



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

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President

Brendan May
Vice President

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Robert C. Goldberg
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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, August 24, 2026, at 7:00 p.m. at which time a public meeting will commence on the following application:

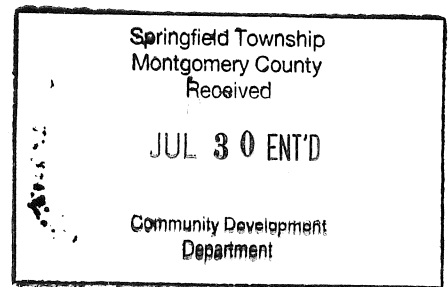
Case #26-17: This is the application of **Orland Market, Inc. & Yogesh Patel**, owners of the property located at 1339 Bruce Road, Oreland, PA 19075 and known as Parcel #5200-0255-1007. The owners seek to appeal the decision of the Zoning Officer. In the alternative, a special exception from Section 114-138. D has been requested for the change of less than 25% of the floor area to the existing use that has existing nonconformities. Additionally, a variance from Section 114-134. A.4 has been requested for the increase in the required onsite parking. The property is zoned within the B-1 Business Districts of Ward 3 of Springfield Township.

A copy of the application and information submitted with this application 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](http://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. 26-17

DATE: 7-31-26

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Oreland Market, Inc.

(Name of Applicant)

Of (Address) 1339 Bruce Road, Oreland, PA 19075

(Telephone No.) (267) 230 5189

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

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

XX A **special exception** as provided for in Article XIII, Section 114-138D, Subsection _____, of the Springfield Township Zoning Code.

XX A **variance** from the requirements set forth in Article XIII, Section 114-134A(4) & 114-134B, Subsection _____, of the Springfield Township Zoning Code.

_____ Other (please specify) _____

The property concerned is located at 1339 Bruce Road, Oreland, PA 19075

Petitioner's Interest in the property is Owner

Present use of property Convenience Grocery Store

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.

SEE ATTACHED ADDENDUM

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

Oreland Market, Inc.

CASE # 26-17
Check # 305
\$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.

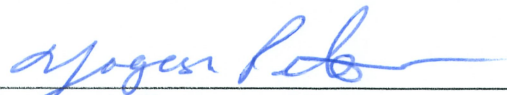
Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and 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.

Printed Name of Applicant



Applicant's Signature and Date

ADDENDUM

BACKGROUND:

Yogesh Patel, the owner of the Applicant, purchased the property located at 1339 Bruce Road, Oreland, PA 19075 in 1998. The Applicant has operated a convenience store since that time. The prior owners of the Oreland Market also operated a convenience store and they have sold beer at this location since 1951. *See* attached letter from the PLCB. The Oreland Market continues to be a retail convenience store selling food, grocery, household and sundry items through the present date. The Applicant sold beer for takeout during its entire period of ownership (1998-2026). On or about March 2026, the PLCB notified Applicant that it was no longer permitted to sell beer for takeout due to the lack of seating. The PLCB requires 30 seats in order to maintain an "E" License which is required to sell beer. Applicant proposes to add 30 seats on the first floor of the subject premises so as to comply with the PLCB requirements.

PARKING:

The Oreland Market has one off-street parking space. The existing parking is non-conforming. Applicant proposes to convert a small area of the first floor of the convenience store for 30 seats in the area depicted on the accompanying plan. The seating area will be approximately 200 square feet of area.

Special Exception. Applicant seeks a special exception under Section 114-138D of the Springfield Township Zoning Ordinance ("Ordinance") so as to permit a portion of the building to be utilized for seating. The building and land area will not be expanding, and no structural alterations are being proposed. Furthermore, the seating will comprise of less than 25% of the gross square footage of the convenience store.

Variance. In the alternative, Section 114-134A(4) of the Ordinance requires one space for each 50 square feet of floor area for restaurants. Accordingly, Applicant is seeking a variance of the requirements under Section 114-134A(4) to reduce the number of off-street parking spaces required.

USE:

As stated above, Applicant operates a convenience store at the Premises which is classified as "retail store or shop" under Section 114-134B of the Ordinance. The proposed additional seating to satisfy the PLCB requirements may be considered a "Change of Use". Applicant believes that the "Change of Use" provisions may not apply as to number of units, employees and floor area will not increase. The fact remains that the use of the premises for a convenience store with the sale of the beer is not a "change." However, in the event the Board determines that the addition of the 30 seats results in a Change of Use, Applicant seeks variance relief under Section 114-134B of the Ordinance so as to permit the "Change of Use."

In the alternative, in light of the fact that The Oreland Market has sold beer for take-out for approximately 75 years, with one on-site parking space, it is submitted that the reintroduction of beer sales will not be detrimental to the health, safety and welfare of the community.



July 30, 2026

ORELAND MARKET, INC.
1339 BRUCE RD
ORELAND PA 19075-1801

RE: LID No. 27109
License No. E4921
File/Job No. 1232238

Dear Mr. Patel:

In response to your email sent on this date and the subsequent return call with a member of our licensing division, you sent "To whom it may concern, My name is Yogesh patel from Orelan Market. currently my LIC is in safe keeping and working with Springfield Township for the permit for 30 required seating for my liquor License.

If you have any record my license under oreland Market. please send or replay to yogipatel3172@yahoo.com
Thank you for you help."

During our conversation it was determined that this license was issued in January 1953 to Mr. Dragon. Mr. Dragon held this license E4921 until it was transferred to you in 1998.

When you are ready for reinvestigation for the extension of premise, please notify this office in writing so we can issue that for you. Please reference LID 27109, License No. E4921, and File/Job No. 1232238 in the subject line.

Please contact the Licensing Information Center at the telephone number listed below with any questions or concerns.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Frank W. Miller'.

Frank W. Miller, Chief
Licensing Evaluation Division

Refer to: Licensing Information Center
717.783.8250

FWM: cah
cc: Yogesh Patel c/o yogipatel3172@yahoo.com
cc: Max Rutkowski, Esquire c/o max@rutkowskipc.net

**REV-183**BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

1830019105

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION**RECORDER'S USE ONLY**

State Tax Paid: \$0.00

Book: 6307

Page:

Instrument Number 02412

Date Recorded: 11/10/2022 10:04:39 AM
Addendum (d) of 1**SECTION I****TRANSFER DATA**

Date of Acceptance of Document

11/03/2022

Grantor(s)/Lessor(s)

Yogesh I. Patel & Bharat I. Patel

Telephone Number

Grantee(s)/Lessee(s)

Yogesh I. Patel

Telephone Number

Mailing Address

118 Winfield Ct

Mailing Address

3172 Fox Drive

City

Fairless Hills

State

PA

ZIP Code

19030

City

Chalfont

State

PA

ZIP Code

18914

SECTION II**REAL ESTATE LOCATION**

Street Address

1339 Bruce Road

City, Township, Borough

Springfield Township

County

Montgomery

School District

Spring Field

Tax Parcel Number

52-00-02551-00-7

SECTION III**VALUATION DATA**Was transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration

135,000.00

2. Other Consideration

+

3. Total Consideration

= 135,000.00

4. County Assessed Value

130,060.00

5. Common Level Ratio Factor

x 2.53

6. Computed Value

= 329,051.80

SECTION IV**EXEMPTION DATA** Refer to instructions for exemption status.

1a. Amount of Exemption Claimed

\$ 329,051.80

1b. Percentage of Grantor's Interest in Real Estate

100 %

1c. Percentage of Grantor's Interest Conveyed

%

2. Fill in the Appropriate Oval Below for Exemption Claimed.

☐ Will or intestate succession.

(Name of Decedent)

(Estate File Number)

☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)☒ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

Transfer from Brothers to Brother thereby exempt from transfer tax

SECTION V**CORRESPONDENT INFORMATION** All information may be obtained from the following:

Name

North Penn Abstract Co

Telephone Number

(215) 362-0475

Mailing Address

35 Green Street

City

Lansdale

State

PA

ZIP Code

19446

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

Signature of Correspondent or Responsible Party

Regan J. Oliver

Date

11/03/2022

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

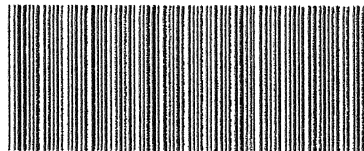
1830019105



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 6307 PG 02412 to 02416.1
INSTRUMENT # : 2022102887
RECORDED DATE: 11/10/2022 10:04:30 AM



6168155-0020R

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed
Document Date: 11/04/2022
Reference Info:

Transaction #: 6683691 - 1 Doc(s)
Document Page Count: 4
Operator Id: dawhitner

RETURN TO: (Simplified)
North Penn Abstract
35 Green Street
Lansdale, PA 19446
(215) 362-0475

PAID BY:
NORTH PENN ABSTRACT

*** PROPERTY DATA:**

Parcel ID #: 52-00-02551-00-7
Address: 1339 BRUCE RD

ORELAND PA
19075
Municipality: Springfield Township (100%)
School District: Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$135,000.00
TAXABLE AMOUNT: \$0.00
FEES / TAXES:
Recording Fee: Deed \$86.75
Affidavit Fee \$1.50
Total: \$88.25

DEED BK 6307 PG 02412 to 02416.1
Recorded Date: 11/10/2022 10:04:30 AM

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



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

Prepared by and Return to:

North Penn Abstract Co. Inc.
35 Green Street
P.O. Box 2
Lansdale, PA 19446

File No. 6255

UPI # 52-00-02551-00-7

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-02551-00-7 SPRINGFIELD TOWNSHIP
1339 BRUCE RD
PATEL YOGESH I & BHARAT I
B 080 L U 030 4100 11/10/2022

\$15.00
JB

This Indenture, made the 4th day of November, 2022

Between**YOGESH I. PATEL AND BHARAT I. PATEL**

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

YOGESH I. PATEL

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

Witnesseth, that the said Grantors for and in consideration of the sum of **One Hundred Thirty-Five Thousand And 00/100 Dollars (\$135,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, as sole owner

Premises Address: 1339 Bruce Road, Springfield Township, Montgomery County, PA

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments, and Appurtenances, Situate in the Township of Springfield, County of Montgomery and State of Pennsylvania bounded and described in accordance with a Plan of Property made for Leon W. Cohen and Mary Cohen, by Barton & Martin, Engineers, dated 8/5/1952 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, PA., in Deed Book 2289 page 601, on 8/22/1952, as follows, to wit,

BEGINNING at a point on the Northeasterly side of Bruce Road (50 feet wide) at the distance of 1747.57 feet Northwestwardly along said side of Bruce Road, along its various courses from the Northwesterly end of a radius corner where the said side of Bruce Road curves into the Northwesterly side of Paper Mill Road with a radius of 25 feet; thence from said point of beginning and along the said Northeasterly side of Bruce Road on a line curving to the left with a radius of 506.12 feet, the arc distance of 28 feet to a point; thence leaving said Bruce Road and extending North 29 degrees 22 minutes 3 seconds East 126.81 feet to a point in the Southwesterly right of way line of Reading Company (North Pennsylvania Railroad); thence along said right of

way line South 69 degrees 48 minutes 50 seconds East 27.67 feet to a point in the middle of a certain 5 feet wide utility easement; thence along the middle of said utility easement South 29 degrees 4 minutes 36 seconds West 130.20 feet to the first mentioned point and place of beginning.

BEING 1339 Bruce Road.

UNDER AND SUBJECT to certain conditions, restrictions and agreements of record.

TOGETHER with free and common use, right, liberty and privilege of the driveways and parking space as more particularly set forth in the restrictions hereinabove recited, in common with the tenants, owners and occupants of the other lots of ground bounding and abutting thereon; Subject to the proportionate part of the expense of keeping the same in good order and repair.

BEING Parcel No. 52-00-02551-00-7

BEING the same premises which Albert D. Dragon, by Indenture dated April 1, 1998, and recorded April 8, 1998, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5221, Page 2085, granted and conveyed unto Yogesh I. Patel and Bharat I. Patel, in fee.

THIS IS A CONVEYANCE FROM BROTHER AND BROTHER
TO BROTHER, THEREFORE IT IS TAX EXEMPT.

THIS CONVEYANCE IS BEING RECORDED BY NORTH PENN
ABSTRACT CO., INC. FOR CONVENIENCE PURPOSES ONLY.
NO INSURANCE AND/OR LIABILITY IS BEING GIVEN BY
NORTH PENN ABSTRACT CO., INC.

UNOFFICIAL COPY
DEED BK 6307 PG 02415

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

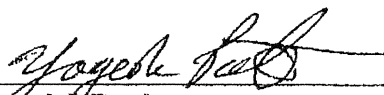
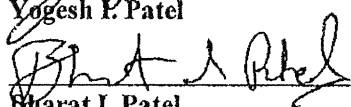
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delibered

IN THE PRESENCE OF US:

 (SEAL)
Yogesh K. Patel
 (SEAL)
Bharat I. Patel

Commonwealth of Pennsylvania } ss
 County of Montgomery

On this, the 4th day of November, 2022, before me, the undersigned Notary Public, personally appeared Yogesh I. Patel and Bharat I. Patel, 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 purposes therein contained.

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

UNOFFICIAL COPY
 DEED 6307 02412

Peggy J Fenstermacher
 Notary Public
 My commission expires 9/28/24

The precise residence and the complete post office address of the above-named Grantee is:

3172 Fox Hill
Chalfont PA 18914

Peggy J Fenstermacher
 On behalf of the Grantee

Commonwealth of Pennsylvania - Notary Seal
 Peggy J. Fenstermacher, Notary Public
 Montgomery County
 My commission expires September 28, 2024
 Commission number 1048970

Chapter 114. Zoning

Article XIII. General Regulations

§ 114-138. Nonconforming uses.

[Amended 4-9-1980 by Ord. No. 694; 12-13-1995 by Ord. No. 814; 4-13-2005 by Ord. No. 871; 9-12-2018 by Ord. No. 955]

- A. The lawful use of a building or premises, which use is existing at the time the applicable ordinance became effective or is authorized by a building permit issued prior thereto, may be continued although such use does not conform to the provisions of this chapter. If such nonconforming use is discontinued for 12 consecutive months, however, a rebuttable presumption shall be established that such nonconforming use has been abandoned. Such presumption may be challenged by application and appeal to the Zoning Hearing Board, and the landowner must present sufficient evidence at a hearing to prove to the Zoning Hearing Board that the preexisting nonconforming use was not intentionally abandoned.
- B. A lawful nonconforming use of a building or land may be changed to another, less intensive nonconforming use when authorized as a special exception. In addition to demonstrating compliance with the special exception criteria contained in § **114-165** of the Code, the applicant shall also establish that:
 - (1) The proposed nonconforming use on the property is less intensive than the lawful nonconforming use existing on the property beforehand;
 - (2) No enlargements in or additions to such building or the nonconforming area are proposed; and
 - (3) The new, less intensive nonconforming use does not result in any newly created ancillary nonconformities.
- C. Whenever a nonconforming use of a building or land has been changed to a less intensive nonconforming use or a conforming use, all rights to such previous nonconforming use shall hereinafter be considered permanently discontinued and abandoned.
- D. A lawful, nonconforming use of a portion of a building or land may be expanded within that building or land area by special exception, provided that such expansion:
 - (1) Complies with the special exception criteria contained in § **114-165** of the Code;
 - (2) Does not require any structural alterations; and
 - (3) Is no greater than 25% of the gross square footage area devoted to the nonconforming use when such use initially became nonconforming.
- E. A nonconforming building which is damaged by fire, explosion or an act of God may be repaired or rebuilt and used for the same purpose, provided that:
 - (1) The reconstruction of the building is commenced within one year from the date the building was damaged and is carried through to completion without undue delay.

(2) The reconstructed building does not exceed in height or in area the building damaged.

- F. A nonconforming use of a building may not be changed otherwise than as provided in this section.
- G. Any new stories or other vertical expansion erected on a nonconforming structure shall be constructed to fulfill all building setback requirements, including, but not limited to, front yard, rear yard, side yard, area requirements, height limitations and special requirements, and all other applicable regulations of the zoning district in which the structure is located, which regulations shall be applied (except as to height restrictions) on the level upon which such new stories are being erected. Otherwise, a variance, for each regulation with which the vertical expansion does not comply, must be approved by the Zoning Hearing Board.

Chapter 114. Zoning

Article XIII. General Regulations

§ 114-134. Off-street parking and loading provisions.

[Amended 4-8-1981 by Ord. No. 702]

A. Off-street parking shall be provided for the following uses with each parking space accessible from a street and located on the lot on which such use is situated.

- (1) Any dwelling. Two parking spaces for each housekeeping unit. Garages or driveways of individual units may be considered as parking areas. No parking space shall be provided nor parking permitted in the required front yard areas of multiple dwellings.
- (2) Multifamily Apartment District. In each Multifamily Apartment District there shall be one parking place for each one-bedroom apartment dwelling unit and two parking spaces for each two-or-more-bedroom dwelling unit, plus 15% surplus parking. In no event shall there be less than 1 1/2 parking spaces per dwelling unit for the entire multifamily apartment development.

[Added 7-12-1989 by Ord. No. 771^[1]]

[1] *Editor's Note: This ordinance also provided for the redesignation of Subsection A(2) through (12) as Subsection A(3) through (13).*

- (3) Retail store or shop, including, without limitation, dispensary facilities. One parking space for each 100 square feet of total floor area.

[Amended 4-12-2017 by Ord. No. 950]

- (4) Restaurant. One parking space for each 50 square feet of total floor area.
- (5) Office. One parking space for each 200 square feet of total floor area.
- (6) Shopping center. Five and one-half parking spaces for each 1,000 square feet of total leasable area.
- (7) Hotel, motel, rooming house or tourist home. One parking space for each rental unit, plus one parking space per employee on the largest shift.
- (8) Church, auditorium or other place of public assemblage. One parking space for every 50 square feet of total floor area.
- (9) Hospital. One parking space for every bed, plus one parking space per employee on the largest shift.
- (10) Library or museum. One parking space for each 800 square feet of floor area devoted to public use.
- (11) Nursing home. One parking space for every 10 occupants, plus one parking space per employee on the largest shift.
- (12) Manufacturing, warehouse or grower/processor facility. One parking space for each 400 square feet of total floor area or one space per employee on the largest shift, whichever is

greater.

[Amended 4-12-2017 by Ord. No. 950]

- (13) Motor vehicle sales. One parking space for each 500 square feet of total indoor sales floor area, plus one parking space for each 5,000 square feet of outside sales area for customer parking, plus three parking spaces per service bay.

[Added 9-13-1995 by Ord. No. 811^[2]]

[2] *Editor's Note: This ordinance also provided for the renumbering of former Subsection A(13) and A(14).*

- (14) Other uses. For uses other than those mentioned above, one parking space for each three persons of the design capacity based on the table of maximum floor area allowance per occupant in the latest edition of the Building Officials and Code Administrators Code.

B. If any change in a building or use thereof shall occur that would increase the number of units, employees, seating capacity or floor area, an increase in off-street parking spaces in compliance with the regulations set forth in § 114-134A will be required. When a building or premise is occupied or used for two or more uses, the total number of spaces required shall be the sum of the spaces required for each use.

C. Parking areas shall be paved with a dust-free, all-weather surface. Each individual parking space shall be a minimum of 10 feet in width by 20 feet in length and designed to permit ingress to and egress from the parking space without the moving of other vehicles. Private homes, apartments and Multifamily Apartment District dwellings may have parking spaces with a minimum of nine feet in width by 18 feet in length, and two feet of the length may overhang landscaping areas as long as concrete curbs are utilized for each such space.

[Amended 7-12-1989 by Ord. No. 771]

D. Parking reserve areas. Parking areas for nonresidential uses may include a designated parking reserve area according to the following requirements:

(1) The application shall be filed by the affected lot owner with the Township Zoning Officer and shall be accompanied by a plan showing the location of all proposed paving, parking reserve areas, accessways and buildings.

(2) As a means of minimizing water runoff from excessive ground paving, a maximum of 50% of the aggregate number of spaces required according to the provisions of § 114-134A herein may be incorporated in a landscaped ground level parking reserve area if the applicant can demonstrate that the demand for parking generated by the proposed development will be less than that required.

[Amended 9-13-1995 by Ord. No. 811]

(3) Regardless of the number of spaces actually developed, a parking area to accommodate the aggregate number of parking spaces normally required shall be fully designed, and the area which is proposed to be eliminated shall be shown as "parking reserve area." Such area shall be required to be developed as designed if and when the Board of Commissioners determines the need. Upon determination of the need to develop the reserve parking, the property owner shall be required to execute an agreement and post financial security sufficient to cover the cost of the required improvements as prescribed by the Township.

[Amended 9-13-1995 by Ord. No. 811]

(4) The parking area shall be so designed that the maximum permissible impervious coverage would not be exceeded in the event that the entire parking area, including reserve area, is subsequently developed. All reserve areas not utilized for parking shall be landscaped according to a plan submitted to and approved by the Board of Commissioners.

[Amended 9-13-1995 by Ord. No. 811]

E. Access regulations. The following street regulations shall apply to all lots developed for multifamily or nonresidential purposes:

- (1) Accessways leading onto a public street shall be built to the dimensional requirements specified in § 13-55 of the Building Code.^[3]

[3] *Editor's Note: Former § 13-55 of the Building Code was superseded 3-10-1982 by Ord. No. 711. For new provisions, see Ch. 13, Building Construction.*

- (2) Accessways shall be spaced a minimum of 50 feet on center on any lot. In addition, accessways shall be spaced a minimum of 50 feet on center from existing accessways on adjacent properties whenever feasible. When this is not feasible, common drives and/or the use of shared parking facilities shall be encouraged.
- (3) A maximum of one accessway to a public street shall be permitted for lots with less than 100 feet of frontage, except for a corner lot which may have an accessway on each street.
- (4) Corner lots or groups of lots with shared parking that front on two streets shall not have two points of access onto one street and none on the other, unless the placement of the second access point can be directed to a traffic signal.
[Amended 11-30-2015 by Ord. No. 937]

F. Design requirements.

[Amended 7-12-1989 by Ord. No. 771; 7-8-1992 by Ord. No. 786]

- (1) All parking lots and loading areas shall be provided with a perimeter screening buffer a minimum of 10 feet in width along all property boundaries, as specified in § 95-111 of Chapter 95, Subdivision of Land.
- (2) Any off-street parking area designed for 10 or more cars shall be provided with internal landscaping in accordance with the requirements of § 95-111 of Chapter 95, Subdivision of Land.

G. Handicapped accessible parking requirements. The following parking requirements shall apply to all parking lots developed for multifamily or nonresidential purposes and shall be considered towards fulfilling the overall required parking:

[Added 7-12-1989 by Ord. No. 769]

(1) Quantity:

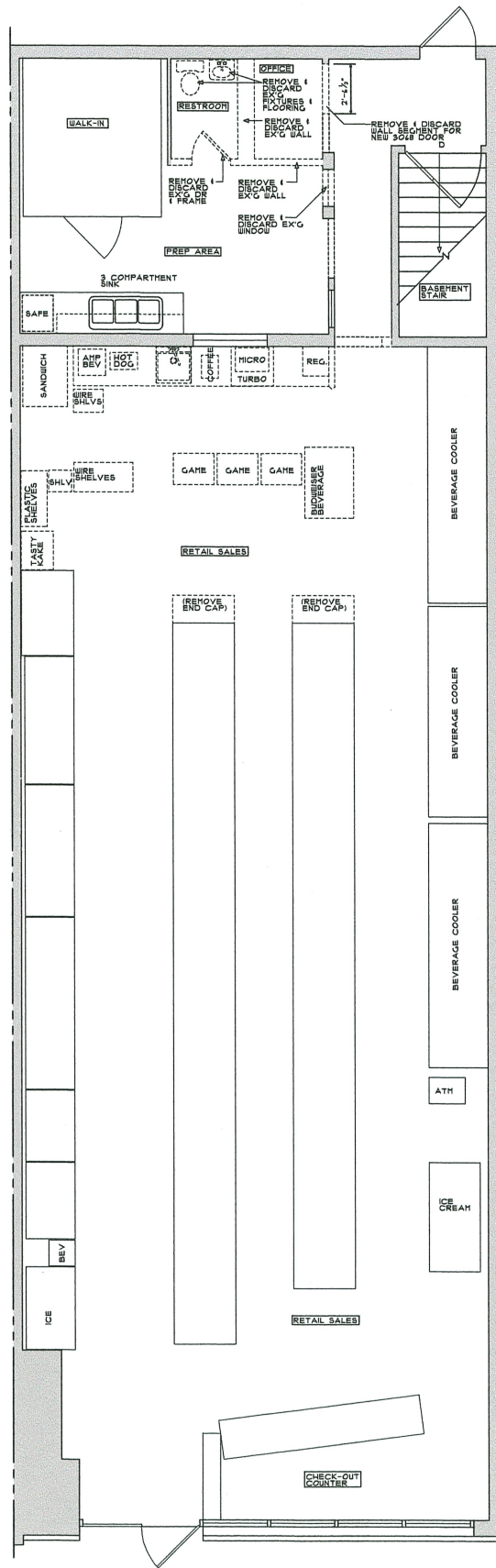
Total Parking Spaces Provided	Minimum Handicapped Accessible Spaces
Up to 9	*
10 to 50	1
51 to 75	2
76 to 100	3
101 to 150	4
151 to 200	5
201 to 300	6
301 to 400	7
401 to 500	8
501 to 1,000	2% of total

*NOTE: Accessible ramp is required where grade, curb or obstruction exists.

(2) Size and location.

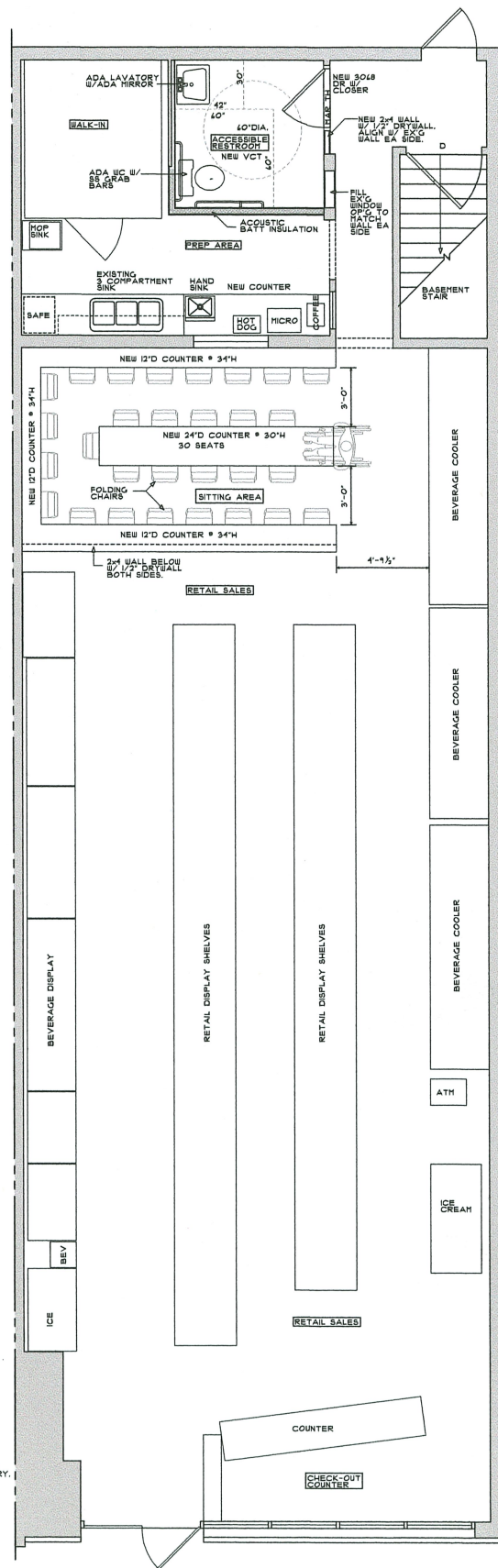
- (a) Each accessible parking space shall be a minimum size of 12 by 20 feet and shall be located as close as possible to the most handicapped accessible building entrance.

- (b) The accessible parking space and the surrounding area shall be as flat as possible, allowing for proper drainage (maximum three-percent slope recommended).
- (3) Identification.
 - (a) Each accessible parking space shall be identified by a permanently affixed reflectorized sign mounted four to five feet above grade displaying the international sign of accessibility.
 - (b) The surface of each accessible parking space shall have a surface identification duplicating the symbol of accessibility and four-inch parking stall lines in handicapped blue paint.
- (4) Ramps.
 - (a) There shall be a minimum of one ramp for each building where grade, curbing or any obstruction makes it necessary to render the building accessible.
 - (b) Where grade, curbing or any obstruction necessitates the use of a ramp, such ramp shall be a minimum of three feet in width with safety railing or curb. Said ramp shall be marked with caution-warning paint.
 - (c) The gradient of the ramp shall not exceed a maximum slope of one unit vertical to 10 units horizontal.
 - (d) Ramps shall not encroach into any parking space.



DEMOLITION FLOOR PLAN
1/4"=1'-0"

DEMOLITION NOTES
ALL DEMOLITION TO BE DONE IN STRICT ACCORDANCE WITH LOCAL CODES.
WHERE UTILITIES ARE REMOVED OR ABANDONED, CAP ENDS PER LOCAL CODES AND LOCATE BEHIND FINISHED SURFACES.
EXERCISE ALL CARE SO THAT ONLY THE MINIMUM OF DEMOLITION WILL BE NECESSARY.
PROVIDE BRACING AS REQUIRED WHERE STRUCTURAL MEMBERS ARE REMOVED.
PROTECT THE REMAINING EXISTING CONSTRUCTION FROM DAMAGE DURING DEMOLITION.



PROPOSED FLOOR PLAN
1/4"=1'-0"



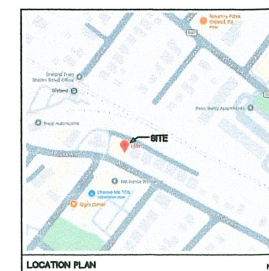
REAR YARD LOOKING AT BUILDING



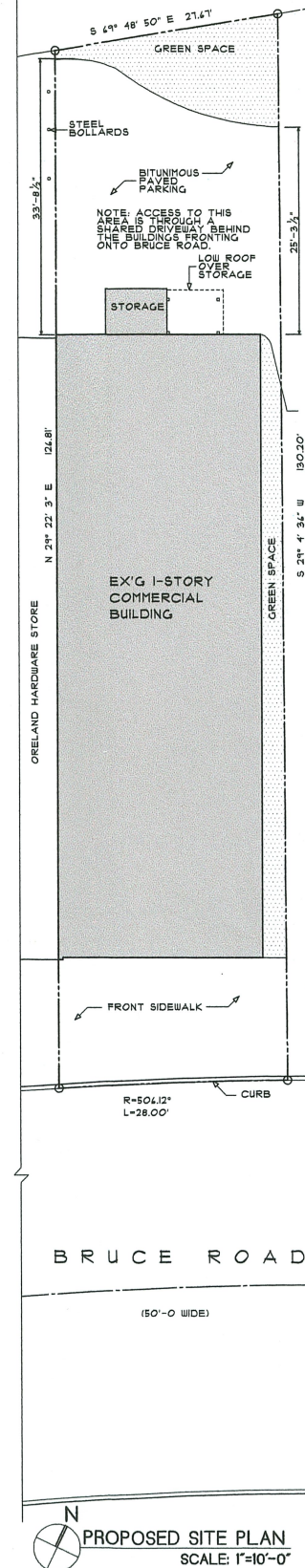
FRONT VIEW OF BUILDING



REAR YARD AREA

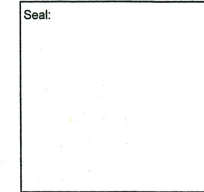


LOCATION MAP



ZONING DISTRICT - BI BUSINESS			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	1400 S.F. MIN.	3,553.4 S.F.	3,553.4 S.F.
FRONT YARD	20' MIN.	15'-0" MIN.	15'-0" MIN.
SIDE YARD	5' MIN.	5'-0" MIN.	5'-0" MIN.
REAR YARD	5' MIN.	5'-0" MIN.	5'-0" MIN.
MAX BUILDING AREA	10,000 S.F. MAX.	10,000 S.F. MAX.	10,000 S.F. MAX.
MAX BUILDING HEIGHT	40' MAX.	18'-3" MAX.	18'-3" MAX.
PARKING FOR SEATING	4 SPACES	0 SPACES	0 SPACES
PARKING FOR RETAIL	4 SPACES	0 SPACES	0 SPACES

EXISTING NONCONFORMITY



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Consultants:

MEP Engineer:

Structural Engineer:

Interior designer:

Revisions:

Date	Comments	By
2 JULY 24	INITIAL SCHEMATIC PLAN	LK
1 JULY 24	FOR TOWNSHIP REVIEW	LK
22 JULY 24	ADDED PARKING AREA	LK
28 JULY 24	ADDED ZONING CHART	LK



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Project Information:

Project No. 2611
Proposed Renovations
1339 Bruce Road
Oreland, PA 19075

Client:

Mr. Yogesh Patel
1339 Bruce Road
Oreland, PA 19075

Sheet Title

Location Plan, Site Plan,
Demolition Plan, Proposed
Floor Plan

Sheet:

A1

Date:
24 June 2026