



ZONING HEARING BOARD
BOROUGH OF LANSDALE INFORMATION SHEET

NOTICE: This application must be completed in full or you will not be deemed to have filed an application for action by the Zoning Hearing Board. You must determine all answers to all questions unless the question does not pertain to your property, in which case you should print "not applicable".

1. Applicant's name, address, email and phone number: 117 S. Broad PROPCO LLC, 117 S. Broad PROPCO B1 LLC; 117 S. Broad PROPCO B2 LLC
1300 Virginia Drive, Suite 215, Fort Washington, PA 19034

2. What is applicant's relationship to the property (owner, tenant, signed agreement of sale)?
Owner

3. Owner(s) name, email and address: _____
Same as Applicant

4. Primary Contact(name, address and email): Lev Kravinsky, 309 York Road, Suite 211, Jenkintown, PA 19046
[REDACTED]

5. Location of the property (street number, physical location, tax map parcel number): _____
117 S. Broad Street, Lansdale, PA Parcel ID: 11-00-00956-00-5

6. What zoning district is it in? Industrial

7. When did owner of property take title to it? 7/29/25

8. What is the present use of the property? Residential Apartments

9. What use do you propose for the property? No change

10. Has the property ever been used for the same use you propose in Q.8? N/A If so, please state the period of time such use was active: N/A

11. Do you contend that your proposed use is a legal non-conforming use? N/A If so, state when the proposed use was first present on the property: N/A

12. Are there any buildings on your property? N/A If so, state the uses of the buildings: _____

13. How much off-street parking is available on the property at the present time? N/A How much additional off-street parking do you propose? _____

14. Is the property subject to an agreement of sale conditioned upon you receiving the zoning relief you request? No If so, please state the date of settlement: _____

15. State the exact dimensions of your property: 176,418 SF

COMPLETE BOTH SIDES

16. State the exact dimensions of all buildings on your property: N/A

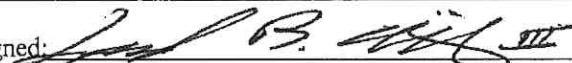
17. State why you were refused a permit and what articles or sections of the Zoning Code are infringed:
N/A

18. State what relief you request from the Zoning Code provisions you are infringing: See attached Addendum

19. State what hardship you will suffer if you do not receive the requested relief: See attached Addendum

20. State why the requested relief is in the public interest: See attached Addendum

21. Have there been any other Zoning Hearings for this property? Unknown
If so, please list dates and relief granted:

Signed:  Date 10/2/25
(Applicant Signature)

**BOROUGH OF LANSDALE ZONING HEARING BOARD
ADDENDUM TO ZONING HEARING BOARD APPLICATION**

Applicant: 117 S. Broad PROPCO LLC, 117 S. Broad PROPCO B1 LLC; 117 S. Broad PROPCO B2 LLC
1300 Virginia Drive
Suite 215
Fort Washington, PA 19034

Owner: Same as Applicant

Subject Property: 117 S. Broad Street
Lansdale, PA
Parcel ID: 11-00-00956-00-5

Attorney: Matthew J. McHugh, Esquire
Leonard B. Altieri, III, Esquire
KLEHR HARRISON HARVEY BRANZBURG LLP
1835 Market Street, Suite 1400
Philadelphia, PA 19103



Relief Requested

1. A variance from Section 405-1601(C) of the Borough of Lansdale Zoning Ordinance (the “Ordinance”) to permit a projecting sign totaling approximately 46SF of sign face whereas only 15SF is otherwise permitted.
2. A variance from Section 405-1604(C) to permit a freestanding sign with a sign area of approximately 73SF whereas 24SF is otherwise permitted.

Summary of Application

The Applicant, as the current owner of the Subject Property, respectfully requests the relief described above to permit the installation of two types of signage: a projecting sign at the building’s main entrance and a freestanding monument sign along South Broad Street.

The proposed projecting sign consists of two components: “The Emerald,” measuring approximately 11.75 feet by 1.16 feet, and “At Lansdale,” measuring approximately 10 feet by 1 foot. Together, these elements comprise a total sign area of approximately 46 square feet, whereas the permitted sign area is limited to 15 square feet.

The proposed monument sign is intended to be located along South Broad Street and will identify both “The Emerald” and the property management entity. This sign will have a total area of approximately 73 square feet, while the ordinance allows only 24 square feet.

The requested signage is essential for providing clear and effective identification of The Emerald to both pedestrian and vehicular traffic. The proposed size and placement have been carefully considered to ensure adequate visibility, while remaining compatible with the surrounding context and zoning objectives, to the extent feasible.

These signs are a critical component of the tenant’s business operations, supporting wayfinding and ensuring that visitors, residents, and customers can readily locate and access the Subject Property. Enhanced visibility through appropriate signage will contribute to the property’s functionality and its integration into the broader community.

Legal Standard

In considering an application for a variance, the Zoning Hearing Board is required to apply the provisions of Section 10910.2 of the MPC. Section 10910.2 provides that the Zoning Hearing Board has the authority to grant a variance if it finds that the Applicant has met its burden with respect to the following five elements:

1. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.
2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
3. That such unnecessary hardship has not been created by the appellant.
4. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
5. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

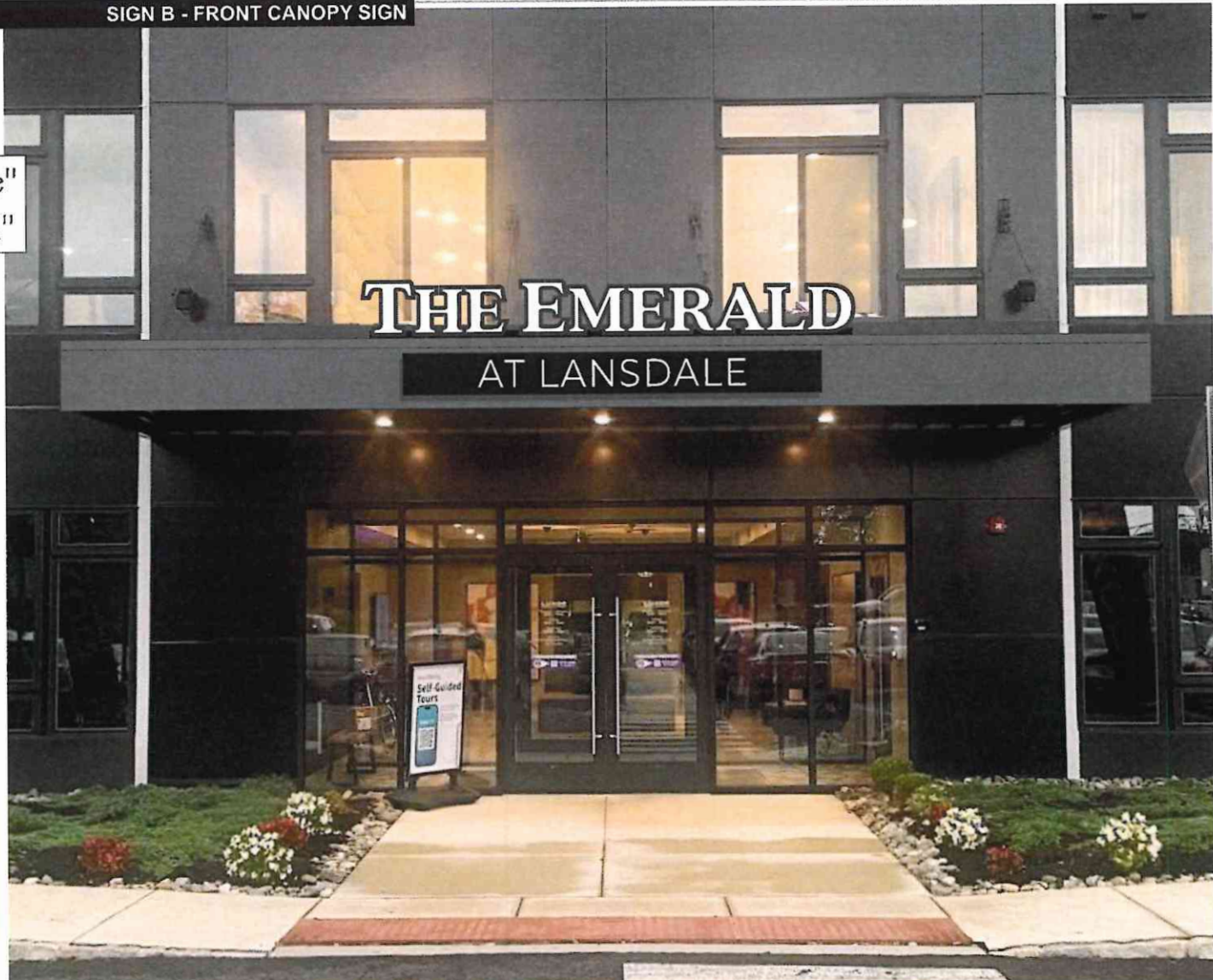
In determining whether the Applicant has established the existence of an unnecessary hardship, the Pennsylvania Supreme Court has stated that the Zoning Hearing Board may consider multiple factors including the economic detriment to the applicant if the variance was denied, the financial hardship created by any work necessary to bring the building into strict compliance with the zoning requirements and the characteristics of the surrounding neighborhood. Hertzberg v. Zoning Board of Adjustment of Pittsburgh, 721 A.2d 43, 50 (Pa. 1998).

Conclusion

At the hearing on this matter, the Applicant will present sufficient credible testimony and evidence to support its entitlement to the relief requested.

SIGN B - FRONT CANOPY SIGN

14" "T" w/ 1" "bubble"
8" "AT LANSDALE"

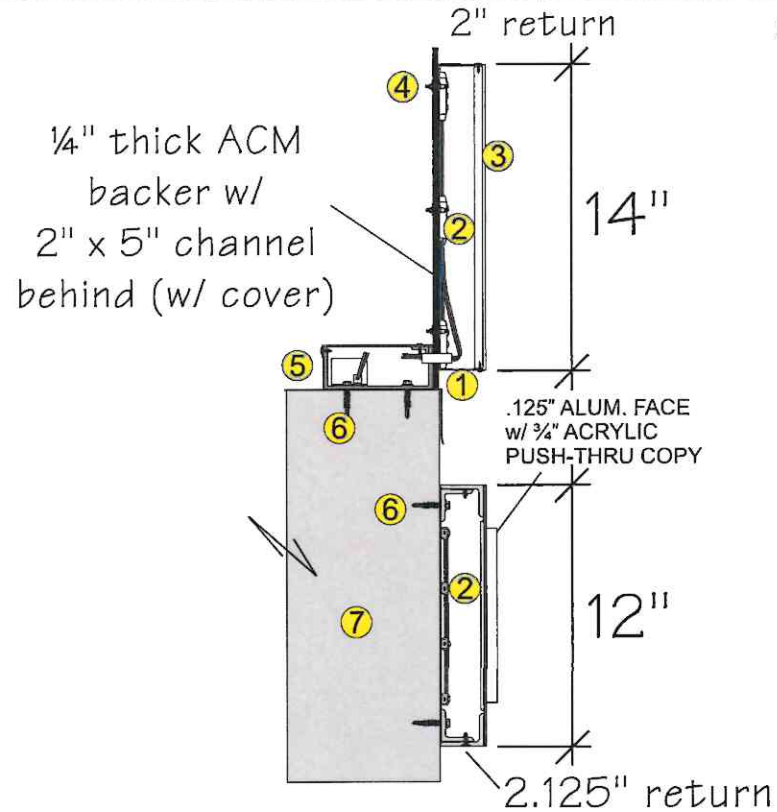


SIGN B - FRONT CANOPY SIGN - DETAILS

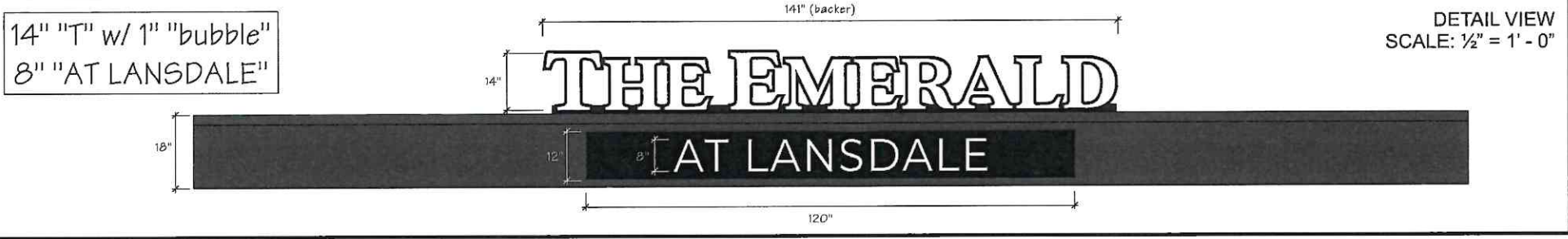
**FACE LIT CHANNEL LETTERS
& PAN w/ PUSH-THRU**

- 1) Case w/ baffled drain hole- BLACK
- 2) LED - 6500K white
- 3) Plastic face- 1/2" white Acrylic w/ sheet metal screws
- 4) Sheet metal screw (minimum 3 per letter or as required)
- 5) Power supply w/ 120V primary w/ disconnect switch & Class II low-voltage secondary wiring to LEDs,
- 6) Appropriate fasteners - VIF
- 7) Mapes Canopy

**NO TRIM CAP CHANNEL LETTERS
- all hardware is rust resistant**



**SECTION VIEW
- Typical Details**
nts



SIGN A - MONUMENT

D/F INTERNALLY ILLUMINATED MONUMENT SIGN;

- remove faces from existing D/F monument
- install (2) 36" x 96" new 1/8" aluminum faces; painted - TBD
- push-thru acrylic copy & graphic w/ vinyl overlay
- 12.6" x 54" black ACM w/ white vinyl overlays

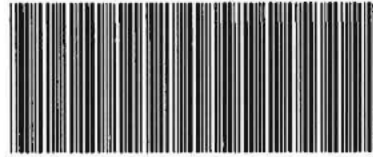




RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

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 6410 PG 01163 to 01169.2
INSTRUMENT # : 2025044040
RECORDED DATE: 08/11/2025 03:37:34 PM



6434836-0021U

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 9

Document Type: Deed	Transaction #: 7130587 - 1 Doc(s)
Document Date: 07/29/2025	Document Page Count: 6
Reference Info:	Operator Id: smassie
RETURN TO: (Simplifile) World Wide Land Transfer 8 Neshaminy Interplex Dr Feasterville Trevose, PA 19053-6979	PAID BY: WORLD WIDE LAND TRANSFER

*** PROPERTY DATA:**
Parcel ID #: 11-00-00956-00-5
Address: 117 S BROAD ST

PA
Municipality: Lansdale Borough (100%)
School District: North Penn

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:	\$1.00
TAXABLE AMOUNT:	\$21,719,750.00
FEES / TAXES:	
Recording Fee:Deed	\$86.75
Affidavit Fee	\$1.50
Additional Pages Fee	\$4.00
Affordable Housing Pages	\$4.00
State RTT	\$217,197.50
Lansdale Borough RTT	\$108,598.75
North Penn School District RTT	\$108,598.75
Total:	\$434,491.25

DEED BK 6410 PG 01163 to 01169.2
Recorded Date: 08/11/2025 03:37:34 PM

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

Digitally signed 09/25/2025 by montgomery.county.rod@govos.com

Certified and Digitally Signed

Validation may require Adobe Windows Integration

eCertified copy of recorded # 2025044040 (page 1 of 9)
Montgomery County Recorder of Deeds



RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Commercial Abstract Partners, LLC
8 Interplex Drive, Suite 117
Trevose, PA 19053
Attn: Jessica Sapio

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
11-00-00956-00-5 LANSDALE BOROUGH
117 S BROAD ST
CSW LUXOR V LANSDALE LP
B 041 L U 012 4800 08/11/2025

\$15.00
JG

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

THIS INDENTURE dated July 29, 2025 between CSW LUXOR V LANSDALE, L.P., a Pennsylvania limited partnership ("Grantor"), and 117 S. BROAD PROPCO LLC, a Delaware limited liability company ("Grantee 1"), 117 S. BROAD PROPCO B1 LLC, a Delaware limited liability company ("Grantee 2"), and 117 S. BROAD PROPCO B2 LLC, a Delaware limited liability company ("Grantee 3"; together with Grantee 1 and Grantee 2, the "Grantees").

Witnesseth, that the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States, unto it well and truly paid by the said Grantees, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has conveyed, granted, bargained, sold, released and confirmed, and by these presents does convey, grant, bargain, sell, release and confirm: (1) a 69.25% undivided interest as tenant-in-common unto to Grantee 1 and its successors and assigns, (2) a 5.75% undivided interest as tenant-in-common unto Grantee 2 and its successors and assigns, and (3) a 25% undivided interest as tenant-in-common unto to Grantee 3 and its successors and assigns in and to:

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Lansdale, County of Montgomery, Commonwealth of Pennsylvania, bounded and set forth in the legal description as set forth in Exhibit A attached hereto and incorporated herein by reference.

BEING, the same premises which CSW Luxor V Lansdale, L.P., by Deed of Consolidation dated February 17, 2021 and recorded on May 6, 2021 in the Office of the Montgomery County Recorder of Deeds as Instrument No. 2021052851 (Book 6224, Page 764), granted to CSW Luxor V Lansdale, L.P.

UNDER AND SUBJECT TO the activity and use limitations set forth in that certain Environmental Covenant dated May 1, 2023 and recorded June 2, 2023 in the Office of the Recorder of Deeds in and for the County of Montgomery in Book 6327, Page 2395.

UNDER AND SUBJECT TO the covenants and obligations set forth in that certain Stormwater Management Facilities Agreement dated February 16, 2021 and recorded May 6, 2021 in the Office of the Recorder of Deeds in and for the County of Montgomery in Book 6224, Page 750.



TOGETHER with all and singular the buildings, improvements, streets, alleys, passages, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of it, the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Grantees, their respective successors and assigns, to and for the only proper use and behalf of the said Grantees, their respective successors and assigns, forever, SUBJECT as aforesaid.

AND the said Grantor, for itself and its successors, does by these presents, covenant, grant and agree, to and with the said Grantees, their respective successors and assigns, that it, the said Grantor and its successors, all and singular the buildings and improvements thereon erected, hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their respective successors and assigns, against it, the said Grantor and its successors, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under it, them, Grantor shall and will by these present warrant and forever defend.

[Signature Page Follows]



IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first written above.

GRANTOR:

CSW LUXOR V LANSDALE, L.P.,
a Pennsylvania limited partnership

By: Luxor V GP, LLC, a Pennsylvania limited liability company
Its: General Partner

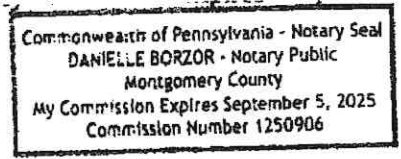
By: _____
Name: John Mershon
Title: Manager

Commonwealth of Pennsylvania)
County of Montgomery)

On July 29, 2025, before me, a Notary Public, the undersigned officer, personally appeared **John Mershon, the Manager of Luxor V GP, LLC, a Pennsylvania limited liability company, as the general partner of CSW Luxor V Lansdale, L.P., a Pennsylvania limited partnership**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the entity upon behalf of which the person acted executed the instrument.

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

Signature _____



Grantees' Address:

117 S. Broad Propco LLC, 117 S. Broad Propco B1 LLC & 117 S. Broad Propco B2 LLC
c/o Westrum Development Company
1300 Virginia Drive # 215
Fort Washington, PA 19034
Attention: John Mershon, CFO

On behalf of Grantees



EXHIBIT A TO SPECIAL WARRANTY DEEDLegal Description

The Land is described as follows:

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Lansdale, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to an ALTA/NSPS land title survey, prepared for by Control Point Associates, Inc., dated October 17, 2018, last revised February 15, 2021, File No. 02-180266, as follows, to wit:

BEGINNING at a point on the common dividing line between Block 42, Unit 24, lands now or formerly CSW Luxor V Lansdale, LP; Block 42, Unit 15, lands now or formerly Mobile Air Conditioning Society; Block 42, Unit 20, lands now or formerly Carroll; Block 42, Unit 25, lands now or formerly Farrell; Block 42, Unit 26, lands now or formerly Kennedy; Block 42, Unit 27, lands now or formerly Schwink; Block 42, Unit 28, lands now or formerly Jobe; Block 42, Unit 29, lands now or formerly Truesdell; Block 42, Unit 30, lands now or formerly Michelotti and Block 42, Unit 21, lands now or formerly Krupp, said point being distant South 46 degrees - 54 minutes - 00 seconds East, a distance of 152.00 feet from the intersection with the Southeasterly right-of-way line of Broad Street (a.k.a. South Broad Street, 66 feet wide right-of-way) and the Southwesterly side of an existing 14 feet wide alley, and from said point of beginning running, thence;

1. Along the common dividing line between Block 41, Unit 24; Block 42, Unit 22, lands now or formerly Real Pro Enterprises; Block 42, Unit 23, lands now or formerly Patel and Block 42, Unit 32, lands now or formerly Berkani & Djaber, North 43 degrees - 04 minutes - 00 seconds East, a distance of 217.50 feet to a point on the Southwesterly side of Williams Place (19 feet wide public alley), thence;

2. Along the Southwesterly side of Williams Place and crossing the head of an existing 20 feet wide public alley, South 46 degrees - 54 minutes - 00 seconds East, a distance of 40.00 feet to a point on the Southeasterly side of an existing 20 feet wide public alley, thence;

3. Along the Southeasterly side of an existing 20 feet wide public alley, North 43 degrees - 04 minutes - 00 seconds East, a distance of 348.78 feet to a point, thence;

4. Along the dividing line between Block 41, Unit 12 and Block 41, Unit 11, lands now or formerly Lansdale Parking Authority, South 46 degrees - 55 minutes - 58 seconds East, a distance of 197.81 feet to a point on the Northwesterly side of the Reading Railroad - Stoney Creek Branch, North Pennsylvania Railroad Company, thence;

5. Along the Northwesterly side of the Reading Railroad-Stoney Creek Branch, North Pennsylvania Railroad Company, South 23 degrees - 57 minutes - 00 seconds West, a distance of 599.57 feet to a point, thence;

6. Along the common dividing line between Block 42, Unit 24; Block 42, Unit 15; Block 42, Unit 20; Block 42, Unit 25; Block 42, Unit 26; Block 42, Unit 27; Block 42, Unit 28;



Block 42, Unit 29; Block 42, Unit 30 And Block 42, Unit 21, North 46 degrees - 54 minutes - 00 seconds West, a distance of 434.16 feet to the point and place of beginning.

TOGETHER with the easement contained in Easement Agreement between Real Pro Enterprises, L.P., a Pennsylvania limited partnership (grantor) and CSW Luxor V Lansdale, L.P., a Pennsylvania limited partnership (grantee), dated February 17, 2021 and recorded May 6, 2021 in Deed Book 6224 page 771.

TOGETHER with the easement contained in Declaration of Sign Easement and Public Access Covenants Easements and Restriction between Lansdale Parking Authority and CSW Luxor V Lansdale, L.P., dated February 16, 2021 and recorded May 6, 2021 in Deed Book 6224 page 715

TOGETHER with the easement contained in Access, Maintenance and Trail Easement Agreement between CSW Luxor V Lansdale, L.P. and Lansdale Borough, dated February 16, 2021 and recorded May 6, 2021 in Deed Book 6224 page. 739.

TOGETHER with an 20 foot wide right of way as granted in Deed Book 2439 Page 564 and Deed Book 3505 Page 329.

Being the same premises which CSW Luxor V Lansdale, L.P., a Pennsylvania limited partnership by Deed dated 2-17-2021 and recorded 5-6-2021 in Montgomery County in Deed Book 6224 Page 764 conveyed unto CSW Luxor V Lansdale, L.P., a Pennsylvania limited partnership, in fee.

PIN: 110000956005

Common Address: 117 South Broad Street, Lansdale, PA 19446





1830019105

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

REALTY TRANSFER TAX STATEMENT OF VALUE COMPLETE EACH SECTION

RECORDER'S USE ONLY table with fields: State Tax Paid (\$217,197.50), Book (6410), Page, Instrument Number (01163), Date Recorded (08/11/2025 03:37:34 PM)

SECTION I TRANSFER DATA

Form for Section I: Date of Acceptance of Document (07/30/2025), Grantor(s)/Lessor(s) (CSW Luxor V Lansdale, L.P.), Telephone Number, Grantee(s)/Lessee(s) (See attached), Telephone Number, Mailing Address (1300 Virginia Drive, Suite 215), City (Fort Washington), State (PA), ZIP Code (19034)

SECTION II REAL ESTATE LOCATION

Form for Section II: Street Address (117 S. Broad Street), City, Township, Borough (Lansdale), County (Montgomery), School District (North Penn), Tax Parcel Number (11-00-00956-00-5)

SECTION III VALUATION DATA

Form for Section III: Was transaction part of an assignment or relocation? (NO), 1. Actual Cash Consideration (\$1.00), 2. Other Consideration (+ 0.00), 3. Total Consideration (= \$1.00), 4. County Assessed Value (6,683,000.00), 5. Common Level Ratio Factor (x 3.25), 6. Computed Value (= \$21,719,750.00)

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

Form for Section IV: 1a. Amount of Exemption Claimed (\$0), 1b. Percentage of Grantor's Interest In Real Estate (100 %), 1c. Percentage of Grantor's Interest Conveyed (100 %)

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.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Form for Section V: Name (Lawrence J. Arem, Esq.), Telephone Number, Mailing Address (1835 Market Street, Suite 1400), City (Philadelphia), State (PA), ZIP Code (19010)

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, Date (7/30/25)

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



1830019105

1830019105



ATTACHMENT TO RTT DECLARATION OF VALUE

Grantees

- 117 S. Broad Propco LLC is a 69.25% tenant in common owner of referenced parcel;
- 117 S. Broad Propco B1 LLC is a 5.75% tenant in common owner of referenced parcel;
- and
- 117 S. Broad Propco B2 LLC is a 25% tenant in common owner of referenced parcel.

