



**Springfield Township
Zoning Hearing Board
June 24, 2024
7:00 P.M.**

7:00 P.M. Call to Order:

Pledge of Allegiance:

Roll Call: Jennifer Guckin, Chairperson, Zoning Hearing Board Member
Megan McDonough; Esq., Vice Chair, Zoning Hearing Board
Ed Fox; Esq., Zoning Hearing Board Member
James Brown; Zoning Hearing Board Alternate Member
Kate M. Harper, Esq.; Solicitor, Zoning Hearing Board

Decisions: There are no pending Order & Opinions to render.

New Business:

Case #24-05: This is **The Institutes for the Achievement of Human Potential**, owners of the property located at 8801 Stenton Avenue, Wyndmoor, PA 19038. The property is also known as Parcel #5200-1658-8505. The applicant has appealed the actions of the Zoning Officer related to the violation letter dated February 1, 2024. In the alternative, the applicant has requested a variance from Section 114-8. A.1 for the use of the property and Section 114-134.A for the required on-site parking. The applicant seeks approval to use portions of the property for catered, rental events, as well as the headquarters and a private school for neurologically impaired youth, under the name of The Institutes for the Achievement of Human Potential. The property is zoned within the Institutional District of Ward #2 of Springfield Township. The applicant has requested a continuance and asked that this application be placed on the July 22, 2024 agenda.

Case #24-06: This is the application of **Rose Lane Holding, LLC**, owners of the property located at 1300 Rose Lane, Flourtown, PA 19031. The property is also known as Parcel #5200-1577-5004. The applicant has requested a variance to allow the 24 square foot, non-illuminated monument sign to remain as currently installed along the Rose Lane frontage of the property. The applicant

has requested a variance from Section 114-144. A.3 {Permitted Signage} and Section 114-145 {the Sign Chart} of the Springfield Township Zoning Ordinance. This sign replaced an approximately 6 square foot freestanding sign at the site. The property is zoned within the C-Residential District of Ward #1 of Springfield Township.

Case #24-07: This is the application of **5 Star Venture 1, L.P.** owner of the properties located at 900 & 1000 E. Mermaid Lane, Wyndmoor, PA 19038. The properties are also known as Parcel #5200-1152-4007 & 5200-1152-1253. The applicant has requested a variance from Section 114-12.C.1 of the Springfield Township Zoning Ordinance to allow the properties to be used for indoor pickle ball courts. In addition, a variance has been requested from Section 114-134 to allow for a reduction in the required on-site parking. The applicant is proposing 44 off-street parking stalls and has submitted a parking demand study for review. The properties are zoned within the Limited Industrial District of Ward #5 of Springfield Township.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, July 22, 2024, with a 7:00 P.M. start time. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

James M. Lee
President

Susanna O. Ratsavong
Vice President

Peter D. Wilson
Jonathan C. Cobb
Brendan May
Elizabeth McNamara
Edward H. Morris, III

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, June 24, 2024, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #24-06: This is the application of **Rose Lane Holding, LLC**, owners of the property located at 1300 Rose Lane, Flourtown, PA 19031. The property is also known as Parcel #5200-1577-5004. The applicant has requested a variance to allow the 24 square foot, non-illuminated monument sign to remain as currently installed along the Rose Lane frontage of the property. The applicant has requested a variance from Section 114-144.A.3 {Permitted Signage} and Section 114-145 {the Sign Chart} of the Springfield Township Zoning Ordinance. This sign replaced an approximately 6 square foot freestanding sign at the site. The property is zoned within the C-Residential District of Ward #1 of Springfield Township.

A copy of the application and information submitted is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website [@springfieldmontco.org](https://springfieldmontco.org).

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

THERE IS A 30-DAY PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30-DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038



NO. 24-06

DATE: 5/21/2024

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Rose Lane Holdings, LLC
(Name of Applicant)

Of (Address) Post Office Box 950, Lakewood, N.J. 08701

(Telephone No.) 215-360-1657

do hereby make application before the Springfield Township Zoning Hearing Board to request:

 An **appeal** from the decision of the Zoning/Building Official.

 A **special exception** as provided for in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article 114, Section 144,
Subsection A.3, of the Springfield Township Zoning Code.

 Other (please specify) Variance from Section 114-145 {Sign Chart}

The property concerned is located at 1300 Rose Lane, Flourtown, PA 19031

Petitioner's Interest in the property is Property Owner

Present use of property Apartment Complex

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (**8**) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

I seek approval to allow for the single sided, 24 square foot monument sign to remain as currently installed along the Rose Lane frontage. The new sign was installed to replace the old free standing sign in the same location as the one removed. I feel the sign is an improvement to the property and is in keeping with the improvements that have been made to the balance of the site. The new sign is non-illuminated and does not impact the surrounding residential properties.

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

Case # 2A-06
Check # 44
\$1,200.00

Applicant's Signature



Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Simon Plotnik

Printed Name of Applicant



Applicant's Signature and Date



ROSE
GARDEN
APARTMENTS

215-750-8524
www.rosegardenapartments.com

1
3
0
0

Section 114-144.3 Ground signs.

(1) When permitted. A ground sign is permitted only if the building which it serves to identify is set back more than 15 feet from the street curb or edge of street.

(2) Quantity.

(a) Quantity shall be limited to only one per lot, including a lot containing frontage on two or more streets. For a property which contains more than 300 linear feet of front footage, one sign will be permitted for every 300 linear feet of front footage or portion thereof.
[Amended 7-8-1992 by Ord. No. 788]

(b) Where two or more persons, agencies or establishments are located in a place or location common to all, such as a shopping center or an office complex, or where separate facilities share a common parking area, only one ground sign shall be permitted per street frontage or 300 linear feet or part thereof of street frontage.

(3) Sign area. The maximum area of a ground sign shall not exceed the maximum area listed in the Schedule of Sign Regulations.^[2]

[2]

Editor's Note: The Schedule of Sign Regulations is included at the end of this chapter.

Permitted Signs	Zoning Classification	Maximum Area of Sign (square feet)			Maximum Height (feet)		Illumination	Permit Limitations	Permit Required
		Ground	Projections	Facial	Ground	Facial			
Address	All	1	1	1	5	10	D		No
	AA, A, B, C, D, MF A, MU, CRD, INST.	1	X	1	5	10		Spaced no less than 100 feet apart on street frontage and 50 feet apart on other boundaries	No
Public Interest	All others	2	X	2	5	10	IND	Limit of 1 type	Yes
	All	1.5	1.5	1.5	5	10	D		Yes
Home occupation, professional office	All	20	12	10	5	10	D		Yes
	All	20	12	10	5	10	D		Yes
Institutional	All	20	12	10	5	10	D		Yes
	MU, CRD, INST, AA, A, B, C, D, MF A	6	X	X	5	X	X	Maximum of 2 signs per street frontage, spaced a minimum of 25 feet apart, limit of 1 type to completion of the transaction	No
Real Estate	All others	12	12	24	10	12	X		No
	AA, A, B, C, D, MF A, MU, CRD, INST.	8	6	X	5	X	X	1 per contractor, removed on completion of work	No
Contractor	All others	12	12	X	10	X	X	1 per contractor, permit to C/O	Yes
	B1, B2, S, I	25	12	40L	10	18	D		Yes
Industrial office, business, commercial	B1, B2, S, I	25	X	25	8	10	D	Subject to requirements of § 114-144E	Yes
	Multiple directory signs	18	X	18	5	10	D	14 days limited to 1 per street frontage	Yes
Special events	All								

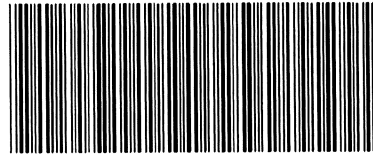
NOTES:
 Symbols:
 X = Not permitted.
 IND = Indirect Illumination only.
 D = Indirect and direct Illumination.
 General sign regulations for MF A District are covered under § 114-8A3C.
 Applications in addition to either a ground sign or a projecting sign, may also maintain a facial sign.
 Structures set back more than two hundred (200) feet from the street curb or edge of the street may use seventy-five hundredths (0.75) square foot per linear foot of building frontage or forty (40) square feet, whichever is more.



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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

DEED BK 6312 PG 00921 to 00932.1
INSTRUMENT # : 2022111943
RECORDED DATE: 12/28/2022 08:01:08 AM



6179906-0024.

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE


Page 1 of 13

Document Type: Deed	Transaction #: 6702919 - 4 Doc(s)
Document Date: 12/08/2022	Document Page Count: 11
Reference Info:	Operator Id: dawhitner
RETURN TO: (Simplifile) Madison Title Agency, LLC 1125 Ocean Avenue Lakewood, NJ 08701 (732) 333-2667	PAID BY: MADISON TITLE AGENCY LLC

*** PROPERTY DATA:**

Parcel ID #:	52-00-15775-00-4
Address:	1300 ROSE LN
	PA
Municipality:	Springfield Township (100%)
School District:	Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1.00	DEED BK 6312 PG 00921 to 00932.1
TAXABLE AMOUNT: \$1,176,981.30	Recorded Date: 12/28/2022 08:01:08 AM
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee:Deed \$86.75	
Affidavit Fee \$1.50	
Additional Pages Fee \$14.00	
Additional Names Fee \$0.50	
Affordable Housing Pages \$14.00	
Affordable Housing Names \$0.50	
State RTT \$11,769.81	
Springfield Township RTT \$5,884.90	
Springfield School District RTT \$5,884.91	
Total: \$23,656.87	Jeanne Sorg Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

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

Parcel ID:52-00-15775-004

Return To:

Premises: 1300 Rose Lane
Flourtown, PA 19031
Northampton County
Parcel No. 52-00-15775-00-4

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-15775-00-4 SPRINGFIELD TOWNSHIP
1300 ROSE LN
CONTI FRANK W & ANTHONY J & PAMELA A & KRAUSE VIRGINIA
B 008 L U 007 4203 12/27/2022 JM

SPECIAL WARRANTY DEED

This Indenture, made the ~~15~~^{8th} day of **December**, in the year of our Lord Two Thousand Twenty-Two (2022)

Between Frank W. Conti, Anthony J. Conti, Virginia Krause and Pamela A. Conti,

(hereinafter called the Grantors), parties of the first part,

And Rose Lane Apts LLC,

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

Witnesseth that in consideration of the sum of One and 00/100-----
--(\$1.00) Dollar, in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee, its successors and assigns forever,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Springfield Township, Montgomery County, Pennsylvania, and described according to a certain plan of Property made for Streeper Karr III by Charles E. Shoemaker, Registered Professional Engineer, dated November 13, 1963 and revised December 9, 1963 and recorded in Plan Book A-7 page 111, as follows, to wit:

BEGINNING at a point on the Easterly side of Rose Lane (40 feet wide) at the distance of 69.94 feet measured along the said side of Rose Lane (40 feet wide) South 7 degrees, 58 minutes, 30 seconds West from the Southerly side of Wissashickon Avenue (40 feet wide); thence extending South 89 degrees, 31 minutes East, 355.89 feet to a point; thence extending South 0 degrees, 29 minutes West 89.84 feet to a point; thence extending North 89 degrees, 31 minutes West 21 feet to a point; thence extending South 0 degrees, 29 minutes West 79.55 feet to a point; thence extending Northward 89 degrees, 4 minutes, 16 seconds West 356.80 feet to a point on the Easterly side of Rose Lane (40 feet wide) thence extending along the same North 7 degrees, 58 minutes, 30 seconds East 168.04 feet to the first mentioned point and place of beginning.

BEING the same premises that Frederick Bartlett, Jr. and Robert C. Adams, co-partners trading as Rose Lane Apartments, by deed dated March 31, 1978 and recorded April 3, 1978 in the Office of the Recorder of Deeds of Montgomery County, PA, in Deed Book 4290 Page 296, granted and conveyed unto Frank W. Conti and Ann C. Conti, husband and wife, in fee. And the said Frank W. Conti departed this life on January 10, 1995 whereby title became vested in Ann C. Conti, by right of survivorship.

The said Ann C. Conti departed this life on November 10, 2015 whereas Letters of Testamentary were duly granted on December 2, 2015, unto Frank W. Conti and Virginia Krause, by the Register of Wills of Montgomery County, PA at Docket No. 46-2015-X4090

ALSO BEING the same premises that Frank W. Conti and Virginia Krause, Executors under the Last Will of Ann C. Conti, Frank W. Conti, individually, Anthony J. Conti, individually, Virginia Krause, individually and Pamela A. Conti, individually, by deed dated August 6, 2018 and recorded December 7, 2018 in the Office of the Recorder of Deeds of Montgomery County, PA, in Deed Book 6117 Page 2050, granted and conveyed unto Frank W. Conti, Anthony J. Conti, Virginia Krause and Pamela A. Conti, in fee.

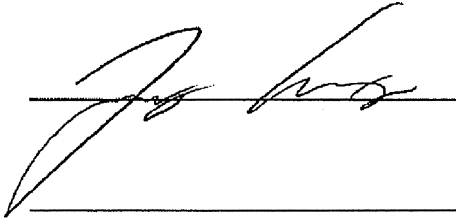
Together with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantors, as well at law as in equity of the said Parties of the First Part of, in and to or out of the said premises, and every part and parcel thereof.

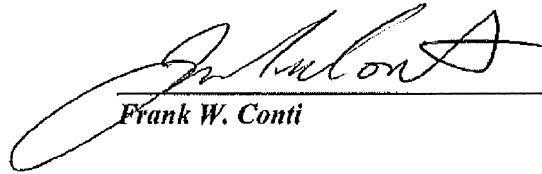
To have and to hold the said above-described lot or piece of ground, together with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns,

And the said Grantors for themselves and their heirs and assigns, do by these presents covenant, grant and agree to and with the said Grantee, and its successors and assigns, that they, the said Grantors, and their heirs and assigns, all and singular the hereditaments and premises hereinabove described and granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors and their heirs and assigns, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same, or any part thereof, ***SHALL AND WILL SPECIALLY WARRANT AND FOREVER DEFEND.***

In witness whereof, the said Grantors have hereunto set their hands and seals the day and year first above written.

***Signed, Sealed and Delivered
In the presence of:***





Frank W. Conti

Anthony J. Conti

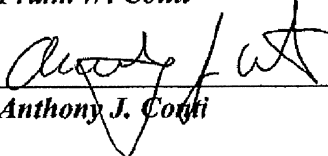
Virginia Krause

Pamela A. Conti

In witness whereof, the said Grantors have hereunto set their hands and seals the day and year first above written.

***Signed, Sealed and Delivered
In the presence of:***

Frank W. Conti



Anthony J. Conti

Virginia Krause

Pamela A. Conti

In witness whereof, the said Grantors have hereunto set their hands and seals the day and year first above written.

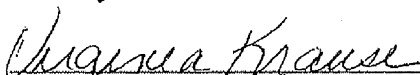
***Signed, Sealed and Delivered
In the presence of:***

Frank W. Conti

Anthony J. Conti



DEVIN UUSKI



Virginia Krause
Virginia Krause

Pamela A. Conti

In witness whereof, the said Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the presence of:

Frank W. Conti

Anthony J. Conti

Cindi Berner

Virginia Krause


Pamela A. Conti

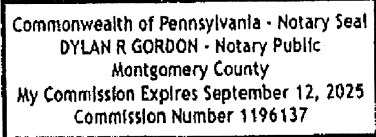
State of Pennsylvania |
 County of Montgomery | ss.:

On this, the 10 day of **December, 2022**, before me, the undersigned officer, personally appeared *Frank W. Conti* known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I have hereunto set my hand and official seal.

[Signature]

 Notary Public



State of _____ |
 County of _____ | ss.:

On this, the _____ day of **December, 2022**, before me, the undersigned officer, personally appeared *Anthony J. Conti* known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I have hereunto set my hand and official seal.

 Notary Public

State of _____ |
 | ss.:
 County of _____ |

On this, the _____ day of **December, 2022**, before me, the undersigned officer, personally appeared **Frank W. Conti** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

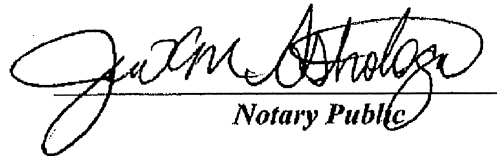
In witness whereof I have hereunto set my hand and official seal.

Notary Public

State of New York |
 | ss.:
 County of Dutchess |

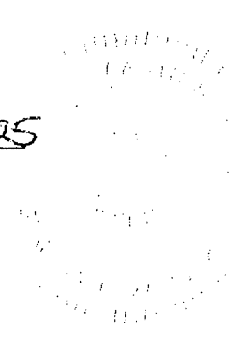
On this, the 9th day of **December, 2022**, before me, the undersigned officer, personally appeared **Anthony J. Conti** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I have hereunto set my hand and official seal.



Notary Public

Jill M. Astrologo
 Notary Public State of New York
 No. 01AS6207674
 Qualified in Dutchess County
 My Commission Exp. 6/15/2025



State of Pennsylvania |
 | ss.:
 County of Bucks |

On this, the 8th day of **December, 2022**, before me, the undersigned officer, personally appeared *Virginia Krause* known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I have hereunto set my hand and official seal.

Bonnie E Zanetti

Notary Public
 Commonwealth of Pennsylvania - Notary Seal
 Bonnie E. Zanetti, Notary Public
 Bucks County
 My commission expires January 27, 2026
 Commission number 1221764

State of _____ |
 | ss.:
 County of _____ |

On this, the _____ day of **December, 2022**, before me, the undersigned officer, personally appeared *Pamela A. Conti* known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I have hereunto set my hand and official seal.

Notary Public

I hereby certify that the precise address of the Grantee herein is:

State of _____ }
 } ss.:
 County of _____ }

On this, the _____ day of **December, 2022**, before me, the undersigned officer, personally appeared *Virginia Krause* known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

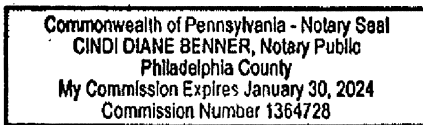
In witness whereof I have hereunto set my hand and official seal.

Notary Public

State of Pennsylvania }
 } ss.:
 County of Philadelphia }

On this, the 8th day of **December, 2022**, before me, the undersigned officer, personally appeared *Pamela A. Conti* known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I have hereunto set my hand and official seal.



Cindi Diane Benner

Notary Public

I hereby certify that the precise address of the Grantee herein is:



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

James M. Lee
President

Susanna O. Ratsavong
Vice President

Peter D. Wilson
Jonathan C. Cobb
Brendan May
Elizabeth McNamara
Edward H. Morris, III

Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

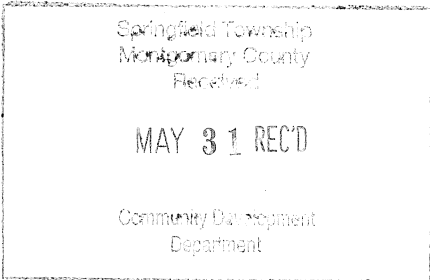
Monday, June 24, 2024, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #24-07: This is the application of **5 Star Venture 1, L.P.** owner of the properties located at 900 & 1000 E. Mermaid Lane, Wyndmoor, PA 19038. The properties are also known as Parcel #5200-1152-4007 & 5200-1152-1253. The applicant has requested a variance from Section 114-12.C.1 of the Springfield Township Zoning Ordinance to allow the properties to be used for indoor pickle ball courts. In addition, a variance has been requested from Section 114-134 to allow for a reduction in the required on-site parking. The applicant is proposing 44 off-street parking stalls and has submitted a parking demand study for review. The properties are zoned within the Limited Industrial District of Ward #5 of Springfield Township.

A copy of the application and information submitted is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website @springfieldmontco.org.

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

THERE IS A 30-DAY PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30-DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.



TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038

NO. 24-07

DATE: 5/31/2024

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We 5-Star Venture 1, L.P.
(Name of Applicant)

Of (Address) 7805 Ardmore Avenue, Wyndmoor, PA 19038

(Telephone No.) _____

do hereby make application before the Springfield Township Zoning Hearing Board to request:

_____ An **appeal** from the decision of the Zoning/Building Official.

_____ A **special exception** as provided for in Article _____, Section _____, Subsection _____, of the Springfield Township Zoning Code.

A **variance** from the requirements set forth in Article XIIC, Section 12, Subsection C1, of the Springfield Township Zoning Code.

Other (please specify) variance from Article XIII, Section 134,
subsection A(12) - parking

The property concerned is located at 900-1000 E. Mermaid Lane, Wyndmoor, PA 19038

Petitioner's Interest in the property is record owner.

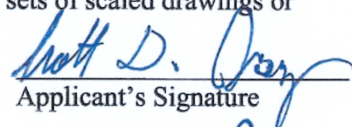
Present use of property unoccupied warehouse.

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

Applicant requests both use and parking variance to permit use of existing unoccupied warehouse for recreational facility (pickleball courts) See attached Addendum for details.

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

Check # 25697
\$ 1,200.00


Applicant's Signature


Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (**8**) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

5 Star Venture I L.P.
Printed Name of Applicant

Scott D. Jay 5/28/2024
Applicant's Signature and Date

Craig R. Lewis, Esquire
Kaplin Stewart Meloff Reiter & Stein, PC
Union Meeting Corporate Center
910 Harvest Drive
Post Office Box 3037
Blue Bell, PA 19422
(610) 941-2584
rlewis@kaplaw.com

Attorney for Applicant

**BEFORE THE ZONING HEARING BOARD OF
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

In the Matter of:

5-Star Venture 1, L.P.

Tax Parcel Nos. 52-00-11524-00-7 and 52-00-11521-25-3

ADDENDUM TO VARIANCE APPLICATION OF 5-STAR VENTURE 1, L.P.

Applicant, 5-Star Venture 1, L.P. (“**5-Star**”), by and through its attorney Craig R. Lewis, Esquire, hereby files this addendum to its Application to the Zoning Hearing Board of Springfield Township (“**Board**”) for variances from the Springfield Township Zoning Ordinance (“**Zoning Ordinance**”), and in support thereof, avers as follows:

1. **Applicant/Owner**. The Applicant 5-Star Venture 1, L.P. (“**5-Star**”) owns the property that is subject of this application. A copy of the deed for Tax Parcel Nos. 52-00-11524-00-7 and 52-00-11521-25-3 is attached hereto as **Exhibit A**.

2. **Description of the Property**. 5-Star Venture 1, L.P. is the owner of two adjoining improved lots located at 900 – 1000 E. Mermaid Lane, Wyndmoor, PA 19038 (“**Property**”) as depicted on a plan prepared by Landcore, Inc., entitled “Preliminary/Final Land Development – for Proposed Industrial Redevelopment” dated 02/28/23 consisting of 9 sheets (“**Land Development Plan**”), a copy of which is attached hereto as **Exhibit B**.

The two lots that comprise the Property are more specifically identified as Tax Map Parcel Number 52-00-11524-00-7 (“**Premises A**”) and Tax Map Parcel Number 52-00-11521-25-3 (“**Premises B**”). As depicted on Sheet 2 of the Land Development Plan Zoning Plan, the two parcels collectively consist of approximately 3.58 (+/-) acres. The Property is located on the eastern side of Mermaid Lane with access from Elm Avenue and New Street. As noted on the Zoning Plan, Premises A is landlocked but has access to Mermaid Lane through Premises B as well as by way of an access easement over the adjoining property. As also depicted on Sheet 2 of the Land Development Plan, Premises B is improved with a 17,305 s.f. vacant warehouse facility (“**Warehouse B**”) whereas Premises A is improved with a 13,258 s.f. warehouse facility (“**Warehouse A**”). Premises A and Premises B are also improved with various macadam and other impervious surfaces, haphazard off-street parking and loading facilities, and can best be described as being in disarray. Mermaid Park abuts the property to the southwest.

Applicant purchased the Property with the intent to invest in substantial clean-up and re-development of Warehouse A and Warehouse B. To that end, by letter dated June 15, 2023, Springfield Township confirmed that the Board of Commissioners granted preliminary/final land development approval to Applicant’s proposed re-development as depicted on the Land Development Plan. A copy of the Land Development Approval is attached hereto as **Exhibit C**. As depicted on Sheet 3 of the land Development Plan, Applicant intends to repair and replace the macadam, redelineate off-street parking and circulation patterns, and generally clean-up the property to make Warehouse A and Warehouse B available for occupancy. Among other improvements, the approved re-development will result in a net decrease in impervious coverage for the Property.

3. **Zoning.** The Property is located in LI--Limited Industrial Zoning District (“**LI District**”) of Springfield Township (“**Township**”) and is bounded by the Institutional Zoning District to the southwest and the D Residence Zoning District to the northwest.

4. **Proposed Use.** 5-Star is in the process of negotiating a lease for Warehouse B for use as an indoor pickleball facility consisting of six (6) pickleball courts (“**Proposed Use**”). The Proposed Use will occupy the entirety of Warehouse B. However, because the Proposed Use does not require loading facilities that would normally accompany an industrial user, minor revisions to the Land Development Plan are proposed to further improve circulation and available off-street parking. The revised layout for Premises B is depicted on a plan prepared by Landcore, Inc., entitled “Record Plan” dated 02/28/23 last revised 05/28/24, a copy of which is attached hereto as **Exhibit D** (“**Zoning Plan**”). As depicted on the Zoning Plan, the Proposed Use of Warehouse B will be served by 44 off-street parking spaces.¹ A schematic design of the Proposed Use is detailed on plans prepared by Stampfl Associates, entitled “Orbit Pickleball Facility” dated April 24, 2024 consisting of 3 sheets (“**Architectural Plans**”). The Architectural Plans are attached hereto as **Exhibit E.**

5. **Relief Requested.** Use of Property in the LI-District is governed by Article XIIC of the Zoning Ordinance and specifically Section 114-12C1. Section 114-12C1 permits a property in the LI-District to be used for a wide variety of office, administrative and/or industrial uses. Section 114-12C2 of the Zoning Ordinance also sets forth numerous uses that are specifically prohibited in the LI-District. The Proposed Use is not an enumerated permitted use in the LI-

¹ No further improvements or occupancy of Premises A are proposed at this time. Premises A may be physically separated from Premises B by use of a gated fence. Therefore, for purposes of this application, the only parking considered to be available to serve Warehouse B/Proposed use is the parking located on Premises B. However, it is worth noting that an additional 33 parking spaces on Premises A may be available for overflow during non-standard business hours, e.g. nights and weekends.

District. However, the Proposed Use is also not a specifically prohibited use in the LI-District. Therefore, 5-Star hereby requests a variance from Section 114-12C1 to permit the Proposed Use (Recreational Facility) in the LI District.

Off-street parking is generally regulated by Section 114-134 of the Zoning Ordinance. The Zoning Ordinance does not provide a specific requirement for off-street parking for an indoor recreational facility. Rather, the Zoning Ordinance prescribes required off-street parking ratios for uses such as “public assemblage” or “other uses” that would require levels of parking far in excess of the demand generated by the Proposed Use. Indeed, due to the unique characteristics of the Proposed Use, 5-Star engaged a professional traffic engineer, Frank Tavani, P.E., to investigate the projected parking demand of the Proposed Use. Mr. Tavani prepared a report detailing his analysis and conclusions which is dated April 30, 2023, and attached hereto as **Exhibit F** (“**Parking Analysis**”). As detailed in the Parking Analysis, Mr. Tavana concludes that the estimated peak parking demand for the Proposed Use is 30 off-street parking spaces and, therefore, the provided 44 off-street parking spaces will adequately serve the Proposed Use. Accordingly, 5-Star requests a variance from section 11-134 to permit the Proposed Use (indoor recreational facility) to be served by 44 off-street parking spaces.

6. **Standards and Criteria.** As will be demonstrated by testimony and exhibits at the hearing in this matter, the Property is uniquely situated and has lain vacant a substantial period of time. Due to the unique features of the Property, strict application of the Zoning Ordinance would impose an unnecessary hardship on the Property. As a result of such hardship, the property cannot be reasonably developed in strict conformity with the Zoning Ordinance. Applicant’s Requested Variances from the Zoning Ordinance will not detract from the appropriate use and enjoyment of adjacent properties, nor cause injury to the public health, safety and/or welfare.

WHEREFORE, Applicant, 5-Star Venture 1, L.P. respectfully requests that the Board grant the requested relief to permit the Proposed Use of the Property.

Kaplin Stewart Meloff Reiter & Stein



By: Craig Robert Lewis, Esquire
Attorney for Applicant

EXHIBIT "A"

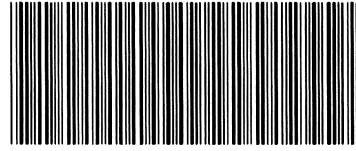
DEED



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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

DEED BK 6279 PG 01349 to 01355
INSTRUMENT # : 2022048691
RECORDED DATE: 04/29/2022 05:14:24 AM



6099689-00210

MONTGOMERY COUNTY ROD


OFFICIAL RECORDING COVER PAGE

Page 1 of 7

Document Type: Deed	Transaction #: 6572289 - 1 Doc(s)
Document Date: 04/11/2022	Document Page Count: 6
Reference Info:	Operator Id: JSorg
RETURN TO: (Simplifile) First American Title Insurance Company - NCS Philadelphia Two Liberty Place, Suite 2600 50 S. 16th Street Philadelphia, PA 19102 (215) 606-3627	PAID BY: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS PHILADELPHIA

* PROPERTY DATA:	
Parcel ID #: 52-00-11524-00-7	52-00-11521-25-3
Address: 1000 MERMAID LN	900 MERMAID LN
Municipality: PA Springfield Township (100%)	PA Springfield Township (0%)
School District: Springfield	Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$900,000.00	DEED BK 6279 PG 01349 to 01355
TAXABLE AMOUNT: \$900,000.00	Recorded Date: 04/29/2022 05:14:24 AM
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee: Deed \$86.75	 Jeanne Sorg Recorder of Deeds
Additional Pages Fee \$4.00	
Additional Parcels Fee \$15.00	
Affordable Housing Pages \$4.00	
Affordable Housing Parcels \$0.50	
State RTT \$9,000.00	
Springfield Township RTT \$4,500.00	
Springfield School District RTT \$4,500.00	
Total: \$18,110.25	

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

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

Prepared By:
 First American Title Insurance Company
 National Commercial Services
 Two Liberty Place, 50 South 16th St., Suite 2600
 Philadelphia, PA 19102

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 52-00-11524-00-7 SPRINGFIELD TOWNSHIP
 1000 MERMAID LN
 FORD ROSEMARY C INTERVIVOS QTIP TRUST \$15.00
 B 031 L U 017 3345 04/27/2022 HW

Return To:
 First American Title Insurance Company
 National Commercial Services
 Two Liberty Place, 50 South 16th St., Suite 2600
 Philadelphia, PA 19102

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
 52-00-11521-25-3 SPRINGFIELD TOWNSHIP
 900 MERMAID LN
 FORD ROSEMARY C INTERVIVOS QTIP TRUST \$15.00
 B 031 L U 020 3325 04/27/2022 HW

PARCEL NOS. 52-00-11524-00-7 (Premises A) and 52-00-11521-25-3 (Premises B)

NCS-951185-PHIL

This Indenture made the 11th day of April, 2022.

Between

Eric B. Smith, Successor Trustee of the Rosemary Ford Intervivos QTIP Trust dated January 18, 2007, filed in Court of Common Pleas of Montgomery County, Orphans Court Division, No. 2014-X2918, pursuant to an Order of the Court dated June 13, 2019

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

and

5 Star Venture 1 LP, a Pennsylvania limited partnership

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

Witnesseth, that the said Grantor for and in consideration of the sum of Nine Hundred Thousand and 00/100 Dollars (\$900,000.00) 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:

PREMISES A:

ALL THAT CERTAIN tract, piece or parcel of land with the buildings and improvements thereon erected, situate at Wyndmoor, Springfield Township, Montgomery County, Pennsylvania, as more particularly described according to a Survey and Plan thereof made November 13, 1939, by Barton and Martin, Engineers, Architects Building, Philadelphia, as follows:

BEGINNING at a point a stake in the line of lands now or late of the Metallurgical Laboratories, Inc., of which these premises were a part and land of the United States Department of Agriculture measured

South Forty-four degrees Thirty minutes Thirty seconds East Four Hundred Forty-two and Three One-hundredths feet from a point in the middle line of Mermaid Lane (Fifty feet wide) which last mentioned point is measured South Forty-five degrees Fifteen minutes West Seven Hundred Sixty-one and Sixty-one One-hundredths feet from the middle line of Queen Street (Forty feet wide); thence extending North Forty-five degrees Fifteen minutes East along other land now or late of Metallurgical Laboratories, Inc., Three Hundred Fifty-one and Thirty-three One-hundredths feet to another point a spike on the Southwesterly side of a certain right of way of irregular width extending from land of the Pennsylvania Railroad (Fort Washington Branch) to the said Mermaid Lane; thence along the said side of the said right of way South Forty-three degrees Twenty-five minutes Thirty seconds East Eighty-two and Ninety-three One-hundredths feet to another spike; thence on an oblique line South Sixty-seven degrees Twenty-three minutes Thirty seconds East Thirty-two and Eighty-three One-hundredths feet to an iron pin, a point where the said right of way begins to narrow to the width of Fourteen and Twenty One-hundredths feet; thence South Forty-four degrees Thirty-two minutes East crossing a certain spur of railroad track and along the Southwesterly side of the said right of way as narrowed One Hundred Seven and Ninety-three One-hundredths feet to a stake in the line of land of the said Railroad Company; thence along the Northwest Right of way line of the Fort Washington Branch of the Pennsylvania Railroad on a line curving to the right with a radius of Eight Thousand Four Hundred Ninety-four and Forty-two One-hundredths feet the arc distance of Three Hundred Sixty-five and Eighty-two One-hundredths feet to a stone in line of land of the United States Department of Agriculture and thence extending along the last mentioned land North Forty-four degrees Thirty minutes Thirty seconds West Two Hundred Sixty-three and Seventeen One-hundredths feet to the first mentioned point and place of BEGINNING.

CONTAINING: 2.00 acres of land.

TOGETHER with the use, right, liberty and privilege of the said right of way as and for a passageway and driveway and of the said spur of railroad tract or riding crossing the Southeasterly corner of said premises in common with the owners, tenants and occupiers of other lands having the use thereof.

SUBJECT, however, to the payment of a proportionate part of the expense of keeping the said right of way in good order and repair and also subject to the aforesaid terms and conditions.

AND ALSO TOGETHER with the free and common use, right, liberty and privilege of all utilities now existing through, upon or under the herein granted premises and of installing, using and maintaining other utilities through, upon or under driveways or right of ways or other easements herein granted and to connect all utilities now or hereafter installed to all utilities now installed on hereinbefore described tract of land which was remaining ground of Metallurgical Laboratories, Inc., grantor in deed dated December 13, 1939 and recorded in the office of the Recorder of Deeds in Montgomery County on January 25, 1940 in Deed Book 1318 at page 66.

AND ALSO, ALL THAT CERTAIN Interior strip or piece of ground situate in Springfield Township, Montgomery County, Pennsylvania;

BEGINNING at an interior Point in line of land of Robert C. White Company and land of Metallurgical Laboratory, Inc., said point being at the distance of 294.13 feet measured along said line North 45 degrees 15 minutes East from a point in line of land of the U.S. Department of Agriculture, said last mentioned point being at the distance of 442.03 feet measured along land of U.S. Department of Agriculture South 44 degrees 30 minutes 30 seconds East from a point in the center line of Mermaid Lane (50 feet wide), said point in the center line of Mermaid Lane being at the distance of 761.61 feet measured South 45 degrees 15 minutes West from a point of intersection which the said center line of Mermaid Lane makes with the center line of Queen Street (40 feet wide); thence from the place of

beginning and through land of the Metallurgical Laboratory, Inc. North 44 degrees 45 minutes West 1.00 feet to a point; thence still through the same North 45 degrees 15 minutes East 57.22 feet to a point in the Southwesterly side of a Right of Way; thence along the said side of Right of Way South 43 degrees 25 minutes 30 seconds East 1.00 feet to a point a corner of land of Robert C. White Company and land of Metallurgical Laboratory Inc.; thence along the Northwesterly side of land Metallurgical Laboratory Inc., South 45 degrees 15 minutes West 57.20 feet to a point and place of BEGINNING.

UNDER AND SUBJECT, nevertheless, to the following matters appearing of record: a) Conditions recorded in Deed Book 1318 page 66; and b) Rights recorded in Deed Book 1253 page 380.

AND the recital of the above-mentioned conditions and rights shall not be construed as an acknowledgement of the validity thereof, an extension thereof or a renewal thereof in the event that they or any of them do not affect the premises conveyed or have expired or unenforceable by their own terms of by limitation, violation or for any other reason.

PREMISES B:

ALL THAT CERTAIN parcel or piece of ground, situate in Springfield Township, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision made for Metlab Company, by Boucher and James, Inc., Engineers, Glenside, Pennsylvania, dated May 4, 1973, as follows:

BEGINNING at a point on the Southeasterly side of Mermaid Lane (50 feet wide), said point being a corner of Parcel "A" as shown on the above mentioned Plan; thence extending from said point of beginning South 44 degrees 45 minutes East along Parcel "A" and crossing a certain easement of variable widths, 417.03 feet to a point in line of lands now or late of Robert C. White Company; thence extending along the same South 45 degrees 15 minutes West 166.76 feet to a point in line of lands now or late of the U.S. Department of Agriculture; thence extending along the same North 44 degrees 30 minutes 30 seconds West and recrossing the aforementioned easement of variable widths, 417.03 feet to a point on the Southeasterly side of Mermaid Lane; thence extending along the same North 45 degrees 15 minutes East 165.00 feet to the first mentioned point and place of BEGINNING.

BEING Parcel "B" as shown on the above mentioned Plan.

CONTAINING: 1.59 acres of land.

UNDER AND SUBJECT, nevertheless, to the following matters appearing of record: a) Rights recorded in Deed Book 1194 page 493; and b) Agreement recorded in Deed Book 1269 page 203; and c) Right of Way, Easement and Servitudes recorded in Deed Book 1318 page 66.

AND the recital of the above-mentioned rights, agreement, right of way and easements shall not be construed as an acknowledgement of the validity thereof, an extension thereof or a renewal thereof in the event that they or any of them do not affect the premises conveyed or have expired or unenforceable by their own terms of by limitation, violation or for any other reason.

AS TO PREMISES A BEING the same premises which Rosemary Ford, by Deed dated 01/18/2007 and recorded 04/10/2007 in Montgomery County at Deed Book 5642 Page 812, granted and conveyed unto George Ford, Trustee of the Rosemary Ford Intervivos QTIP Trust dated January 18, 2007, in fee.

AS TO PREMISES B BEING the same premises which Rosemary Ford, by Deed dated 01/18/2007 and recorded 04/10/2007 in Montgomery County at Deed Book 5642 Page 819, granted and conveyed unto George Ford, Trustee of the Rosemary Ford Intervivos QTIP Trust dated January 18, 2007, in fee.

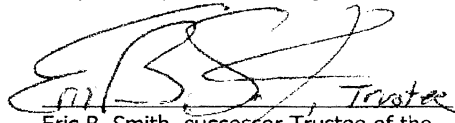
AND THE SAID George Ford, has been removed as trustee by Order of the Court of Common Pleas of Montgomery County, Orphans Court Division, No. 2014-X2918, in re: Rosemary Ford Intervivos Trust dated 01/18/2007 (the "Trust"), entered on 06/13/2019, (the "Order") wherein Eric B. Smith, Esq., was appointed successor Trustee of the Trust.

AND THE SAID Order provides at paragraph 18, at page 4, of the said Order, the following: "Therefore, this Court, exercising its discretion pursuant to 20 Pa.C.S.A. § 7764(c)(3), hereby appoints Eric B. Smith, Esquire as sole successor trustee of the Rosemary Ford QTIP Trust, with all of the authority to obtain appraisals, to repair, clean, and maintain real property, to borrow funds, and to lease or sell the real property."

Together with all and singular the buildings, 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 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 hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, to and for the only proper use and behoof of the said Grantee, forever.

AND the said Grantor does by these presents covenant, grant, and agree to and with the said Grantee, (his/her) heirs, and assigns, that the said Grantor, has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter, or thing whatsoever whereby the Premises hereby granted or any part thereof, is, are, shall, or may be impeached, charged, or encumbered, in title, charge, estate, or otherwise howsoever.

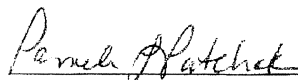

Eric B. Smith, successor Trustee of the
Rosemary Ford Intervivos QTIP Trust dated
January 18, 2007

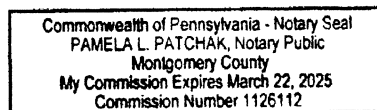
Commonwealth of Pennsylvania :

County of Montgomery: ss


This record was acknowledged before me on April 11, 2022 by Eric B. Smith as Successor Trustee of the Rosemary Ford Intervivos QTIP Trust dated January 18, 2007 who represents that he is authorized to act on behalf of the Trust.

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


Notary Public:
My commission expires: 03-22-2025.



The address of the above-named Grantee is:
7805 Ardmore Avenue
Wyndmoor, PA-19038


On behalf of the Grantee

DEED

**Eric B. Smith, Trustee of the
Rosemary Ford Intervivos QTIP
Trust dated January 18, 2007**

**TO:
5 Star Venture 1 LP, a
Pennsylvania limited
partnership**

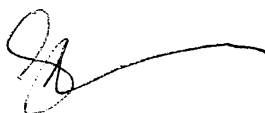
**PREMISES:
1000 East Mermaid Lane
(Premises A), 900 East Mermaid
Lane (Premises B)
Township of Springfield
County of Montgomery, PA**

NCS-951185-PHIL

First American Title Insurance
Company National Commercial
Services
Two Liberty Place, 50 South 16th
St., Suite 2600
Philadelphia, Pennsylvania 19102

*The address of the above-named
Grantee is:*

7805 Ardmore Avenue
Wyndmoor, PA 19038



On behalf of the Grantee

EXHIBIT "B"

LAND DEVELOPMENT PLAN



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

James M. Lee
President

Baird M. Standish
Vice President

Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ratsavong
Brendan May

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

June 15, 2023

5 Star Venture 1, LP
c/o Scott Janzen
7805 Ardmore Ave.
Wyndmoor, PA 19038

RE: 900-1000 E. MERMAID LANE, WYNDMOOR

Dear Mr. Janzen:

At the June 14, 2023 meeting of the Board of Commissioners of Springfield Township, the Board adopted Resolution No. 1609 granting preliminary/final land development approval to 5 Star Venture 1, LP for the redevelopment of the properties located at 900 and 1000 E. Mermaid Lane, Wyndmoor, in accordance with an eight sheet plan set prepared by Landcore Engineers dated February 28, 2023, last revised May 19, 2023.

Enclosed for your records please find a copy of Resolution No. 1609.

Please remain in close contact with Mark Penecale, Director of Planning and Zoning, with regard to recording of plans and the preparation of the required agreements.

Very truly yours,

Michael Taylor
Township Manager

MT:cmt

Cc: M. A. Penecale
T. P. Woodrow, PE
J. J. Garrity, Esq.

RESOLUTION NO. 1609

900 E. MERMAID LANE
PRELIMINARY / FINAL LAND DEVELOPMENT APPROVAL

WHEREAS, 5 STAR VENTURE 1 LP (“Developer”) is the owner and developer of a certain tract of land consisting of approximately 3.58 acres, located on two adjoining tax parcels at 900 E. Mermaid Lane, Wyndmoor, Springfield Township, Montgomery County, Pennsylvania, which parcel more particularly identified as Montgomery County Tax Parcel No. 52-00-11521-25-3 (Premises A), and at 1000 E. Mermaid Lane, Wyndmoor, Springfield Township, Montgomery County, Pennsylvania, which parcel is more particularly identified as Montgomery County Tax Parcel No. 52-00-11524-00-7 (Premises B) (collectively the parcels shall hereinafter be referred to as the “Property”); and

WHEREAS, Developer proposes to restore and revitalize two (2) existing, vacant buildings, totaling approximately 30,000 square feet of leasable space, and associated facilities, including various parking facilities and large portions of broken macadam and concrete on the Property (the “Development”); and

WHEREAS, the Development is more particularly shown on plans prepared by Landcore Consulting, being plans consisting of eight (8) sheets dated February 28, 2023, last revised May 19, 2023 (the “Plans”); and

WHEREAS, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

WHEREAS, Developer desires to obtain preliminary/final land development approval of the Plans from Springfield Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED that Springfield Township hereby grants preliminary/final approval of the land development shown on the Plans described herein, subject, however, to the following:

1. At this time, the Springfield Township Board of Commissioners waives strict compliance with the following provisions of the Springfield Township Subdivision and Land Development Ordinance:

a. Section 95-10.A, requiring a 60-foot wide right-of-way and 40-foot paved cartway for E. Mermaid Lane. A waiver is granted to permit Developer to allow the street to remain as currently constructed with a 50-foot right-of-way and a 30-foot paved cartway.

b. Section 95-10.A. requiring 10-foot wide sidewalks along E. Mermaid Lane. A waiver is granted to permit Developer to install 5-foot wide sidewalks along this frontage.

2. Prior to the recording of the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated June 6, 2023, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "A".

3. Prior to recording the Plans, Developer shall enter into a Land Development and Financial Security Agreement ("Agreement") with Springfield Township. The Agreement shall be satisfactory to the Township Solicitor and the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with

Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

4. Although the maintenance of all stormwater collection, detention and conveyance facilities shall be the responsibility of Developer, its successors and assigns, Developer shall, prior to the recording of the Plans, execute a declaration to reserve easements in favor of the Township so that the stormwater facilities may be maintained by the Township (with all expenses charged to the Developer) in the event that the maintenance responsibilities of the stormwater facilities are not fulfilled after reasonable notice to do so. The terms and conditions of the declaration shall be satisfactory to the Township Solicitor, and the declaration shall be recorded simultaneously with the Plans.

5. The Landscape Plan submitted by the Developer has been reviewed by the Township and Township Engineer and is hereby deemed to satisfy the requirements of Section 95-07.H and Section 95-11.I of the Springfield Township Subdivision and Land Development Ordinance; provided that, the plant materials shown to enhance buffering in Mermaid Park are changed to Green Giant arborvitae.

6. Prior to recording the Plans, Developer shall provide the Township with all required approvals from any outside agencies having jurisdiction over the Development, including, but not limited to: the Montgomery County Conservation District, the Pennsylvania Department of Environmental Protection, PennDOT, the public water supplier to the Property, and the Bucks County Water and Sewer Authority.

7. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Preliminary/Final Approval Resolution.

8. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans and this Preliminary/Final Approval Resolution shall be borne entirely by Developer and shall be at no cost to the Township.

9. Prior to the start of construction, Developer shall notify the Township Manager and the Township Engineer and schedule a preconstruction meeting with the Township. Developer shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (regardless of whether such grading or ground clearing is for the construction of private or public improvements) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.


10. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Agreement must be accomplished within ninety (90) days of the date of this Resolution, unless a written extension is granted by Springfield Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent preliminary/final approval shall expire and be deemed to have been revoked.


11. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of

Commissioners upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraphs 1 and 2 and the conditions set forth above, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

APPROVED at the public meeting of the Springfield Township Board of Commissioners held on June 14, 2023.

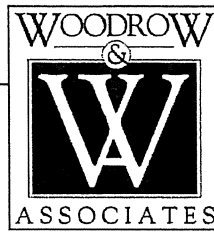
SPRINGFIELD TOWNSHIP

By: 
James M. Lee, President,
Board of Commissioners

Attest: 
A. Michael Taylor, Secretary

TOWNSHIP ENGINEER REVIEW LETTER

EXHIBIT "A"



June 6, 2023

Mark Penecale, Planning Director
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

Reference: 900 East Mermaid Lane
Land Development Application

Dear Mark:

My office is in receipt of an eight-sheet set of plans prepared by Landcore Engineers. The plans are dated February 28, 2023, and bear no revision date at this time. The plan set describes the existing features conditions of the subject property. Further, the plan depicts improvements to the property surrounding cleanup of debris, establishment of defined parking areas and new water services. More specifically the plan provides for:

My plan review comments are as follows:

I would like to thank the applicant for working with the community to provide stormwater controls where none are technically required.

1. Sanitary Sewer – An existing sanitary sewer runs along the southern property boundary. The plan should depict an easement over the sanitary sewer main. Further, the applicant should be in touch with the Bucks County Water and Sewer Authority to determine if any additional tapping fees will be required in conjunction with the application.

Pending

2. PA DEP – The applicant should contact the PA DEP to secure a “waiver of planning.”

Pending

Subdivision ordinance review:

1. Section 95-10.A – The right-of-way width of 60 feet and a cartway of 40 feet for Mermaid Lane must be shown the plans.

A waiver has been requested.

2. Section 95-10.A – A 10-foot-wide sidewalk is required along the property frontage.

Five feet is proposed. A waiver for the balance is being sought.

June 6, 2023

Revised April 18, 2023

Mark Penecale, Planning Director - Springfield Township

Reference: 900 East Mermaid Lane
Land Development Application

3. Section 95-10.A – Curbing is required along Mermaid Lane. The quality and need for replacement will be considered in conjunction with the building construction.

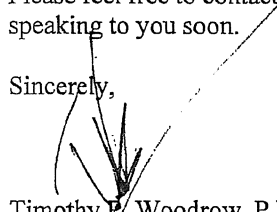
The applicant is in agreement.

4. Section 95-11.I – Landscaping – The board of commissioners shall require, as a condition for approval of land developments, appropriate landscaping. The submission must speak to the adequacy of the existing vegetation on the property to address buffering, street trees and appropriate parking lot landscape requirements.

The applicant is asking the board to acknowledge the planting plan and existing vegetation as sufficient to meet the ordinance obligations. Staff is comfortable with the design so long as the plant material shown to enhance buffering in Mermaid Park is changed to Green Giant arborvitae.

Please feel free to contact me if any questions you may have regarding this review. I Look forward speaking to you soon.

Sincerely,



Timothy P. Woodrow, P.E.
Township Engineer
Woodrow & Associates, Inc.

TPW/del

Cc: A. Michael Taylor, Township Manager – Springfield Township
5 Star Venture 1, LP – Owner
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP
Alex Tweedie – Landcore Engineering



F. Tavani and Associates, Inc.
Traffic Engineering and Planning

248 Beech Hill Road • Wynnewood • PA • 19096 • (215) 625-3821 Phone • (484) 792-9495 Fax
www.FTAVANIASSOCIATES.COM

30 April 2024

Scott Janzen
5 Star Venture 1 LP
7805 Ardmore Avenue
Wyndmoor, PA 19038

VIA EMAIL ONLY

**RE: Parking Generation Investigations of a
Proposed Indoor Pickleball Court at
900 E. Mermaid Lane,
Springfield Township, Montgomery County**

FTA Job #224-010

Mr. Janzen:

F. Tavani and Associates, Inc. (FTA) has conducted parking supply and demand investigations for the above-referenced project in Wyndmoor.

BACKGROUND

900 E Mermaid Lane is an existing vacant light industrial / warehouse use site consisting of 2 buildings which total 30 KSF. 5 Star Venture 1 LP (5 Star) proposes to renovate one building (located to the rear of the site) and maintain its current industrial use with its own dedicated off street parking totaling 33 spaces. 5 Star proposes to renovate the other 'front' building (16,800 SF) to feature 6 indoor pickleball courts. It will also have its own dedicated off-street parking supply totaling at least 42 spaces as shown in the attached plan (a zoomed version of the plan is also attached, to aid readability). FTA was called upon to comment on the adequacy of the proposed parking supply.

PARKING GENERATION -- ITE

The study of the interplay among parking *demand* (the number of cars seeking to park) versus parking *supply* (available parking spaces) is sometimes referenced as "parking generation investigations". Parking generation for many land uses can be examined through consult with the Institute of Transportation Engineers (ITE) Trip Generation Manual, 6th edition. This publication is a collection of real-world, empirically-collected data which has been gathered by independent, third-party professionals and submitted to ITE for consideration to incorporate into its databases and models for publication in future editions of its report. The report contains several different categories of land use types (industrial, retail, residential, etc), and dozens of individual land use codes. It is a powerful tool to predict peak parking demands potentially associated with future land development projects.

In cases where a development project has a somewhat unique land use type, the engineer is tasked with finding one or more land use codes to best represent the parking demand potential of a site, under either or both existing and future conditions. Pickleball is an emerging recreational activity, and as such is *not* among the uses listed in ITE, but some comparable uses are. ITE Land Use Codes (LUCs) which are the most comparable to indoor pickleball courts are as follows:

- 490 Tennis Courts;
- 491 Racquet/Tennis Club; and
- 492 Health/Fitness Club.

Attached to the end of this letter are the ITE written description and worksheets for these LUCs. Note that the last LUC (492) is provided for insights regarding the time of day that peak parking occurs. This was used to validate the appropriateness of the time of day of certain real-world parking observations as made by FTA which will be discussed in the next section of this report. Regarding LUCs 490 and 491, the average peak parking demand for each LUC expressed as parking demand (in vehicles) per court is as follows:

- 490 Tennis Courts: **3.17 spaces / court, or about 19 spaces for a 6-court facility;** and
- 491 Racquet/Tennis Club: **3.93 spaces / court, or about 24 spaces for a 6-court facility.**

In conclusion the ITE analysis suggests 24 spaces are adequate for a 6-court facility. Note that this predicted average peak parking demand reflects all potential users, to include not only the parking demands associated with the court players, but also other visitors who are waiting to play, staff, and any other potential site visitors. As mentioned at the beginning of this section, this is based on real-world observations at existing facilities. Having said that, it is fair to point out that those real-world facilities are *tennis* courts, not *pickleball* courts. Thus, some effort was made at finding a comparable existing pickleball site in the Delaware Valley.

PARKING GENERATION – REAL WORLD

Approximately one year ago, a 14-court indoor-only pickleball facility opened in East Whiteland Township (Malvern) near the intersection of Route 29 and Route 30. The location is known as *Bounce Pickleball Club* (Bounce). FTA visited this site on a weekend (Sunday, 04/21/24) and on a weekday (Wednesday, 04/24/24) to make direct parking observations at that site. Note that this location has its own off-street parking supply as well as some nearby on-street parking supply which appears to be used by Bounce members. To be conservative, FTA included observed on-street parking demand along with the observed parking demand in Bounce’s parking lots. FTA also entered the building to confirm the number of courts in use at the time, so the observed parking demand could be expressed on a per-court basis. Finally, this observed parking-per-court ratio can then be compared with the ITE-suggested parking-per-court ratio as previously presented.

OBSERVED PARKING DEMAND AT “BOUNCE” SITE					
<u>Date</u>	<u>Day</u>	<u>Time</u>	<u>Courts in Use</u>	<u>Observed Cars</u>	<u>Ratio</u>
04/21/24	Sunday	10:30 AM	14	54	3.85
		12:00 PM	10	32	3.20
04/24/24	Wednesday	6:00 PM	12	54	4.50
		7:00 PM	13	64	4.92
<i>Average Observed Ratio of Parked Cars per Court</i>					<i>4.12</i>

As shown the average ratio of observed parked cars per court (in play) amounts to 4.12 cars per court. It is interesting to note that the sole observation which included all courts in play had a ratio slightly *lower* than the average ratio (3.85 vs. 4.12). It is also interesting to note that either of those two ratios compares favorably with ITE suggested ratios.

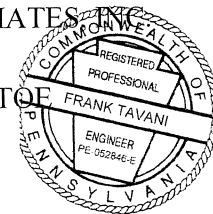
Part of the reason for the variation in ratios at Bounce is because FTA observed varying amounts of some members congregating / socializing while either waiting for or perhaps just following game play, and so the combination of those 'loitering' members married with actual 'playing' members (as well as the 2-3 staff members observed on site during most visits) is reflected in the data. At the end of the day, a practical number for expected peak parking demand is probably in the range of 4.00 to 5.00 parked cars per court, and if the highest number in the range is selected (5.00) then the potential peak parking demand at the proposed Mermaid Lane location is 30 cars for the 6 proposed courts. With at least 42 parking spaces proposed, the expected peak parking demand of the site will be easily accommodated by the proposed parking supply.

In conclusion the proposed parking conditions are adequate. I hope this has been helpful. Please let me know if I can answer any questions.

Thank you,

F. TAVANI AND ASSOCIATES, INC.


FRANK TAVANI, P.E., PTOE
Principal



attachments

cc: C. Robert Lewis, Esq.
Edward Morris

Land Use: 490 Tennis Court

Description

Tennis courts are indoor or outdoor facilities specifically designed for playing tennis. Tennis courts can either be public or private facilities and do not typically include any ancillary facilities other than limited spectator seating.

Time-of-Day Distribution for Parking Demand

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

Additional Data

The single study site in the database is a municipal facility.

The parking supply ratio for the one study site is 6.2 spaces per tennis court. Peak parking occupancy at the site is 51 percent.

The site was surveyed in the 2000s in California.

Source Number

314

Tennis Court (490)

Peak Period Parking Demand vs: Tennis Courts

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 1

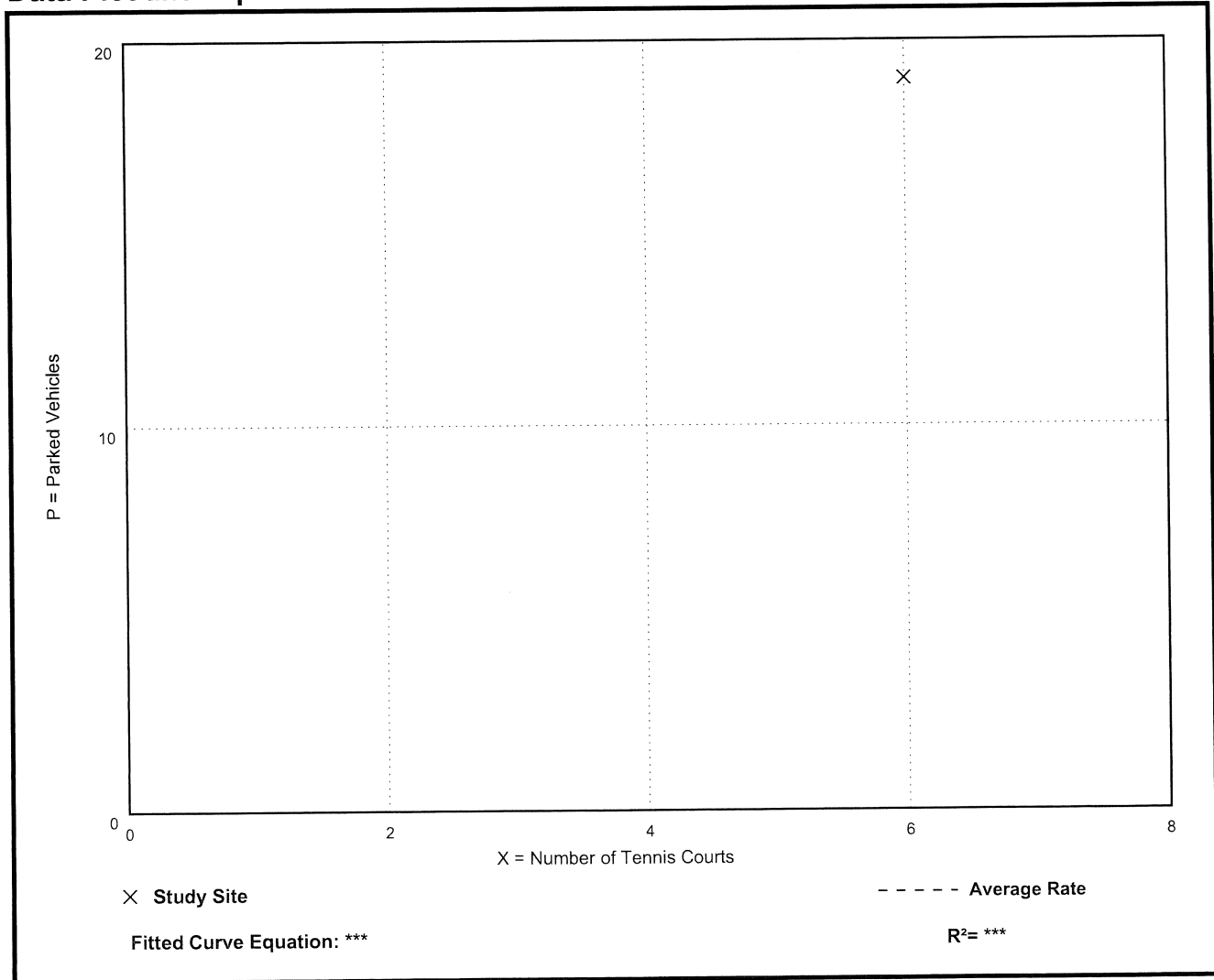
Avg. Num. of Tennis Courts: 6.0

Peak Period Parking Demand per Tennis Court

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.17	3.17 - 3.17	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Land Use: 491 Racquet/Tennis Club

Description

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

Time-of-Day Distribution for Parking Demand

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

Additional Data

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

The sites were surveyed in the 1990s in Oregon.

Source Numbers

275, 276

Racquet/Tennis Club (491)

Peak Period Parking Demand vs: Courts

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Number of Studies: 2

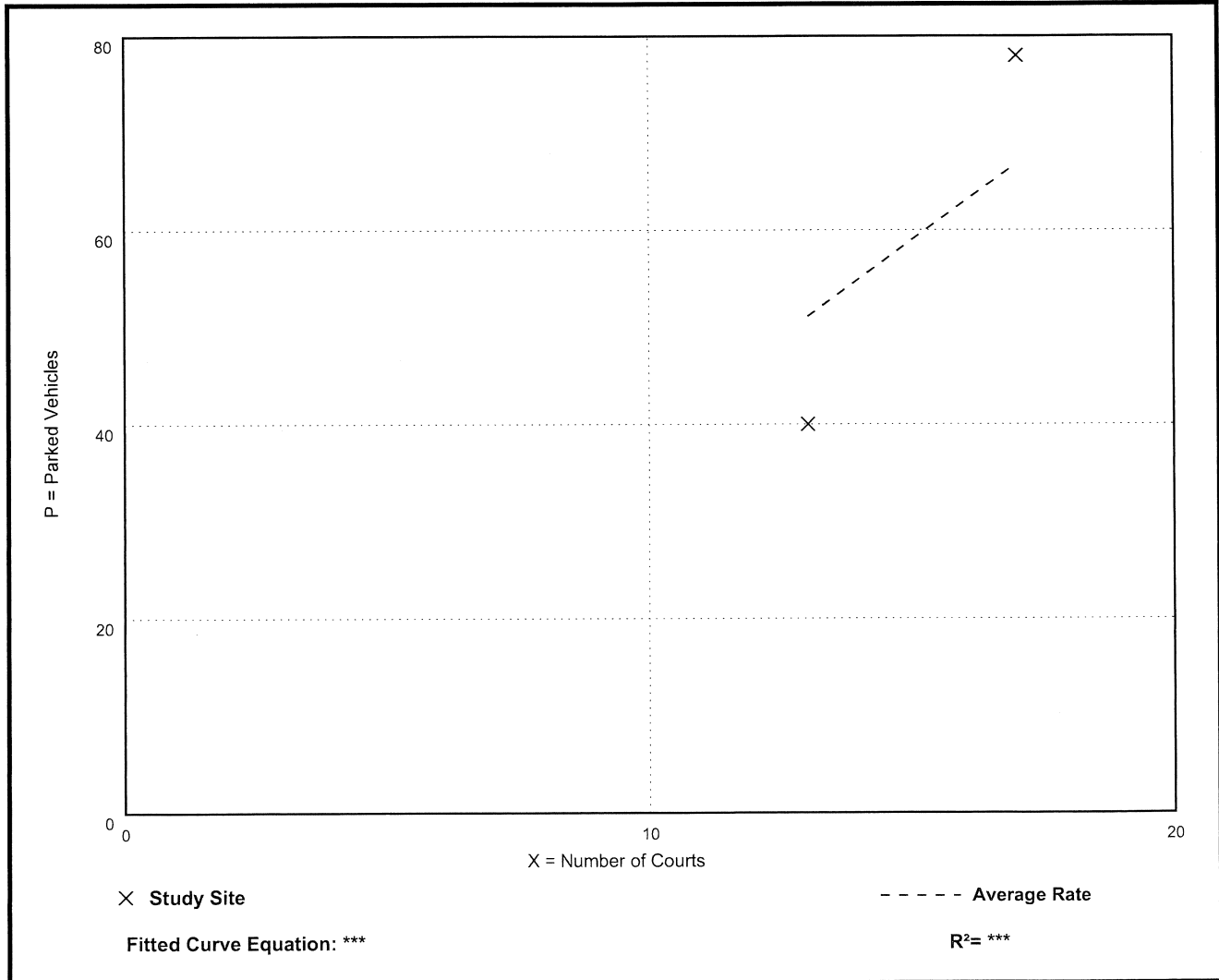
Avg. Num. of Courts: 15

Peak Period Parking Demand per Court

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

Data Plot and Equation

Caution – Small Sample Size



Racquet/Tennis Club (491)

Peak Period Parking Demand vs: Courts

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 1

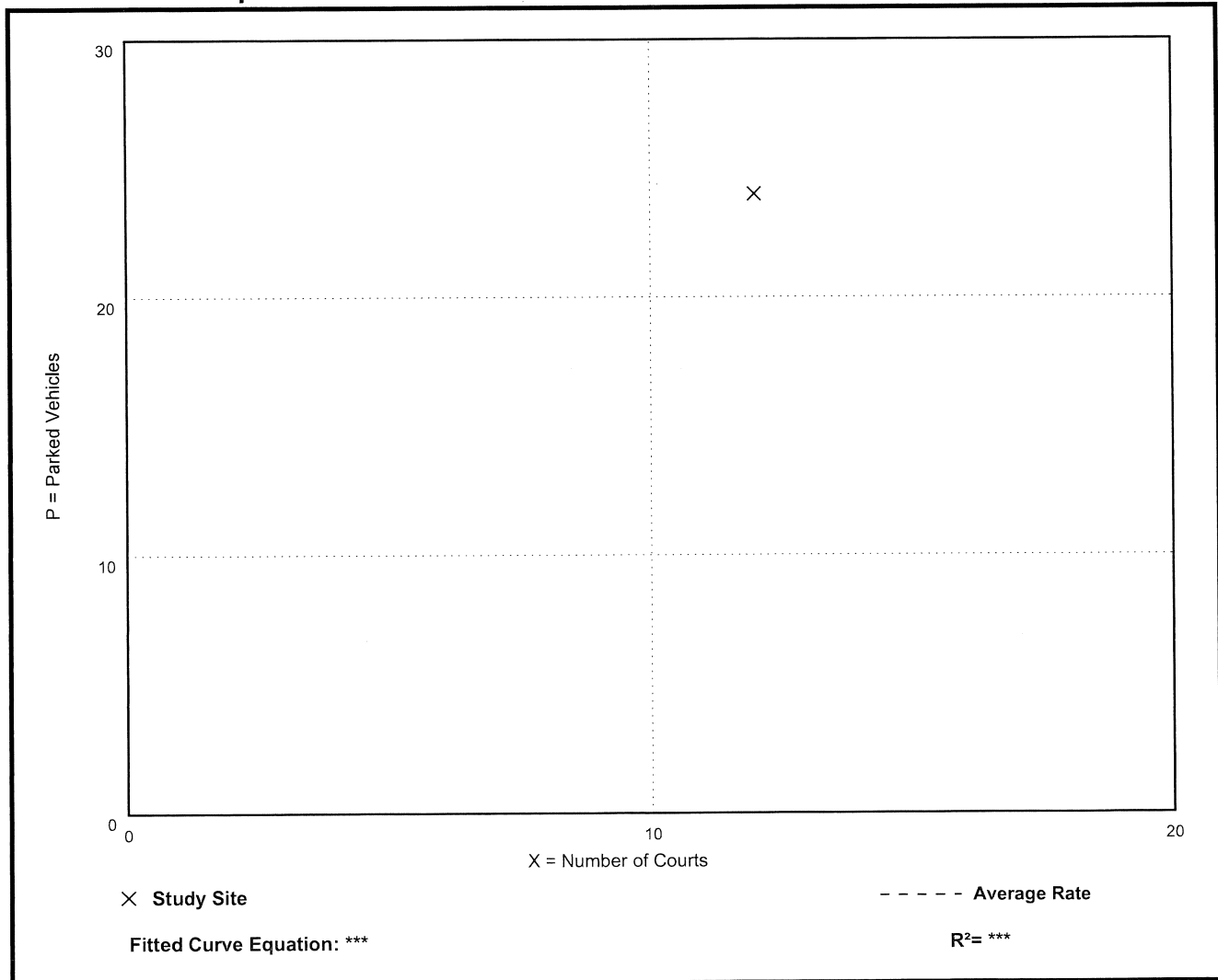
Avg. Num. of Courts: 12

Peak Period Parking Demand per Court

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

Data Plot and Equation

Caution – Small Sample Size



Land Use: 492 Health/Fitness Club

Description

A health/fitness club is a privately-owned facility that primarily focuses on individual fitness or training. It typically provides exercise classes, fitness equipment, a weight room, spa, lockers rooms, and a small restaurant or snack bar. This land use may also include ancillary facilities, such as a swimming pool, whirlpool, sauna, limited retail, and tennis, pickleball, racquetball, or handball courts. These facilities are membership clubs that may allow access to the general public for a fee.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (five study sites) and a Saturday (four study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	—	—
8:00 a.m.	—	76
9:00 a.m.	—	99
10:00 a.m.	65	100
11:00 a.m.	56	92
12:00 p.m.	48	78
1:00 p.m.	47	79
2:00 p.m.	43	71
3:00 p.m.	50	70
4:00 p.m.	72	67
5:00 p.m.	93	60
6:00 p.m.	100	56
7:00 p.m.	88	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Additional Data

The average parking supply ratio for the five study sites with parking supply information is 8.1 spaces per 1,000 square feet GFA. The average peak parking occupancy at these five sites is 72 percent.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, California, New Jersey, New York, Oregon, and Virginia.

Source Numbers

164, 275, 430, 433, 435, 543, 606, 622

WALL LEGEND

	EXIST. WALLS
	NEW WALLS

PLAN LEGEND

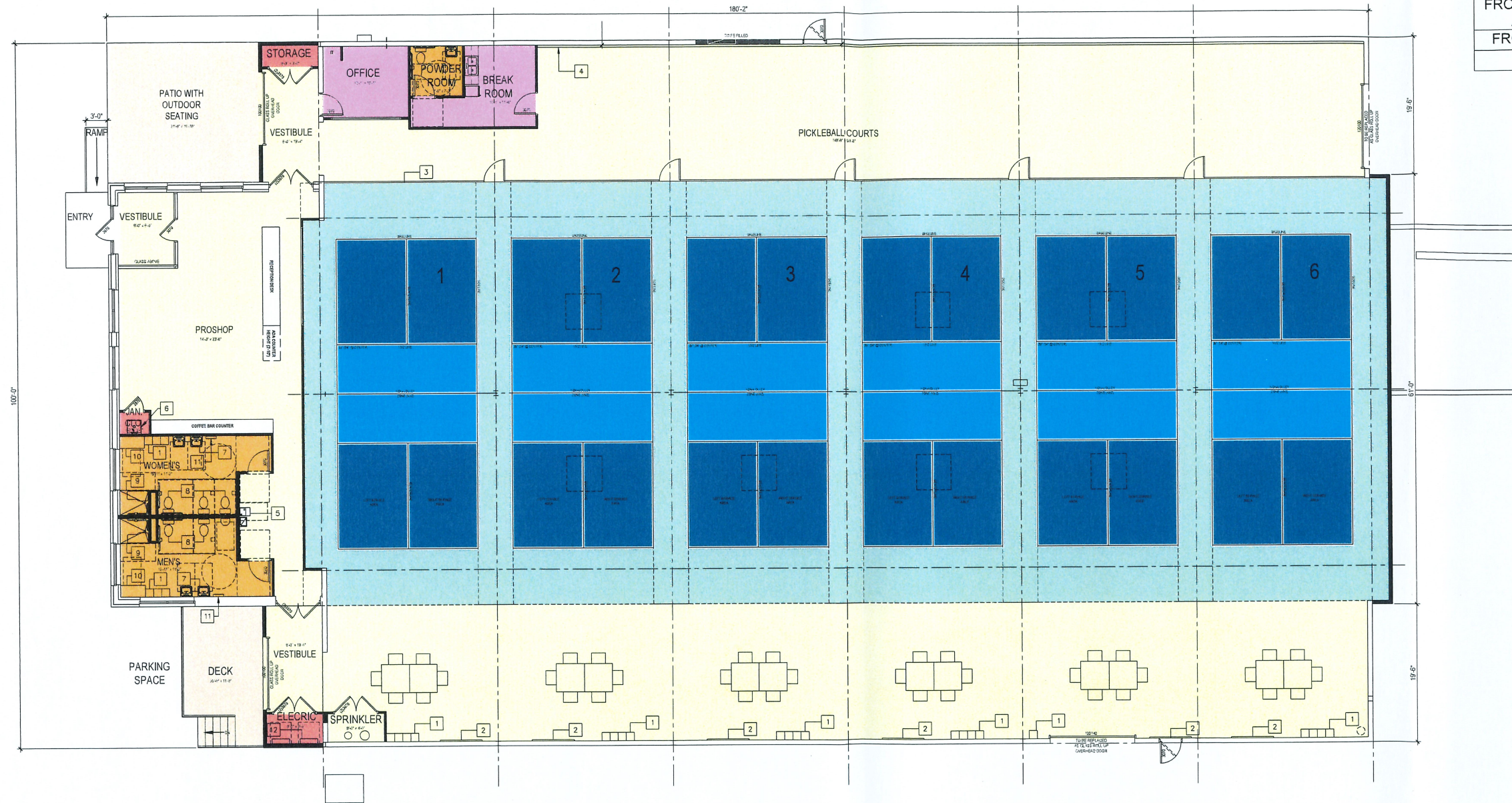
	PICKLEBALL COURT
	OUTDOOR SPACE
	BATHROOMS
	PUBLIC
	OFFICE
	UTILITY

FLOOR PLAN KEYNOTES:

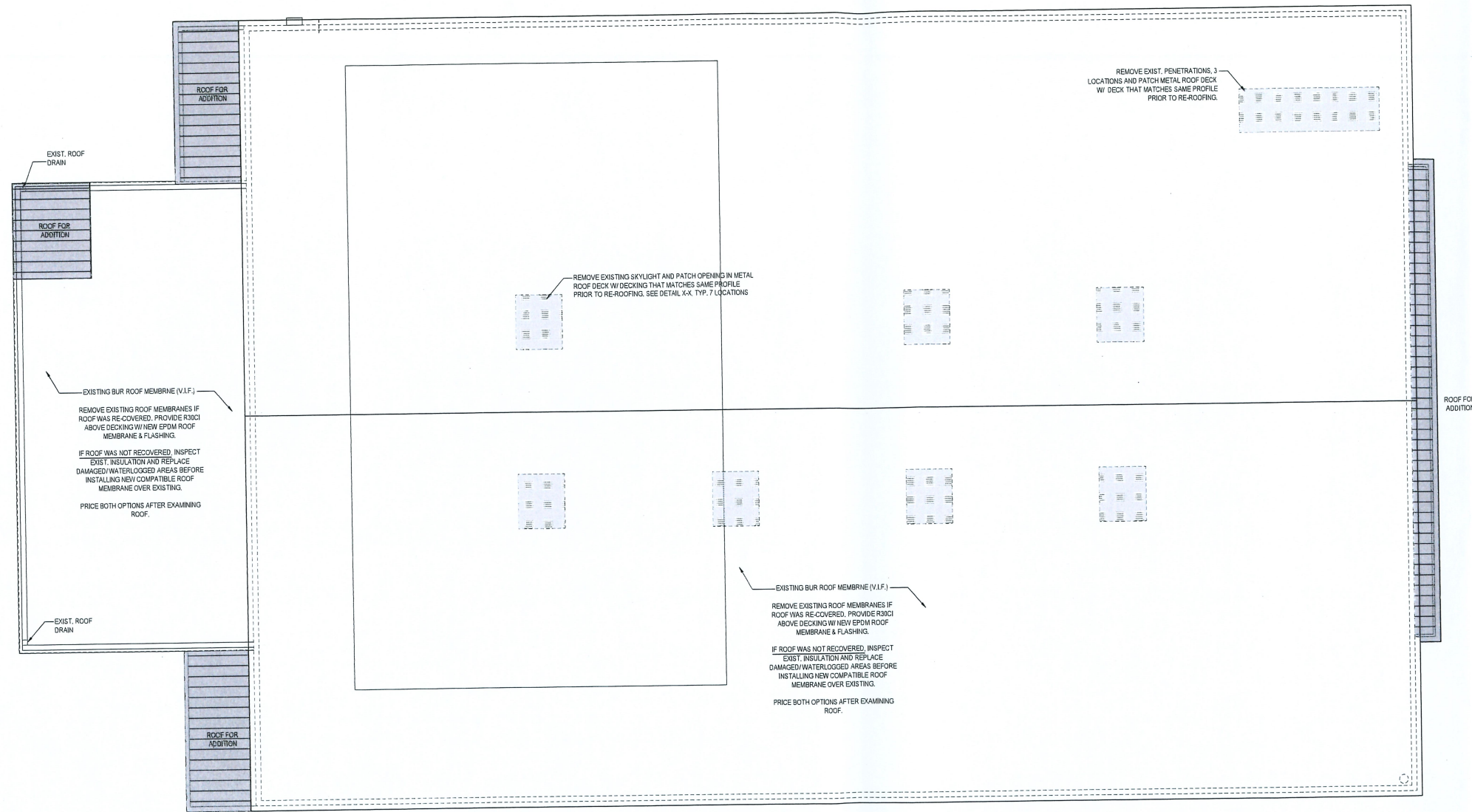
- # THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:
- 1'-2"x1'-2" LOCKER.
 - WALL MOUNTED TV.
 - 4'-0" CHAIN LINK FENCE.
 - 8'-0" PLYWOOD PRACTICE WALL.
 - (2) DRINKING FOUNTAINS (1 HIGH 1 LOW).
 - MOP SINK.
 - LAVATORY.
 - WATER CLOSET.
 - ROLL-IN ADA SHOWER.
 - 3'-6"x1'-8" BENCH.
 - TRASH RECEPTACLE.
 - ELECTRICAL PANEL.

SQUARE FOOTAGE SUMMARY

AREA	SQUARE FOOTAGE
PICKLEBALL COURT	15,133
PICKLEBALL COURT ADDITION	173
FRONT BUILDING	1,681
FRONT BUILDING ADDITION	339
FRONT PATIOS	630
TOTAL	17,956



1 FIRST FLOOR PLAN
A3 SCALE: 1/8"=1'-0"



1 ROOF PLAN
A4 SCALE: 1/8"=1'-0"

