

**NOTICE
ZONING HEARING BOARD
LANSDALE, PENNSYLVANIA**

NOTICE is hereby given by the Borough of Lansdale that the following Zoning applications will be heard at a public hearing scheduled for Tuesday, December 16, 2025 at Lansdale Borough Hall, One Vine Street, Lansdale, PA. The hearings are as follows and will be heard at 7:00 p.m.

To hear the application of:

1. **Safayett Hossain**, 930 Wedgewood Drive, Lansdale PA 19446 (hereinafter “Applicant”). The Applicant is the equitable owner of real property located at 930 Wedgewood Drive, Tax Parcel No. 11-00-18760-00-3, Lansdale Borough, Montgomery County, Pennsylvania (hereinafter “Subject Property”). The Subject Property is located in the Residential C Zoning District, and the Applicant is requesting zoning relief from Section 405-2101, to allow for the previously constructed addition to remain without the required Building Permit.

2. **Grace Mennonite Church**, 630 York Avenue, Lansdale, PA 19446 (hereinafter “Applicant”). The Applicant is the owner of real property located at 630 York Avenue, Tax Parcel No. 11-00-10528-00-9, Lansdale Borough, Montgomery County, Pennsylvania (hereinafter “Subject Property”). The Subject Property is located in the Residential Class A Zoning District, and the Applicant is requesting zoning relief from Section 405-1904.A and 405-1904.A.(1), to allow the Applicant to demolish the existing 233 square foot garage and replace it with a new 960 square foot garage.

All interested parties will be given an opportunity to be heard. At the completion of the hearing, the Board will continue in public meeting to discuss the above Applications and to render its decision thereon, unless it deems additional time is required for consideration and discussion, in which latter case it will hold an adjourned Public Meeting at an announced date and time for that purpose. Copies of the application, exhibits, site plans or other materials received by the Borough in connection with the above matter are on file with the Zoning Officer at the Borough Building or by scanning the QR Code at the bottom of this posting. Paper copies may be requested in writing from the Borough at a cost as permitted by law.



ZONING HEARING BOARD
BOROUGH OF LANSDALE

SPECIAL EXCEPTION & ZONING VARIANCE APPLICATION NARRATIVE

RECEIVED

By tjohnson at 1:24 pm, 10/28/25

Grace Mennonite Church

630 York Avenue

Lansdale Borough, Montgomery County, Pennsylvania

October 3, 2025

— THE **H&K** GROUP —
**ENGINEERING
& ENVIRONMENTAL**
— *Services Division* —
2052 Lucon Road • Skippack, PA 19474
Phone: (610) 222-3502 • Fax: (610) 584-4743



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PROJECT NARRATIVE

1.0 Introduction

The following zoning appeal application for a Special Exception and a dimensional Variance, seeks to permit construction of a 960 s.f. accessory structure that will function as a storage garage on Montgomery County tax map parcel (T.M.P.) #11-00-10528-00-9 (Property). The Property is owned by Grace Mennonite Church (Applicant) and is approximately 1.5 acres in area and located within the Borough's Class A Residential District. A copy of the Applicant's deed to the Property is included in Appendix A. The existing uses of the Property include a church and pre-school. The church building located on the premises has been in continuous operation for the last 70 years. A preschool, which operates out of the church building during the weekdays when church is not in service, has been in continuous operation since 1969. In addition to the church building, the property contains a single-family detached dwelling serving as a parsonage, and three small accessory storage buildings, one of which the Applicant is now seeking to replace with a new larger storage building.

The Borough may recall that the Applicant previously filed an application with the Borough for a Grading and Accessory Structure permit on 11/08/2023. The proposed work included:

- Removal (demolition) of an existing 233 s.f. (square feet) garage
- Installation of (1) new 960 s.f. garage
- Addition to the primary building resulting in 221 s.f. of new impervious area.
- Combined new proposed impervious surfaces equal to 1,000 s.f.

In response to the Applicant's initial application, a letter dated 12/13/2023 was issued by the Borough's Director of Community Planning, a copy of which has been included in Appendix B. The letter concluded that the proposed accessory structure to serve as a storage garage would require approval of both a special exception and a dimensional zoning variance before a building permit could be issued for the structure. In response to the Borough's Zoning Review Letter, a decision was made by the Applicant to sever the applications and pursue the addition to the primary church building for which a waiver of Land Development was filed on 1/15/2024 and granted by the Borough Council on 3/20/2024. A subsequent building permit was filed by the Applicant and approved by the Borough for the addition to the primary church building. Work on primary church building was completed during the summer of 2025. With completion of that project, the Applicant would like to again pursue obtaining the required special exception and a dimensional zoning variance to allow construction of a new 960 s.f. accessory building to be used as a storage garage to replace the existing 233 s.f. garage.

The existing garage is located in the southern rear corner of the property, largely out of view of the public. It is adjacent to a 20-foot wide alley that runs parallel to York Avenue and connects South Mitchell Ave to South Cannon Avenue. The Applicant dates the garage back to the 1920s and believes it was once an accessory to the dwelling located on the property that serves as the parsonage. It has been used as auxiliary storage by the church congregation since construction of the church building in 1955. The existing garage is currently in need of full replacement due to its advanced age and lack of functionality to meet the current storage needs of the congregation. Photographs of the existing garage in its current state have been included in Appendix C. The Applicant desires to demolish the existing garage in its entirety and construct a new storage garage in its place.

The proposed garage will be constructed in the same corner of the property overtop the existing garage as depicted on the accompanying Site Plan included in Appendix D. The larger size will accommodate the Applicant's current need for additional storage space while also allowing some room for future growth. Currently the Applicant is short on storage space due to displacement of existing storage space within the church building as a result of recent renovations. The proposed garage would be used to store items such as lawn mowing equipment, gardening tools, seasonal stage props, holiday decorations, outdoor games and toys, and folding tables and chairs among other things.

2.0 §405-2204.C – Standards for Variances

A variance may be authorized by the Zoning Hearing Board in accordance with §405-2204. The following is a point-by-point response to §405-2204.C in support of the Applicant's request for a variance:

- C. Requirements and standards. No variance in the strict application of the provisions of this chapter shall be granted by the Board unless the Board finds that the requirements and standards are satisfied. The applicant must prove that the variance will not be contrary to the public interest and that practical difficulty and unnecessary hardship will result if it is not granted. In particular, the applicant shall establish and substantiate that the appeal for the variance is in conformance with the requirements and standards set forth in 53 P.S. § 10910.2 of the Pennsylvania Municipalities Planning Code, as amended, and:

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 this chapter in the neighborhood or district in which the property is located;

There are unique physical circumstances and conditions in that the Applicant's lot area is four to five times the average lot area within the zoning district. This allows room for more development on the Applicant's lot than would be permitted to occur on neighboring lots. The size restriction of §405-2204.C gives no consideration to the lot size or lot use when it restricts the size of accessory buildings. While a 700 s.f. accessory building can provide a meaningful amount of storage space for single-family dwelling on a quarter acre lot, it is not able to meet the needs of a church or school use situated on a one and one-half acre lot. It is the Applicant's assertion that the proposed 960 s.f. accessory building would not appear out of place on the property due to the fact that Applicant has a large property with ample undeveloped space to erect such and building within the proper setbacks. Furthermore, the Applicant opines that the size of the proposed accessory building is an appropriate scale when compared to the main church building.

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 this chapter and that the authorization of a variance is therefore necessary to enable the reasonable use of the property;

An alternative to building the storage building would be to add to the church building itself to create more storage space. While this was considered initially, there are several physical circumstances and conditions that make it impossible to add onto the church building. The church building as it sits on the lot is hemmed in on all four sides: to the north by York Avenue, to the west by South Mitchell Avenue, to the south by the existing parking lot, and to the east by the pre-school playground. Along the two street frontages, the church building is at or near the required zoning setback line. Relocating the parking lot or the playground would be extremely cost prohibitive and result in greater disturbance to the site. The construction of a separate accessory structure is the most practical and economically feasible solution to solve the Applicant's challenge of needing more storage space. Lastly, some the items requiring storage, such as gas-powered lawn equipment, would not be appropriate to store within the main church building.

3. That such unnecessary hardship has not been created by the appellant;

The hardship in this case has been created by the Ordinance. The ordinance has established a size limit on accessory buildings without giving consideration to the use or overall size of the property. While an accessory building limited to 700 s.f. total may provide adequate floor space to compliment single-family detached dwelling use on a quarter acres lot, it is small considering the needs of an entire church body with over 100 members on a one and one-half acre lot.

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; and

The variance request to construct an accessory building greater than 700 s.f. in total area is consistent with what neighboring landowners have previously constructed on their own properties. Neighboring properties within the same zoning district have been permitted to construct accessory buildings in excess of 700 s.f. total area. Notable examples include Lansdale Mennonite Church located at 520 York Avenue (T.M.P. #11-00-19720-00-6) and a residential property located at 333 South Valley Forge Road T.M.P. #11-00-11064-00-4). Lansdale Mennonite Church, located one block to the east of the Applicant, owns an accessory building in the form of a two-bay garage located at the rear of their property just off the edge of the parking lot. The approximate dimensions of said garage are 24 feet wide by 36 feet long for a total building area of 864 s.f. It should be noted that the use of the property and layout of the lot is very similar to the Applicant's own property. Regarding the latter example, public county assessment records indicate that the Landowner of 333 South Valley Forge Road was issued a building permit circa 2017 to construct a 1,144 s.f. detached garage, which again is larger than the 700 s.f. afforded by §405-2204.C . From these two examples among many others, it can reasonably be concluded that the Applicant's variance request, if authorized, would not alter the essential character of the neighbor due to the fact that the neighborhood already contains similarly sized accessory buildings on multiple other properties. Furthermore, the Applicant's request would not substantially or permanently impair the appropriate use or development of adjacent property nor be detrimental to the public welfare due to the fact that the proposed structure will be completely located on private property within the building setbacks that have been established for the zoning district.

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.

The size of the accessory building proposed is the minimum size needed to meet the Applicant's need for additional storage.

3.0 §405-2205.C – Standards for Special Exceptions

A special exception may be granted by the Zoning Hearing Board in accordance with §405-2205. The following is a point-by-point response to §405-2205.C in support of the Applicant's request for a special exception:

- C. General requirements and standards applicable to all special exceptions. The Board shall grant a special exception only if it finds adequate evidence that any proposed development submitted will meet all of the following general requirements as well as any specific requirements and standards listed herein for the proposed use. The Board shall, among other things, require that any proposed use and location be:
 1. In accordance with the Borough of Lansdale Comprehensive Plan and consistent with the sphere, purposes and the intent of this chapter.

The current use of the property is consistent with and even predates the Comprehensive plan. The replacement of the garage will not be contrary or inconsistent with the Comprehensive Plan or the intent of this chapter.
 2. In the best interest of the Borough, the convenience of the community and the public welfare and a substantial improvement to the property in the immediate vicinity.

The garage will be an improvement to the property in that it will replace an existing building that has been declining in function and appearance. Construction of the new building will result in less materials being stored outdoors, further increasing the aesthetic value of the property and will result in better functionality and use within the interior of the church building which exists to serve the spiritual needs of the community.
 3. Suitable for the property in question and designed, constructed, operated and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity.

The proposed structure will be designed, constructed, operated, and maintained to be in harmony with and appropriate in appearance with the existing character of the general vicinity. As previously stated, the new garage will replace an existing garage, thus the placement of a garage within this area of the property will not result in visual impacts or seem out of place. The location of the garage in the rear corner of the property is largely out of public view. The architectural styling of the new garage will be similar to that of the existing garage, which is already architecturally similar to other garages located on adjacent properties.
 4. In conformance with all applicable requirements of this chapter.

The proposal is in conformance with all applicable requirements of this chapter, with the exception of the floor area, which is subject to approval of a dimensional zoning variance which is being applied for in conjunction with this request for a special exception.
 5. Suitable in terms of effects on highway traffic and safety with adequate access arrangements to protect streets from undue congestion and hazards.

N/A. The replacement of the garage will not have an effect on highway traffic and will therefore not result in undue congestion and hazards.
 6. In accordance with sound standards of subdivision practice where applicable.

N/A. The Applicant is not requesting subdivision of the property.

Appendix A – Deed



11-LANSDALE BOROUGH \$0.00 NANCY BECKER ROD

MONTGOMERY COUNTY ROD

File No. DEED

Parcel ID No. 11-00-19736-00-8
11-00-19740-00-4, 11-00-10528-00-9
and 11-00-19736-01-7

This Indenture, made the 4th day of January, 2005,

3^c

Between

GRACE MENNONITE CHURCH

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

GRACE MENNONITE CHURCH

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

Witnesseth, that the said Grantor for and in consideration of the sum of **ONE AND 00/100 DOLLARS (\$1.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantees, 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 Grantees, their heirs and assigns, as Sole Owner, his/her personal representatives and assigns

ALL THAT CERTAIN lots of land situate in the Borough of Lansdale, County of Montgomery and Commonwealth of Pennsylvania being known as Lot #115, 116, 117 and 118 on a Plan known as "Lansdale Heights", which plan is recorded at Norristown in the Office for the recording of Deeds in Deed Book 668 page 500 as follows, to wit:

BEGINNING at a point an intersection of the curb line of the South side of York Avenue and the East side of Mitchell Avenue (both streets being 48 feet wide); thence along York Avenue South 43 degrees 05 minutes 00 seconds East 240.50 feet to a point, a corner of this and lot #114 on said plan; thence South 46 degrees 55 minutes 00 seconds West 275.25 feet to a point at the side of a certain 20 foot wide alley extending from Towamencin Avenue to Mitchell Avenue; thence along said alley North 43 degrees 15 minutes 00 seconds West 240.50 feet to a point on the Easterly side of Mitchell Avenue; thence along Mitchell Avenue North 46 degrees 55 minutes 00 seconds East 275.94 feet to the point and place of **BEGINNING**.

BEING parcel # 11-00-19736-00-8, 11-00-19740-00-4, 11-00-10528-00-9 and 11-00-19736-01-7

UNDER AND SUBJECT nevertheless to certain restrictions as set forth in Deed Book 734 page 3 and Deed Book 792 page 26.

TOGETHER with the free and common use, right, liberty and privilege of said 20 foot wide alley as a passageway and watercourse at all times hereafter forever.

BEING PARTLY the same premises that Mary A. Kerr, Executrix of the Estate of Robert P. Kerr, deceased by Deed dated March 13, 1992 and recorded March 20, 1992 in the Office for the recording of Deeds in Norristown, PA in Deed Book 5001 page 1580 granted and conveyed to Grace Mennonite Church, in fee.

AND BEING PARTLY the same premises that J. Warren Cresson, Executor of the last Will and Testament of Elsie E. Cresson, deceased by Deed dated June 29, 1962 and recorded July 3, 1962 in the Office for the recording of Deeds in Norristown, PA in Deed Book 3249 page 41 granted and conveyed to Isaac S. Clemmer, George I. Hager and Horace S. Kratz, Trustees of the Grace Mennonite Church of the Borough of Lansdale, in fee.

AND BEING PARTLY the same premises that Grace Mildred Hood by Deed dated August 31, 1950 and recorded September 1, 1950 in the Office for the recording of Deeds in Norristown, PA in Deed Book 2113 page 522 granted and conveyed to John Melchior, Henry T. Landes, Harvey T. Bean, Trustees of Grace Mennonite Church, in fee.

AND BEING PARTLY the same premises that Sarah K. Fosbenner, widow, by Deed dated August 31, 1950 and recorded September 1, 1950 in the Office for the recording of Deed in Norristown, PA in Deed Book 2113 page 525 granted and conveyed to John Melchior, Henry T. Landes and Harvey T. Bean, Trustees of Grace Mennonite Church, In fee.

This is a deed of consolidation from self to self and is therefore is tax exempt.

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

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

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

Warrant and Forever Defend.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
11-00-19736-00-8 LANSDALE
620 YORK AVE
GRACE MENNONITE CHURCH
B 068 U 043 L 115 1101 DATE: 01/04/05

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

Sealed and Delivered
IN THE PRESENCE OF US:

GRACE MENNONITE CHURCH

Trustee

By: Eric Z Moyer {SEAL}

TRUSTEE

By: Steven R Hershey {SEAL}

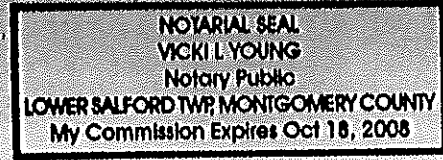
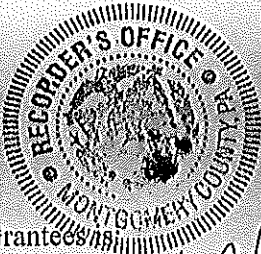
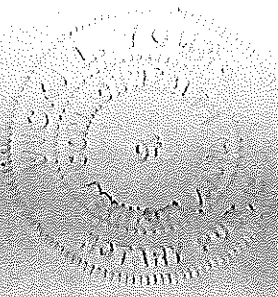
Commonwealth of Pennsylvania :
County of Montgomery : ss

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
11-00-19740-00-4 LANSDALE
624 YORK AVE
GRACE MENNONITE CHURCH
B 068 U 044 L 116 5901 DATE: 01/04/05
PART OF

AND NOW, this 4th day of January, 2005, before me, the undersigned Notary Public, appeared Eric Z Moyer & Steven R Hershey who acknowledged himself/herself to be the Trustees of Grace Mennonite Church, a corporation, and he/she, as such Trustees being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Trustees

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

Vicki L Young
Notary Public
My commission expires 10/18/08



The address of the above-named Grantees is
York & Mitchell Avenues
Lansdale, PA 19446
[Signature]
On behalf of the Grantees

Nancy A. Bacher

File No. **DEED**
York and Mitchell Avenues, Lansdale, PA 19446
Borough of Lansdale
Montgomery County, Pennsylvania

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
11-00-10528-00-9 LANSDALE
S MITCHELL AVE
GRACE MENNONITE CHURCH
B 068 U 045 L 5901 DATE: 01/04/05

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
11-00-19736-01-7 LANSDALE
620 YORK AVE
GRACE MENNONITE CHURCH
B 068 U 043 L 5905 DATE: 01/04/05

Appendix B – Denial Letter



BOROUGH OF LANSDALE

One Vine Street ■ Lansdale, Pennsylvania 19446-3601

■ FAX 215-361-8393

■ 215-361-8333

December 13, 2023

Grace Mennonite Church
C/O Mr. Evan Sowers, P.E.
630 York Avenue
Lansdale, PA 19446

RE: Proposed Building Addition and New Accessory Structure

Dear Mr. Sowers,

I am in receipt of a plan sheet dated 11/08/2023 for the Grace Mennonite Church building addition and new accessory structure. Project applications have been submitted for Grading, and Accessory Structure, however there are some zoning issues that will need to be addressed prior to moving on with building permits for the proposed work.

The proposed work includes the following improvements:

- Removal (demolition) of an existing 233 SF garage
- Installation of (1) new 960 SF garage
- Addition to the primary building resulting in 221 SF of new impervious area.
- Combined new proposed impervious surface equals 1000 SF.

The proposed work is best approached as three separate projects for permitting, although the combined improvements shall be considered for stormwater management regulations. The three parts include:

- Demolition of the existing garage
- Accessory Structure (Pole Barn)
- Building Addition

Demolition

-The demolition of the existing garage will require a demolition permit. This application will be included with this response for your convenience.

Accessory Structure

-The proposed pole building is considered an accessory structure and regulated in Lansdale Borough Code (LBC) under section 405-1904 A

A. Regulations by lot size. In all residential districts and in all cases where an accessory structure is accessory to a principal residential use, accessory structures of 200 square feet or less shall be located on a lot in such manner as to have a side yard of not less than four feet and a rear yard of not less than four feet; accessory structures 200 square feet to 580 square feet shall have a rear yard setback of not less than eight feet and shall have a side yard so as to comply with the side yard requirements for the district in which they are located; accessory structures greater than 580 square feet in area shall be permitted only by special exception pursuant to the following conditions:

(1) The total area of the accessory structure shall be not greater than 700 square feet.

(2) The accessory structure in question in all respects complies with the standards for special exception as set forth in § 405-2205 of this chapter.

(3) The accessory structure complies with all yard requirements for the district in which it is located.

In order to move forward with the proposed pole barn, it will be necessary to seek a special exception from the Lansdale Borough Zoning Hearing Board for an accessory structure in excess of 580 SF.

In addition, it will be necessary to obtain a variance from the Lansdale Borough Zoning Hearing Board for an accessory structure in excess of 700 SF.

I have included an application for the Lansdale Zoning Hearing Board for your convenience.

Building Addition

The proposed addition to the primary structure does meet the definition of Land Development under the Lansdale Borough SALDO. Specifically, the project falls under the Minor Land Development category as detailed in LBC § 347-309 Minor plan submittal requirements and review procedure.

It is my recommendation that you submit the project for Land Development approval as a minor land development project with a request for a waiver of the formal process. This will be considered a sketch plan review unless the project is required to go through the land development process. The fee for a sketch plan review is \$400.00 and I have included a copy of the land development application for your convenience.

Upon receipt of the application, your project can be placed on the agenda of the next Lansdale Planning Commission Meeting for review and consideration of a formal recommendation to waive land development. With their recommendation, the project would follow up with Lansdale Borough Code Committee and Borough Council for formal approval of the land

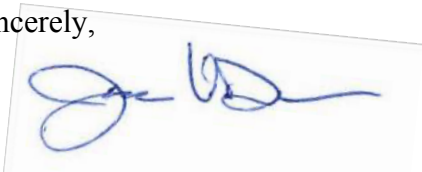
development waiver.

Stormwater Management

Projects that include 1,000 SF or less of new impervious surface are exempt from the Lansdale Borough Stormwater Management Ordinance as detailed in section 338-6 of the Lansdale Borough Code.

Please let me know if you have any questions related to this review. I will be happy to assist you throughout the zoning approval process.

Sincerely,



Jason Van Dame
Director of Community Development
Borough of Lansdale
(215) 361-8336
Jvandame@Lansdale.org

Appendix C – Photographs



Photograph 1 – Existing Garage (Front)



Photograph 2 – Existing Garage (Side)



Photograph 3 – Existing Garage (Rear)



Photograph 4 – Existing Garage (Side)

Appendix D – Site Plan

§405-403 - CLASS A RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS FOR SPECIAL EXCEPTIONS

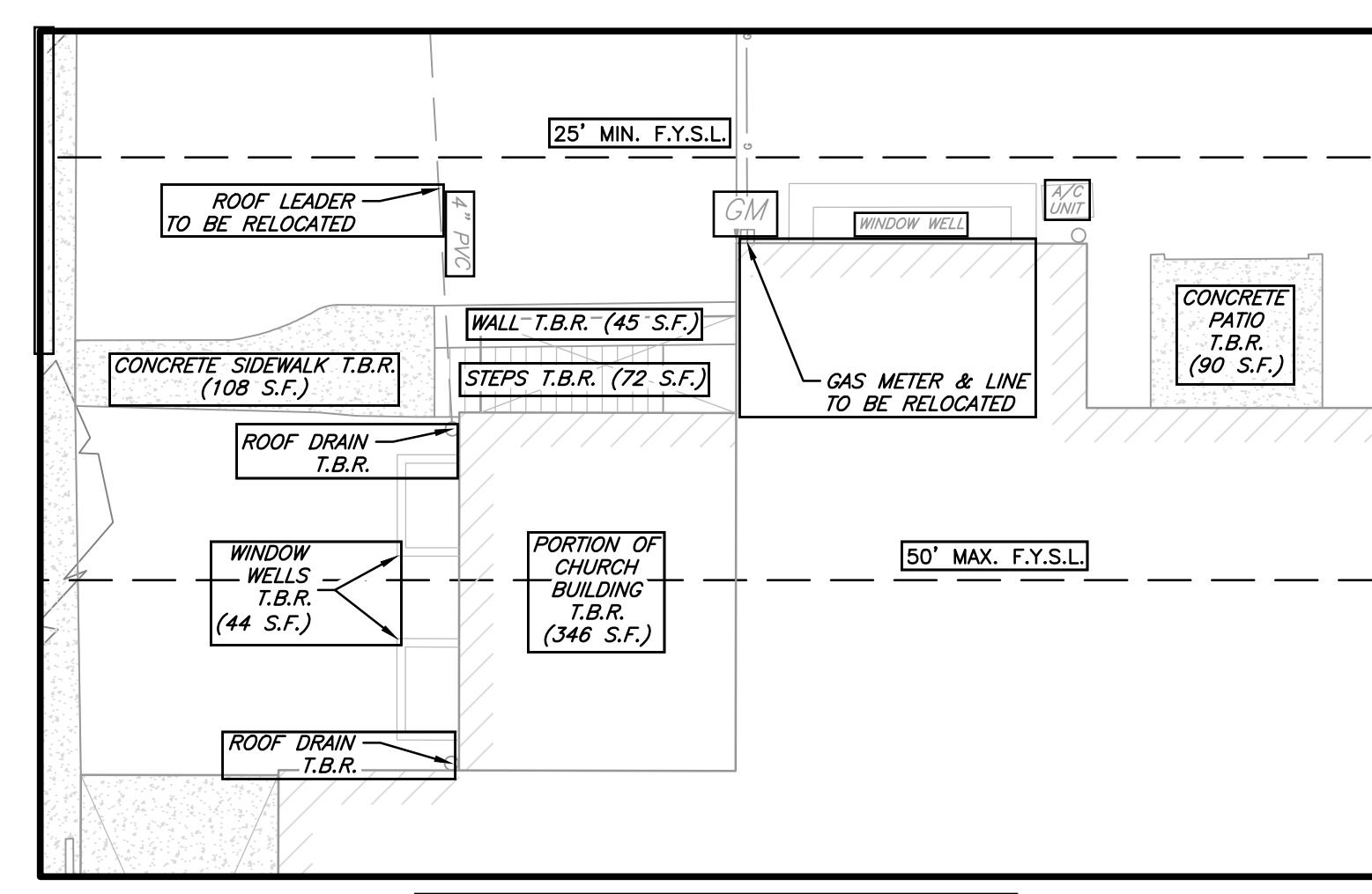
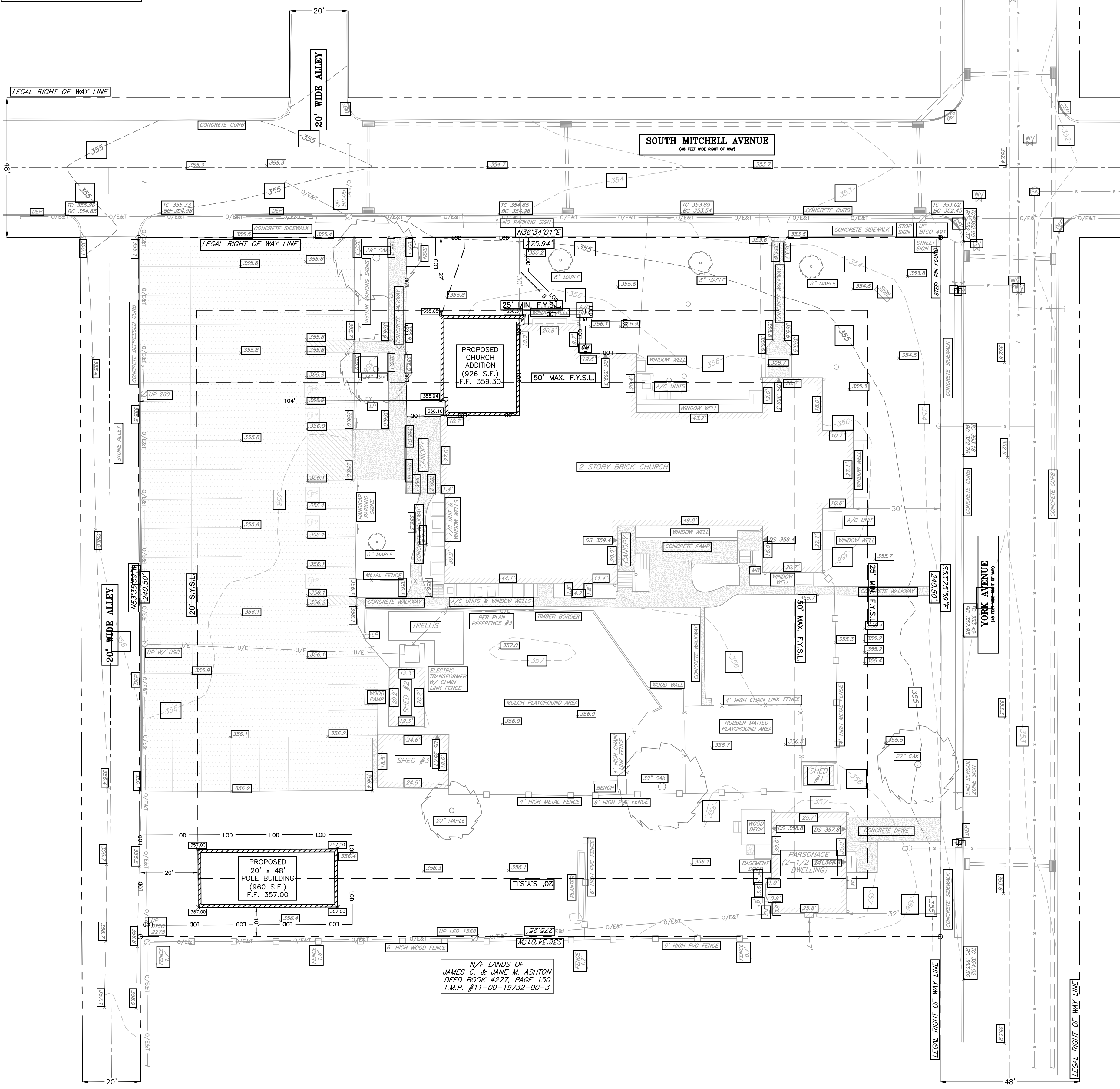
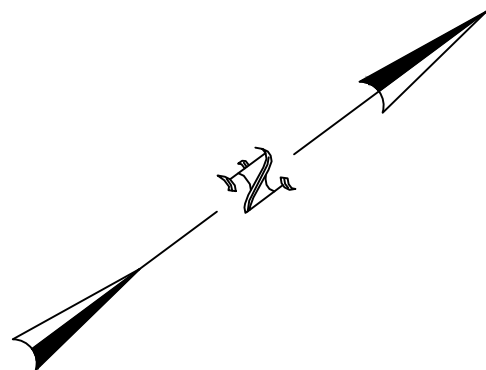
| CRITERIA | REQUIRED | EXISTING | PROPOSED |
|--------------------------------|-------------------|----------|----------|
| Min. Net Lot Area (S.F.) | 60,000 | 66,280 | 66,280 |
| Min. Lot Width (Feet) | 200 | 240.5 | 240.5 |
| Min. Front Yard Setback (Feet) | 25 Min. 50 Max. | 30 | 27 |
| Min. Side Yard Setback (Feet) | 20' Min. 50' Agg. | 7' | 7' |
| Max. Building Coverage (%) | 40 | 17 | 19 |
| Max. Impervious Coverage (%) | 75 | 45 | 46 |
| Max. Building Height (Feet) | 35 | 39* | 39* |

*Denotes an Existing Non-Conformity.

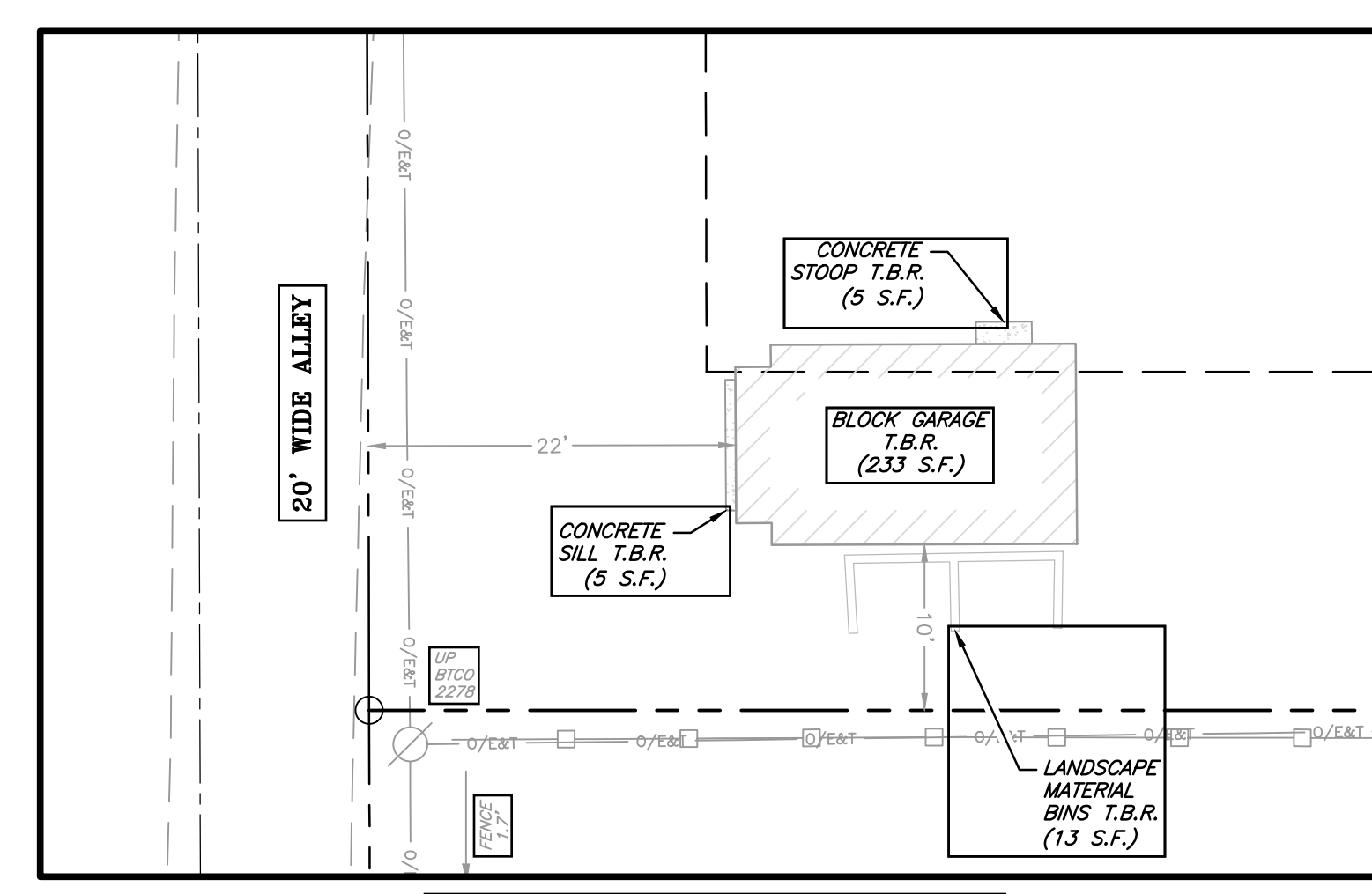
SITE DATA:
 Tract Area: 66,280.29 S.F. (1.522 Ac.)
 Lots Existing/Proposed: 1/1
 Buildings Existing/Proposed: 6/6
ZONING DATA:
 District: Class A Residential District
 Existing Use: Mixed: Church/School/Single-Family Detached Dwelling
 Proposed Use: Mixed: Church/School/Single-Family Detached Dwelling

OWNER/APPLICANT INFO:
 Grace Mennonite Church
 630 York Avenue
 Lansdale, PA 19446
 P: 215-855-7718
 www.gracemennonite.org
 DB/PG: 5539/1509
 PIN #110010528009
SITE ADDRESS:
 630 York Avenue
 Lansdale, PA 19446

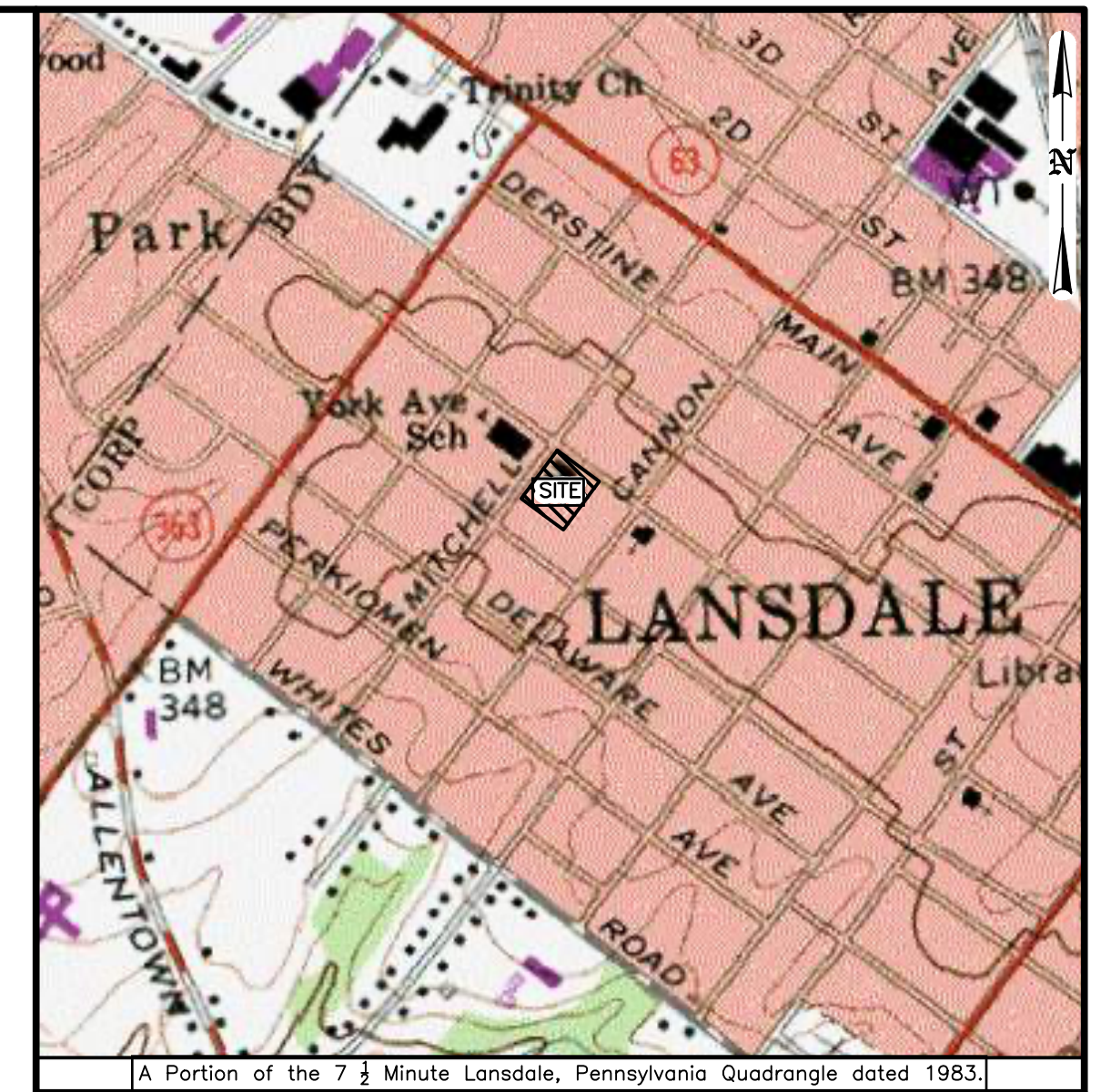
PROJECT ENGINEER:
 Evan D. Sowers, P.E.
 PA License #PE-082363
 H&K Group, Inc.
 Engineering & Environmental
 Services Division
 2052 Lucon Road
 P.O. Box 196
 Skippack, PA 19474-0196
 P: 610-222-3502
 F: 610-584-4743
 esowers@hkgroup.com



CHURCH BUILDING DEMOLITION DETAIL
 Scale: 1" = 10'



CHURCH GARAGE DEMOLITION DETAIL
 Scale: 1" = 10'



SITE LOCATION MAP
 Scale: 1" = 800'

LEGEND

| | |
|--|-----------------------------------|
| | Property Line |
| | Right-of-Way Line |
| | Zoning Setback Line |
| | Road Centerline |
| | Existing Chain Link Fence |
| | Existing Wood/Vinyl Privacy Fence |
| | Existing Overhead Electric Line |
| | Existing Overhead Telephone Line |
| | Existing Utility Pole |
| | Existing Gas Line |
| | Existing Gas Valve |
| | Existing Water Line |
| | Existing Water Valve |
| | Existing Fire Hydrant |
| | Existing Sanitary Sewer Line |
| | Existing Sanitary Manhole |
| | Existing Storm Pipe |
| | Existing Storm Inlet |
| | Existing Major Contour Line |
| | Existing Minor Contour Line |
| | Limit of Disturbance (4,975 S.F.) |
| | Proposed Spot Elevation |
| | Concrete Surface |
| | Asphalt Surface |
| | Brick Surface |

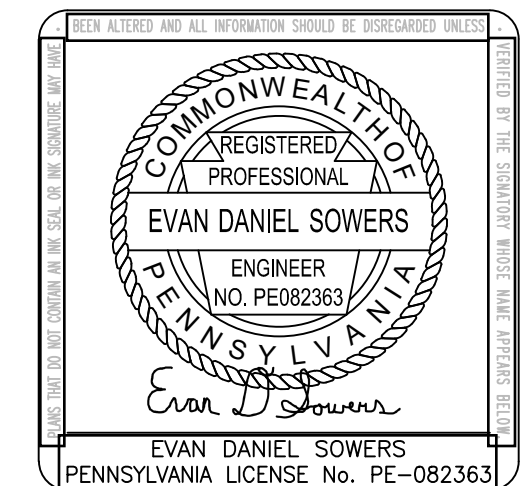
IMPERVIOUS SURFACE TABULATION

| Item Description | Total Existing (s.f.) | Removed (s.f.) | + New (s.f.) | Total Proposed (s.f.) | Net Change (s.f.) |
|---|-----------------------|----------------|--------------|-----------------------|-------------------|
| Church A/C Units | 118 | 0 | 0 | 118 | 0 |
| Church Building* | 9,317 | -390 | 928 | 9,853 | 536 |
| Church Garage | 233 | -233 | 960 | 960 | 727 |
| Church Landscape Bins | 13 | -13 | 0 | 0 | -13 |
| Church Landscape Timber Walls | 75 | 0 | 0 | 75 | 75 |
| Church Parking Lot | 14,350 | 0 | 0 | 14,350 | 0 |
| Church Shed #1 | 72 | 0 | 0 | 72 | 0 |
| Church Shed #2 | 249 | 0 | 0 | 249 | 0 |
| Church Shed #3 | 454 | 0 | 0 | 454 | 0 |
| Church Transformer | 29 | 0 | 0 | 29 | 0 |
| Church Concrete Walkways/Ramps/Steps/Patio/Retaining Wall | 3,510 | -325 | 0 | 3,185 | -325 |
| Parsonage Deck | 139 | 0 | 0 | 139 | 0 |
| Parsonage Driveway | 263 | 0 | 0 | 263 | 0 |
| Parsonage | 948 | 0 | 0 | 948 | 0 |
| Parsonage Walkways | 121 | 0 | 0 | 121 | 0 |
| Total | 29,773 | -961 | 1,886 | 30,698 | 1,000 |

*Area includes Foundation Window Wells.

- PLAN NOTES:**
- This plan has been prepared in support of an accessory structure permit application and grading permit application to be submitted to Lansdale Borough for the purposes of a building addition as well as construction of a new accessory building.
 - A demolition permit issued by Lansdale Borough is required prior to the commencement of any demolition activities onsite.
 - A grading permit issued by Lansdale Borough is required prior to the commencement of any earth disturbance activities onsite.
 - Building permits issued by Lansdale Borough are required prior to construction of the church building addition and new accessory structure.
 - The subject property is and will continue to be served by existing public water and public sewer service.
 - The location of existing underground utilities has been developed from As-Built Plans of record supplemented with field locations, where available. Completeness and accuracy regarding the exact location of underground utilities is not guaranteed. It is the responsibility of the Contractor to verify the location of all underground utilities prior to the start of work. It is also the responsibility of the Contractor to contact PA One Call prior to the start of work. If the actual location of existing underground utilities varies from the location shown on plan, the Contractor shall contact the Project Engineer immediately regarding any and all discrepancies.
 - The Contractor is responsible for insuring that all work done onsite is in accordance with all applicable OSHA regulations.
 - Existing features marked "T.B.R." are "To Be Removed" as part of demolition activities on site.
 - All building materials and wastes shall be removed from the site and recycled or disposed of in accordance with the PADEP's Solid Waste Management Regulations of 25 Pa. Code 260.1 et seq., 271.1, and 287.1 et seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
 - Final floor elevations shall conform to the elevations noted on this plan.
 - Fire sprinkler service is not proposed. An existing fire hydrant is located within York Avenue within the street frontage of the subject property.

- SOURCE NOTES:**
- Tract boundary, topography, and survey of site features obtain from "Boundary and Topographical Plan" prepared for Grace Mennonite Church, by Wilkinson & Associates, Inc., dated 7/21/2023.
 - The subject property is not within the 100 Year Flood Plain Boundary according to FIRM Map #42091C02566, dated 3/2/2016 prepared by U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA) obtained online at: msc.fema.gov.



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| | | | | | |
|--|---------|-------------------|--------|-------------|-----|
| DATE | 4/04/24 | ADD ENGINEER SEAL | E.D.S. | E.D.S. | |
| | | (REVISIONS) | BY | CHK | REV |
| GRACE MENNONITE CHURCH BUILDING ADDITION & NEW ACCESSORY STRUCTURE | | | | | |
| PLOT/GRADING/DEMOLITION PLAN | | | | | |
| DRAWN | | E.D.S. | | SCALE | |
| DESIGN | | E.D.S. | | 1" = 20' | |
| CHECKED | | E.D.S. | | DRAWING NO. | |
| DATE | | 11/08/2023 | | PLOT-1B | |
| THE H&K GROUP ENGINEERING & ENVIRONMENTAL Services Division | | | | SHEET | |
| 2052 Lucon Road / P.O. Box 196 / Skippack, PA 19474 / (610) 584-8000 | | | | 1 of 1 | |

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: Grace Mennonite Church
Address: 630 York Avenue, Lansdale, PA 19446 | [REDACTED]
2. What is applicant's relationship to the property (owner, tenant, signed agreement of sale)?
Owner
3. Owner(s) name, email and address: Grace Mennonite Church
Address: 630 York Avenue, Lansdale, PA 19446 | [REDACTED]
4. Primary Contact(name, address and email): Rick Hamm, Chairman of the Congregation
Address: 630 York Avenue, Lansdale, PA 19446 | [REDACTED]
5. Location of the property (street number, physical location, tax map parcel number):
Address: 630 York Avenue, Lansdale, PA 19446 | Tax Map Parcel: #110010528009
6. What zoning district is it in? Residential A
7. When did owner of property take title to it? 8/31/1950
8. What is the present use of the property? Church & Preschool
9. What use do you propose for the property? Church & Preschool
10. Has the property ever been used for the same use you propose in Q.8? Yes If so, please state the period of time such use was active: Church Established 1955. Preschool Established 1969
11. Do you contend that your proposed use is a legal non-conforming use? Yes If so, state when the proposed use was first present on the property: Church Established 1955. Preschool Established 1969
12. Are there any buildings on your property? Yes If so, state the uses of the buildings:

13. How much off-street parking is available on the property at the present time? 52 How much additional off-street parking do you propose? 0
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: 275.25' x 240.50'

COMPLETE BOTH SIDES

16. State the exact dimensions of all buildings on your property: Refer to accompanying plan.

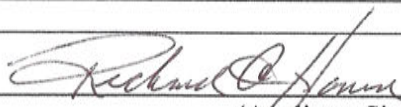
17. State why you were refused a permit and what articles or sections of the Zoning Code are infringed: Applicant is seeking to demolish an existing 233 s.f. garage and replace it with a new 960 s.f. garage. A permit was denied in a 12/13/2023 letter from the Director of Community Planning. §405-1904.A requires a special exception for accessory structures greater than 580 s.f.. §405-1904.A(1) states: "The total area of the accessory structure shall not be greater than 700 s.f."

18. State what relief you request from the Zoning Code provisions you are infringing: Applicant is seeking a special exception as set forth in §405-2205 to construct a new accessory building greater than 580 s.f. in area. Applicant is also seeking a dimensional zoning variance from §405-1904.A(1) to allow construction of an accessory building with a total area of 960 s.f., where 700 s.f. is the maximum total area permitted.

19. State what hardship you will suffer if you do not receive the requested relief: The Applicant is in the need of additional storage space. Recent renovations to main church building to make the building more accessible to persons with disabilities has displaced storage space. If relief is not granted, the Applicant would need to construct multiple accessory buildings to create enough storage for its needs. This would be extremely cost prohibitive.

20. State why the requested relief is in the public interest: The Applicant provides meaningful services to the community of Lansdale. Operating as both a place of worship and a preschool, the Applicant provides vital resources to meet the spiritual needs as well as the early education and child care needs of the local community.

21. Have there been any other Zoning Hearings for this property? No.
If so, please list dates and relief granted: _____

Signed:  Date 10/03/2025
(Applicant Signature)