

**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, March 17, 2026 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. **Dale and Pearl Weber**, 121 E. 4<sup>th</sup> Street, Lansdale PA 19446 (hereinafter “Applicant”). The Applicant is the owner of real property located at 52 E. Main Street, Tax Parcel No. 11-00-10440-00-7, Lansdale Borough, Montgomery County, Pennsylvania (hereinafter “Subject Property”). The Subject Property is located in the Business District, and is part of the Downtown Business and Downtown Core Overlay Districts. The use is regulated by the Commercial Zoning District, in which apartments over a non-residential use are allowed. The Applicant is requesting zoning relief from Section 405-1200.A and 405-1100.B, to convert a space previously used as an office into an efficiency apartment. Additionally, the Applicant has requested zoning relief from Section 405-1703.A(1), to allow 4 off-street parking spaces, where 6 spaces are required.

**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



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: DALE R. WEBER + PEARL H. WEBER  
[REDACTED]
2. What is applicant's relationship to the property (owner, tenant, signed agreement of sale)?  
OWNER
3. Owner(s) name, email and address: DALE R. WEBER + PEARL H. WEBER  
[REDACTED]
4. Primary Contact(name, address and email): DALE R. WEBER
5. Location of the property (street number, physical location, tax map parcel number): 52 E. MAIN ST. LANSDALE, PA. 11-00-10440-00-7
6. What zoning district is it in? BUSINESS
7. When did owner of property take title to it? DECEMBER 3, 1984
8. What is the present use of the property? APARTMENTS + OFFICE
9. What use do you propose for the property? CHANGE OFFICE TO EFFICIENCY APARTMENT
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: IT WAS ACTIVE WHEN I TOOK TITLE TO PROPERTY
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: WAS PRESENT WHEN I TOOK TITLE IN 1984
12. Are there any buildings on your property? YES If so, state the uses of the buildings: APARTMENTS + GARAGES
13. How much off-street parking is available on the property at the present time? 4 GARAGES How much additional off-street parking do you propose? NONE, 4 SPACES DIVIDED BY 3 APTS = 1.4 SPACES PER APARTMENT
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: MAIN ST. 38'6", LEFT SIDE TO ALLEY 150'-0", ALLEY 39'6" - RIGHT SIDE 75'0" + 1'0" TO WEST + 75'0" TO ALLEY  
COMPLETE BOTH SIDES

16. State the exact dimensions of all buildings on your property: HOUSE 18-0 x 46-0  
OFFICE 12-4 x 32-6 GARAGE 39-0 x 26-0

17. State why you were refused a permit and what articles or sections of the Zoning Code are infringed:  
DID NOT APPLY FOR PERMIT BECAUSE I NEEDED ZONING APPROVED  
FIRST TO CHANGE OFFICE TO APARTMENT

18. State what relief you request from the Zoning Code provisions you are infringing: EXISTING BUILDING  
IS TWO-ONE BED APARTMENTS AND I WANT TO CHANGE USAGE TO  
THREE APARTMENTS

19. State what hardship you will suffer if you do not receive the requested relief: THE OFFICE HAS  
NOT BEEN ABLE TO BE RENTED SINCE NOV. 2024, I HAVE  
NO INCOME FROM THIS SPACE

20. State why the requested relief is in the public interest: IT WILL BE USE OF AN  
UNUSED SPACE AND ADDING AN EFFICIENTLY APARTMENT WITH  
REASONABLE RENT TO THE TOWN

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

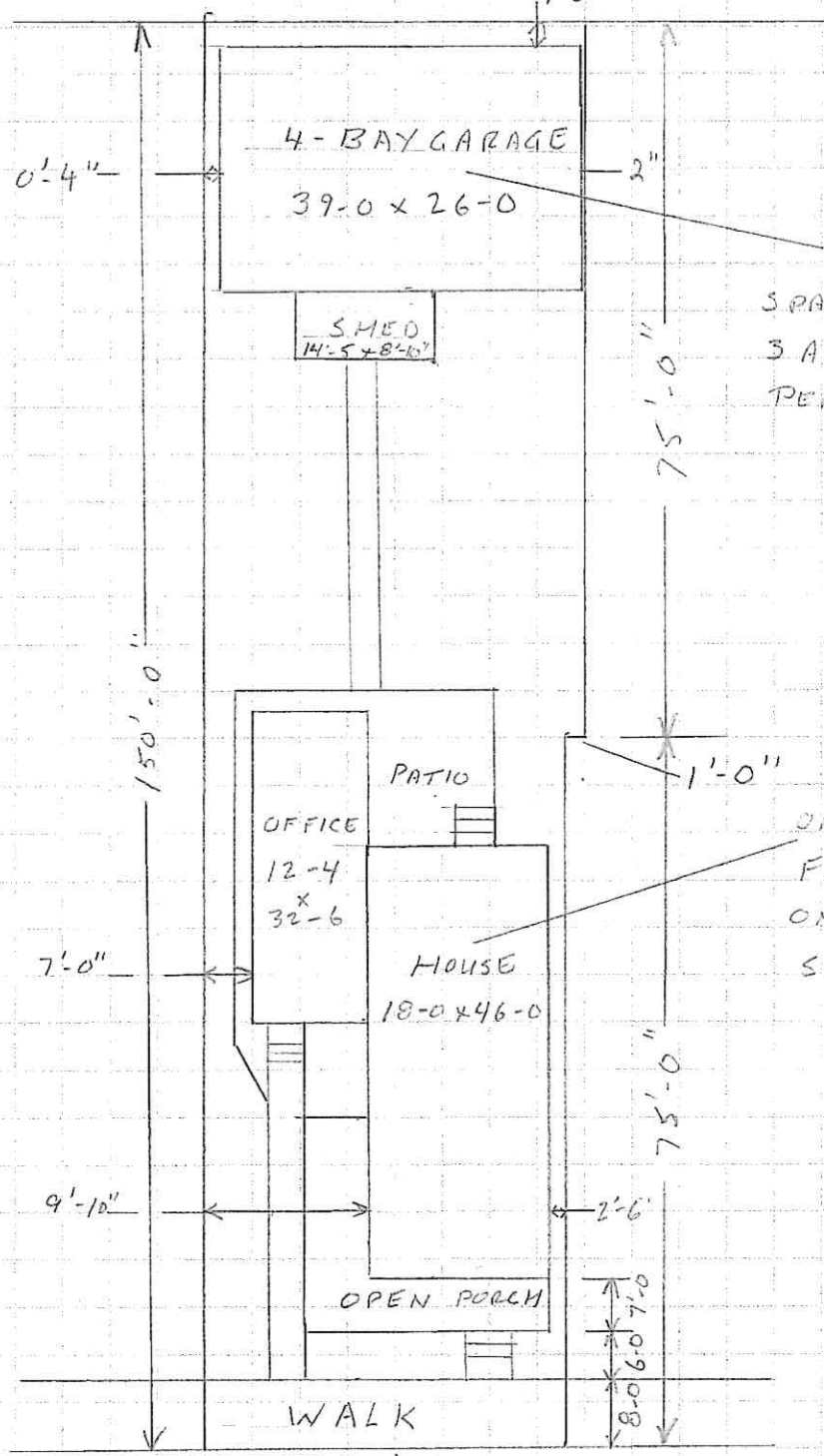
Signed:  Date 1/20/26  
(Applicant Signature)



DALE WEBER

ALLEY

← 39'-6" →

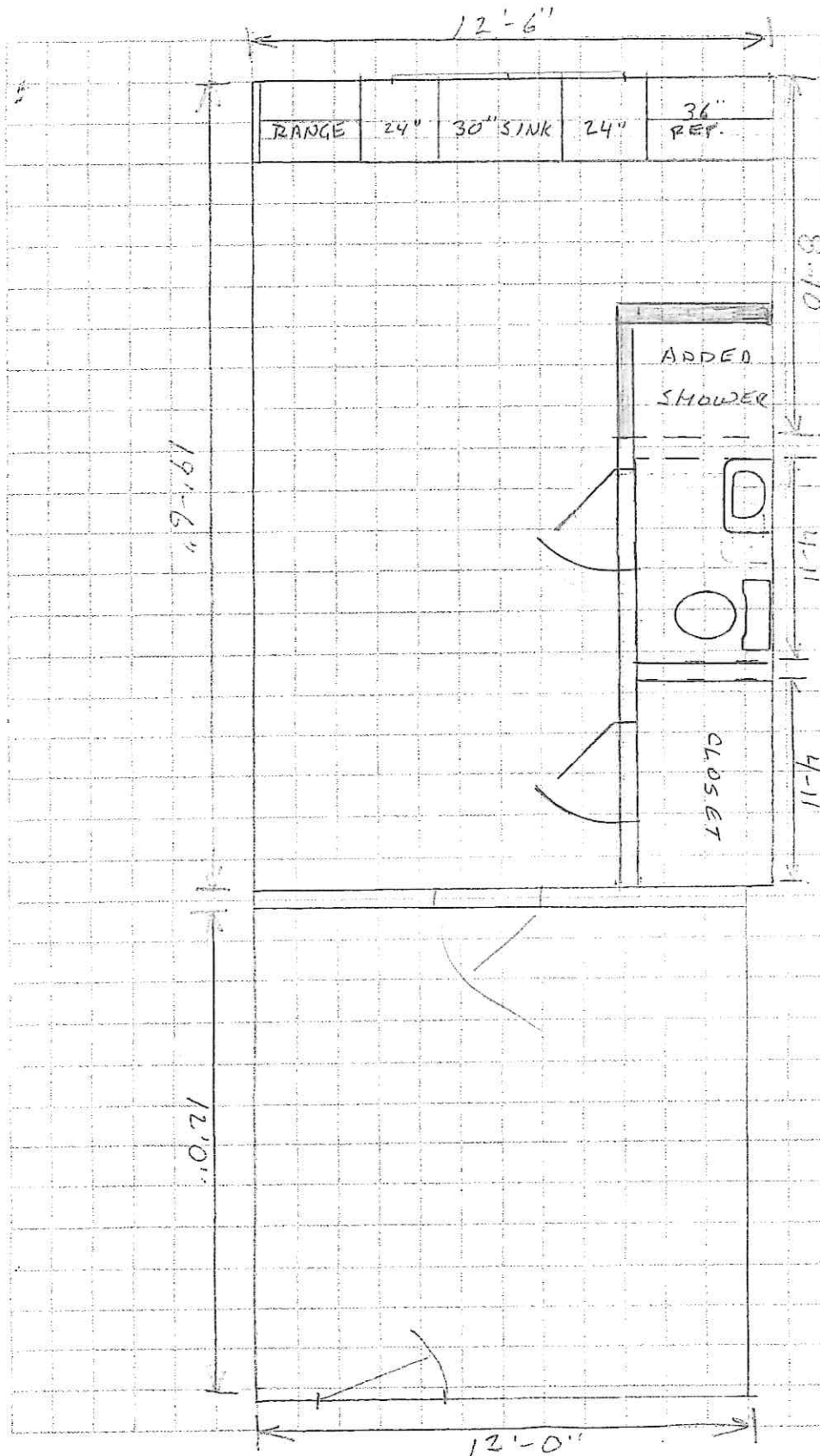


FOUR PARKING SPACES DIVIDER BY 3 ARTS. = 1.4 SPACES PER ART.

ONE BED ROOM ART. FIRST FLOOR + ONE BED ROOM ART. SECOND FLOOR.

DALE WEBER

PROPOSED APARTMENT  
ADDED SHOWER  
ADDED KITCHEN



SCALE  
1/4" = 1'-0"

AND the said Olive D. Weber, being so thereof seized, died on or about November 17, 1984, whereby title to said premises vested solely in Richard C. Weber, the surviving spouse and tenant by the entireties, Grantor herein.

UNDER AND SUBJECT to conditions, restrictions, easements and rights of way of record.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
11-00-10440-00-7 LANSDALE DBK 2771 *Q. v.*  
52 E MAIN ST FG 0566  
WEBER RICHARD C & OLIVE  
E 046 U 019 3126 DATE 12/31/84 *A*

BOOK 4756 931

331833

**Together** with all and singular the building, \_\_\_\_\_ improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises 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 \_\_\_\_\_

\_\_\_\_\_ 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, with the building and improvements, the \_\_\_\_\_ hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their \_\_\_\_\_ heirs and assigns, to and for the only proper use and behoof of the said Grantees, their \_\_\_\_\_ heirs and assigns forever, as tenants by entireties, \_\_\_\_\_

UNDER AND SUBJECT as aforesaid. \_\_\_\_\_

REALTY TRANS. TAX PAID
STATE _____
LOCAL _____
PER <i>R.M.</i>

**And** the said Grantor , for himself, his \_\_\_\_\_ heirs,

executors and administrators do es \_\_\_\_\_ covenant, promise and agree, to and with the said Grantees, their \_\_\_\_\_ heirs and assigns, by these presents, that — he, — the said Grantor — and — his \_\_\_\_\_ heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their \_\_\_\_\_ heirs and assigns, against him — , the said Grantor — and — his — heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them, \_\_\_\_\_ or any of them, shall and will, Subject as aforesaid, \_\_\_\_\_

\_\_\_\_\_ WARRANT and forever DEFEND. \_\_\_\_\_

**In Witness Whereof**, the party of the first part has \_\_\_\_\_ hereunto set his \_\_\_\_\_ hand and seal - Dated the day and year first above written. \_\_\_\_\_

**Scaled and Delivered**  
IN THE PRESENCE OF US:

I hereby certify that this is a conveyance from grandparent to grandchild and spouse and is therefore exempt from State and Local Transfer Taxes.

*Richard C. Weber*  
Richard C. Weber



Commonwealth of Pennsylvania \_\_\_\_\_ }  
County of Montgomery \_\_\_\_\_ } ss:

On this, the 31<sup>st</sup> day of December, 1984, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the Borough of Lansdale, County of Montgomery, \_\_\_\_\_ the undersigned Officer, personally appeared RICHARD C. WEBER

known to me (satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

The address of the above-named Grantee is \_\_\_\_\_

[Signature]  
On behalf of the Grantee

[Signature]  
Notary Public, Lansdale, Montgomery  
My Commission Expires April 23, 1985

**DEED**

RICHARD C. WEBER

- to -

DALE R. WEBER and  
PEARL ANN WEBER, his wife,

Premises: Main Street,  
Lansdale Borough,  
Montgomery County,  
Pennsylvania.

LANDIS, WILLIAMS & KERNS  
ATTORNEYS-AT-LAW  
425 W. MAIN STREET  
P. O. BOX 29  
LANSDALE, PENNA. 19346

**Recorded,** in the Office for the Recording of Deeds in and for Montgomery Co  
page 930 &c. in Deed Book No. 4756



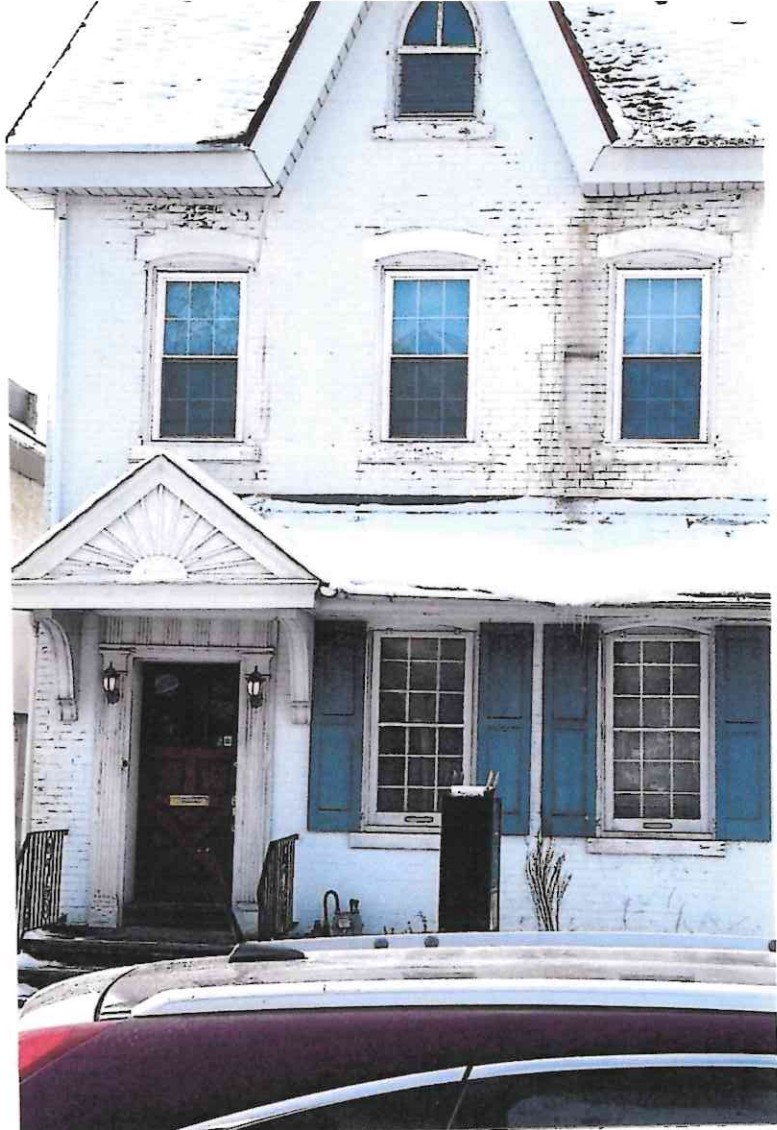
Witness my hand and seal of Office this 31  
day of Dec Anno Domini 1984

Recorder James F. True  
Deputy Recorder

BM: 4756: 933

vpc

The following pictures are neighboring addresses that to the best of my knowledge contain apartments.

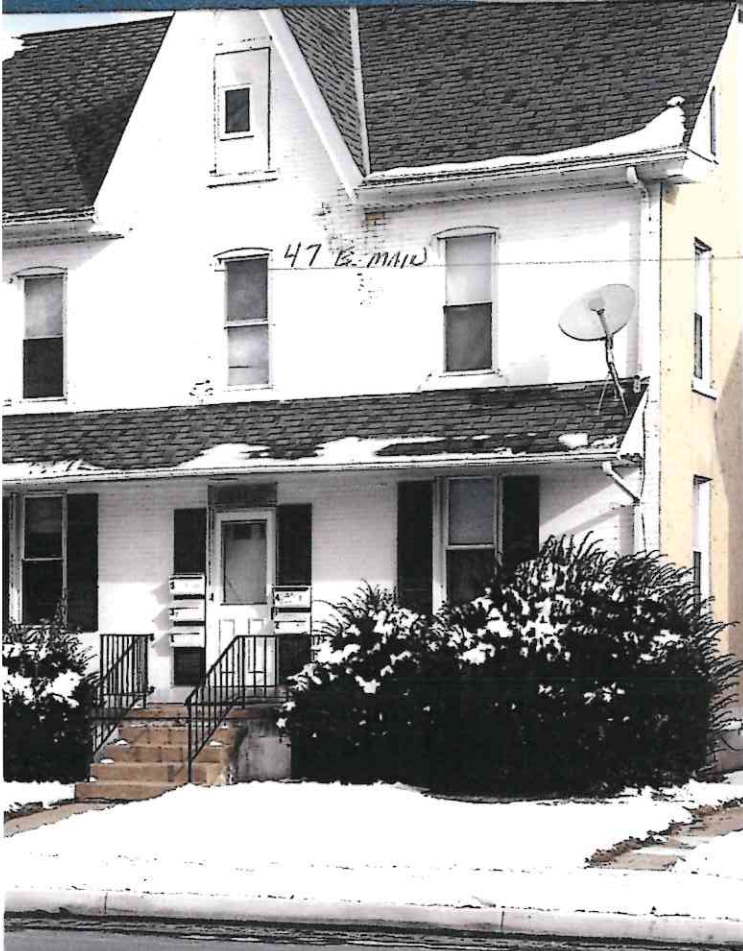


52 E. MAIN ST. MY PROPERTY  
IN QUESTION

42 E. MAIN ST. BUSSINESS + APTS.



28 E. MAIN ST. PLAZEO APTS.



48 E. MAIN ST

44 E. MAIN ST

