Name: Mann Road Associates
Address: 920 S. Broad Street, Lansdale, PA 19446
Telephone: 215-362-2072

Check One
Date Ownership Secured 2004
Date of Agreement of Sale _____
Date of Lease _____

Contractor's or Agent's Name _____
Public Water Yes No _____
Public Sewer Yes No _____

Address _____

Give full information as to Section of Zoning Ordinance involved and reasons why the Variance(s), Special Exception(s) or Appeal is desired and why it should be granted.

See attached

Owner's signature, if Applicant is not Owner, agreeing to this Application

Applicant's Signature
Please Print Name: Mike Evans

Attorney's Name: Carl N. Weiner, Esquire
Address: P.O. Box 1479; Lansdale, PA 19446
Telephone: (215) 661-0400
Email: cweiner@hrmml.com

Record of Secretary - Zoning Hearing Board

Application No.	Hearing Date(s)	Decision Date
VARIANCE(S)	Granted _____	Denied _____
SPECIAL EXCEPTION(S)	Granted _____	Denied _____
APPEAL	Granted _____	Denied _____

RESTRICTIONS/CONDITIONS (if any)

- () Zoning Officer
- () Zoning Hearing Board
- () Board of Commissioners
- () Zoning Solicitor

Signature of Secretary _____

ATTACHMENT TO ZONING HEARING BOARD APPLICATION

Applicant: Mann Road Associates
Property: 920 South Broad Street

Mann Road Associates ("Applicant") requests a zoning variance for 920 S. Broad Street, Lansdale, Pennsylvania, 19446 ("Property") which is located in a R-2 residential zone at the intersection of Broad Street and Allentown Road. Applicant is requesting a variance to convert the upstairs space of the Property, which consists of 2,000 square feet, to two two-bedroom, one bathroom apartments.

On June 27, 1988, under prior ownership, the Zoning Hearing Board granted a mixed-use variance so the Property could be used for a real estate office and a title insurance company. The variance required 50% of the square footage of the building on the Property "be used and occupied for the said real estate office, title insurance company and related real estate oriented services."

Mann Road Associates, acquired the Property in October 2003. On January 30, 2004, Township Manager Leonard Perrone, based upon review by the Township Solicitor, wrote a memorandum to Zoning Officer Bill Lawrence stating his belief the 1988 variance should not have been limited to such a restricted use and that general office use met the intent the Zoning Hearing Board decision.

The requested use for apartments would bring the building closer to the residential nature of the zoning district and surrounding area. The building would be residential not only in appearance but also in use. Further, the subject property is located diagonally across the intersection from a Business Professional District. Pursuant to Section 195-10 of the Zoning Ordinance, the Business Professional District permits a mixed use structure containing office uses and a dwelling unit. The proposed use would be in character with the surrounding area. There would be no adverse impact on surrounding properties. The use would not increase any business traffic. Small offices would be maintained on the ground floor of the Property as is already the case. The Property already contains more than adequate parking for any office use and for two apartment dwellings as required by the Zoning Ordinance. There would be no exterior modifications to the building. Since the second floor of the building comprises 2000 square feet, 2 two-bedroom apartments can reasonably be accommodated.



Google

Lansdale, Pennsylvania



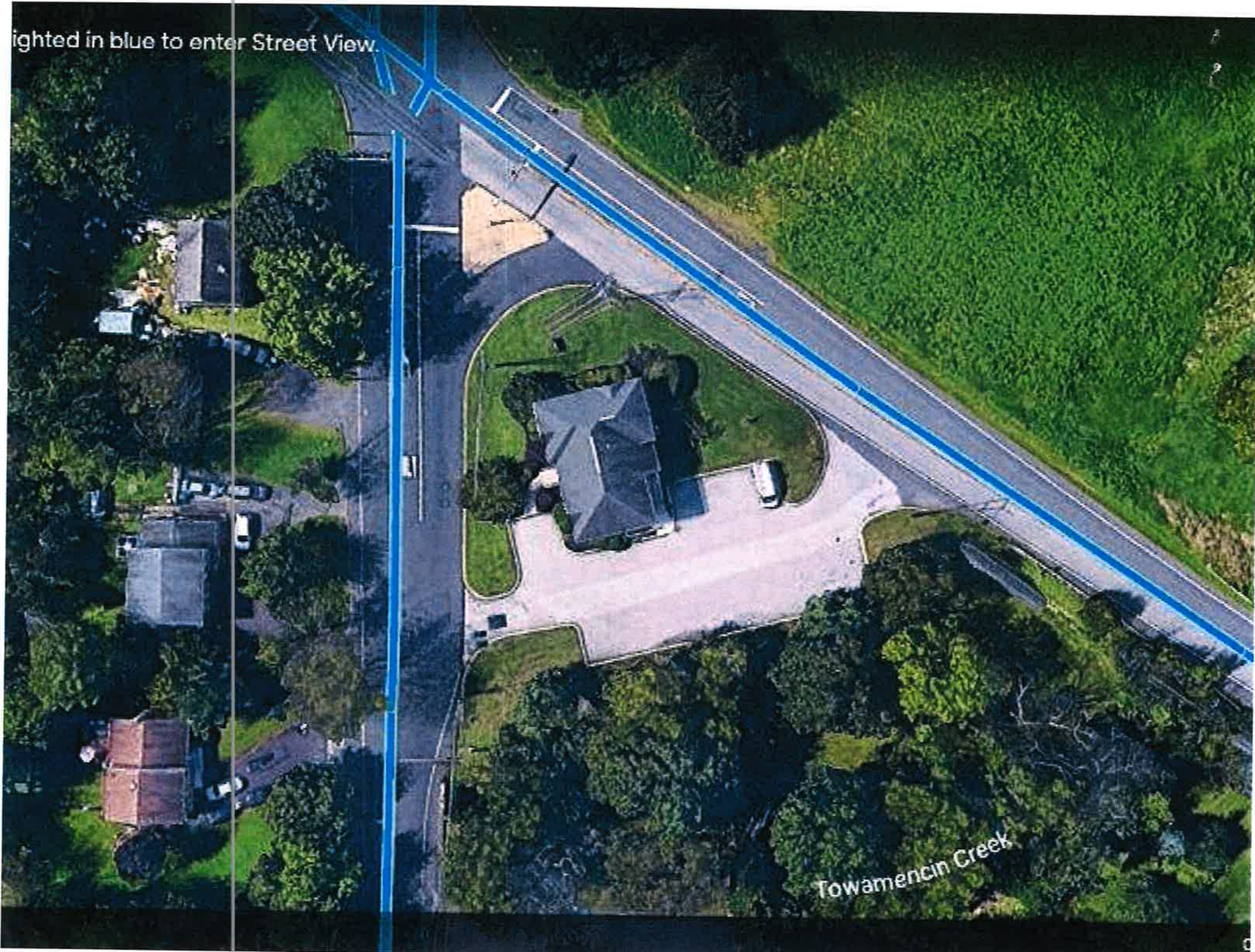
Street View

Image capture: Aug 2018 © 2020



NYCK

highlighted in blue to enter Street View.



Towamencin Creek