



July 10, 2019
Via Hand-Delivery

Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Attention: Richard Barton, AICP
Community Planner/Zoning Officer

Re: Proposed Mixed Use Development
Fort Washington Office Park
1125 Virginia Drive
Upper Dublin Township
Montgomery County, PA
PC181248

Dear Rick:

With regard to the above referenced project, below please find a list of required relief waivers that have been identified based on the submitted Sketch Plans. The variances are based on the Greater Fort Washington Zoning District and other applicable zoning sections while the waivers are from the Upper Dublin Township Subdivision and Land Development Ordinance.

Conditional Uses from Chapter 255, Zoning, of the Upper Dublin Township Code:

- From §255-288.B.(1), (5) & (6) – Conditional use will be required to allow the commercial/retail, apartment and townhome use for this project.
- From §255-166.A.(3) – Conditional use will be required to allow the construction of storm sewers within the floodplain of Pine Run. Due to the proximity of the site to the water course and the requirement from PaDEP to discharge directly to a water course if feasible, this conditional use will be required.
- From §255-166.B. – Conditional use will be required to allow the crossings into the site across Pine Run. It should be noted that there are two (2) existing culverts across Pine Run for site access that will be utilized for this development and will not be modified.

Variances required from Chapter 255, Zoning, of the Upper Dublin Township Code:

- From §255-294.A.(2) – To allow for parking to be provided closer than 50' to the Right-of-Way for Pennsylvania Turnpike (I-276). Parking is provided closer than 50 feet to the I-276 R.O.W. to keep parking from encroaching into the floodplain or horizontal floodplain buffer along Virginia Drive.

Waivers required from Chapter 212, Subdivision and Land Development, of the Upper Dublin Township Code:

- From §212-14.E – To allow for the construction of buildings and parking within the riparian corridor. It should be noted that while the riparian corridor is impacted by proposed structures the floodplain and horizontal floodplain buffer are not impacted.
- From §212-17.D – To allow for less than 20 feet between the curb line and the face of the building. Less than 20 feet is provided between the curb line and face of the apartment, maintenance and commercial/retail buildings in order to prevent parking and drive aisles from encroaching into the floodplain or the horizontal floodplain buffer.
- From §212-17.F – A partial waiver is required to allow a width of a parking space to be less than 9.5 feet wide. Perpendicular parking spaces are provided at 9 feet wide to reduce the overall length of any one parking field to prevent parking or drive aisles from encroaching into the floodplain or the horizontal floodplain buffer.

Should you have any questions or require additional information, please contact our office.

Sincerely,

BOHLER ENGINEERING PA LLC



George Bongart, P.E.
Project Engineer

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cc: John Forde – BPG Development Company, L.P. (via Newforma)
Bob Dwyer – Virginia Drive Land, LLC (via Newforma)
Seth Shapiro – Barton Partners (via Newforma)

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