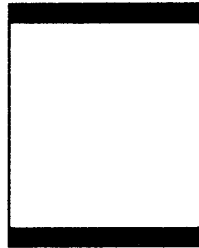


PROPERTY INFORMATION PACKAGE

MUTUAL
REAL ESTATE
CORPORATION



1630 OLD YORK ROAD
SUITE 100
ABINGTON, PENNSYLVANIA 19001
(215) 784-9100 • FAX (215) 784-9540

PROPERTY ADDRESS

718 Fitzwatertown Road
Upper Moreland, PA 19090

MUTUAL REAL ESTATE CONTACT:

LOUIS J. SYRKUS

Summary of Pertinent Information

ADDRESS: 718 Fitzwatertown Road

TOWNSHIP: Upper Moreland

COUNTY: Montgomery

STATE: Pennsylvania

USE: Commercial Ground For Sale

ZONING: P- Professional Development

TAX MAP ID #: 59048 056

TAX ID #: 59-00-07609-00-9

ASSESSMENT: 216,020 (2012)

TAXES:

County-	\$ 681.00 (2012)
Municipality-	\$ 898.00 (2012)
School District-	<u>\$5,783.00 (2012)</u>
Total Taxes	\$7,362.00 (2012)

LOT SIZE: ±1.03 Acres

LOT FRONTAGE: 327 linear feet on Fitzwatertown Road

LOT DESCRIPTION: Irregularly shaped lot, with lots of visibility, and which offers loads of potential. This property can be used to build a professional office building with off street parking. This site is fully approved to build a new 3,236 square foot home with a 3,170 square foot professional building.

WATER/SEWER: Public

UTILITIES: PECO electric service is available to site and gas service is available on Fitzwatertown Road.

PARKING: Ample off street parking is approved on this site.

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MISCELLANEOUS:

Great location. Conveniently located in Upper Moreland Township, on Fitzwatertown Road between Old York Road (Route 263) and Easton Road (Route 611) and minutes from The PA Turnpike.

There currently exists a ±1,546 square foot one-story house with an attached two-car garage. It can be razed.

PRICE:

\$595,000.00



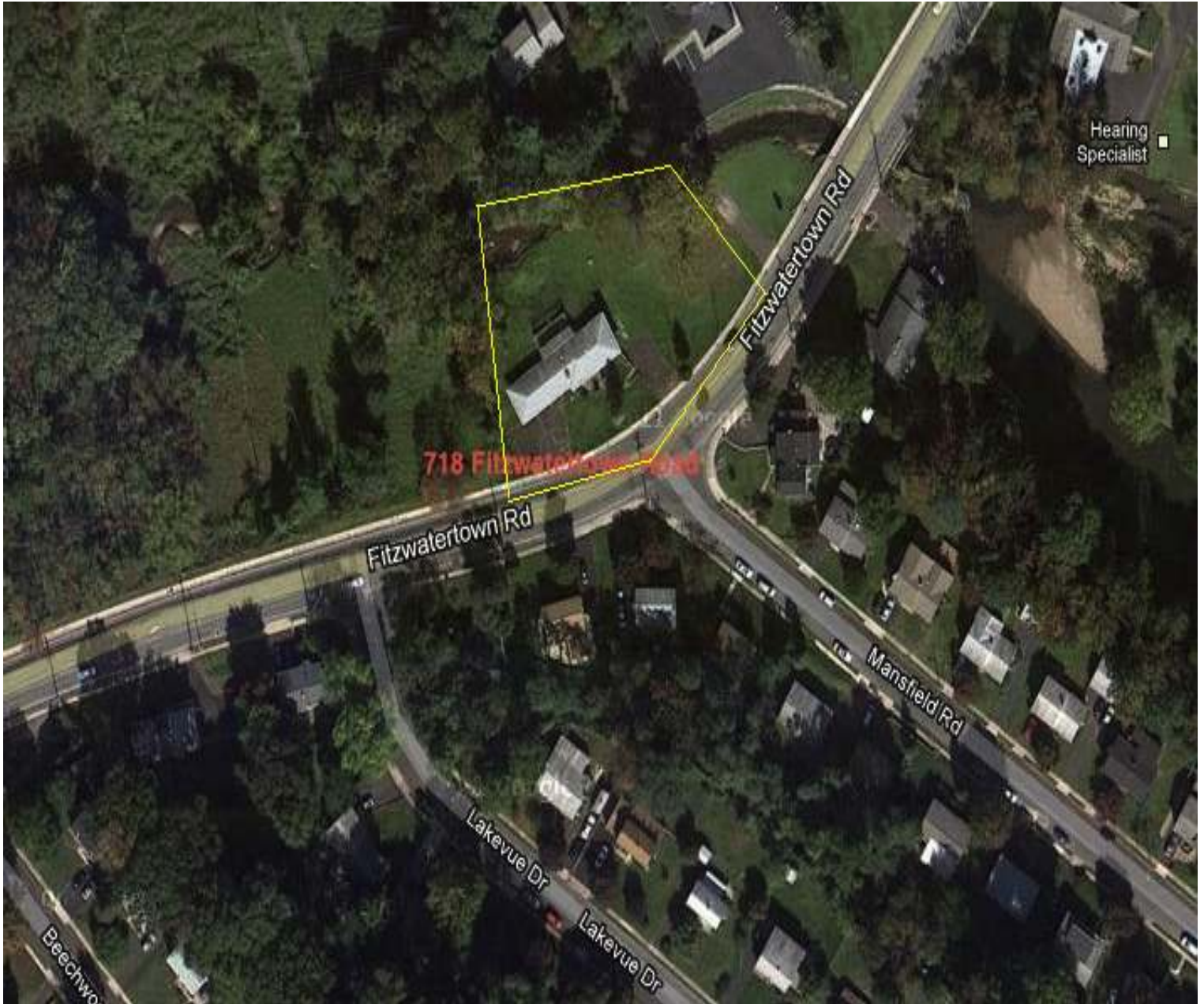
718 Fitzwatertown Road

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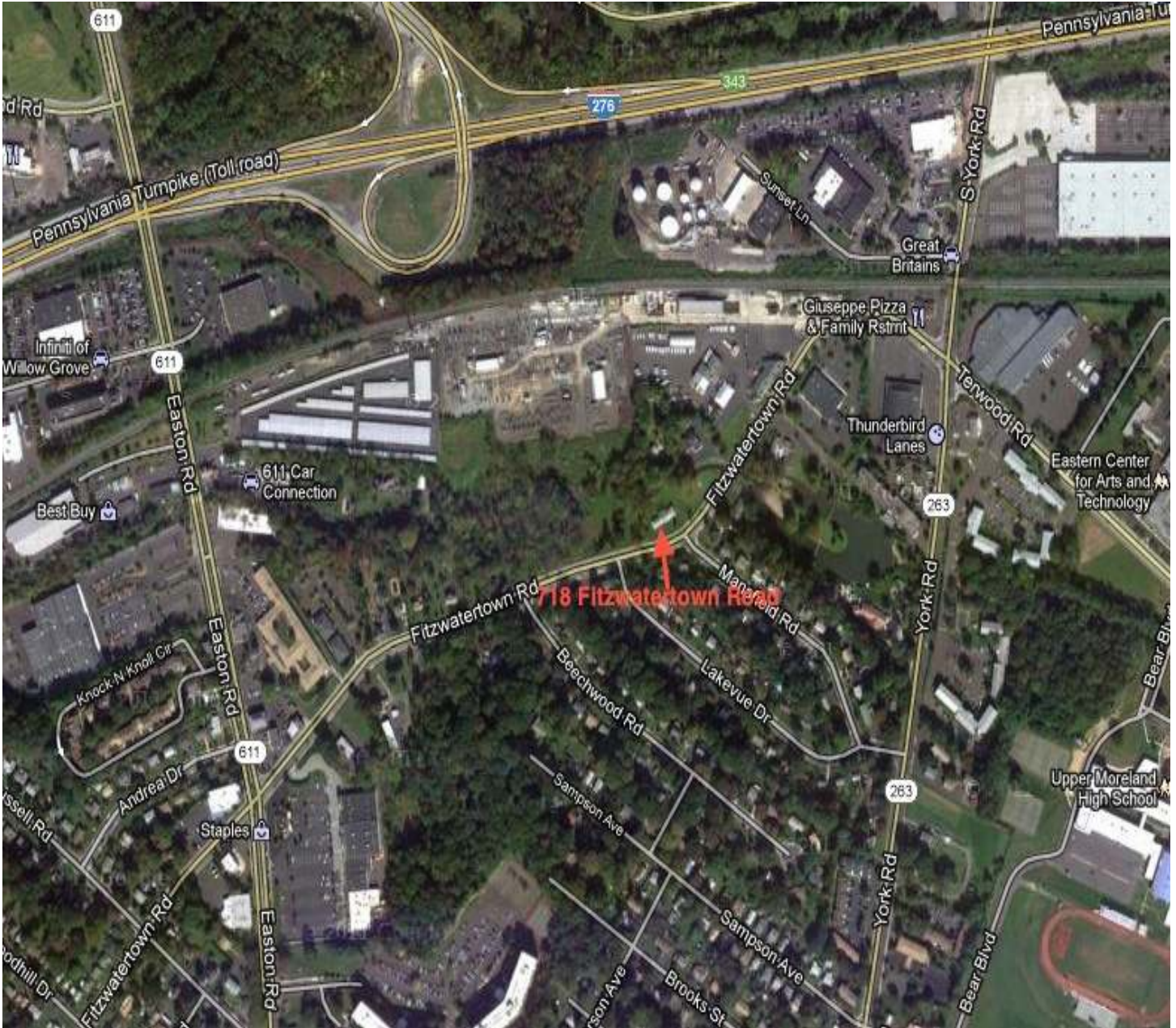
Tax Map

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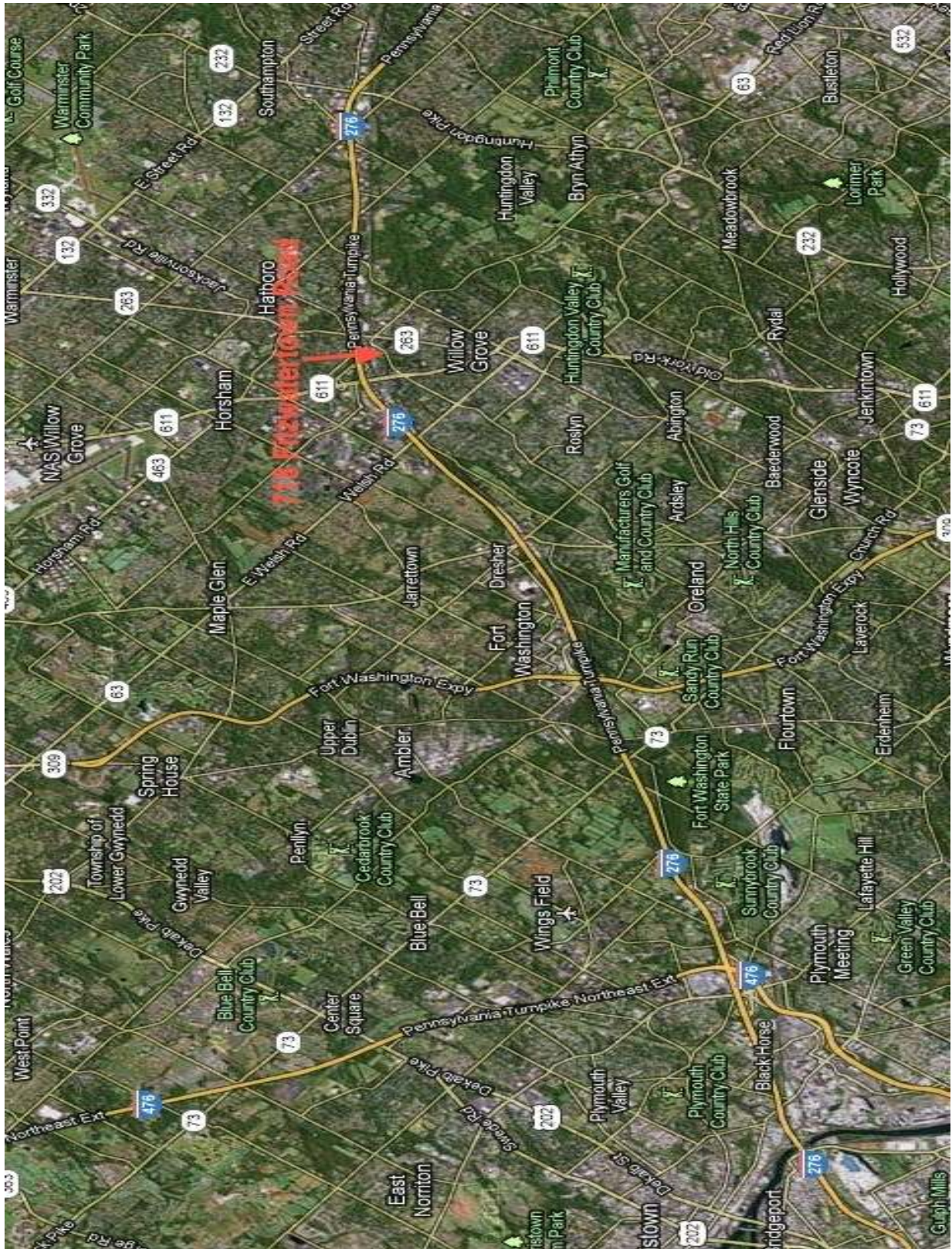
Aerial View

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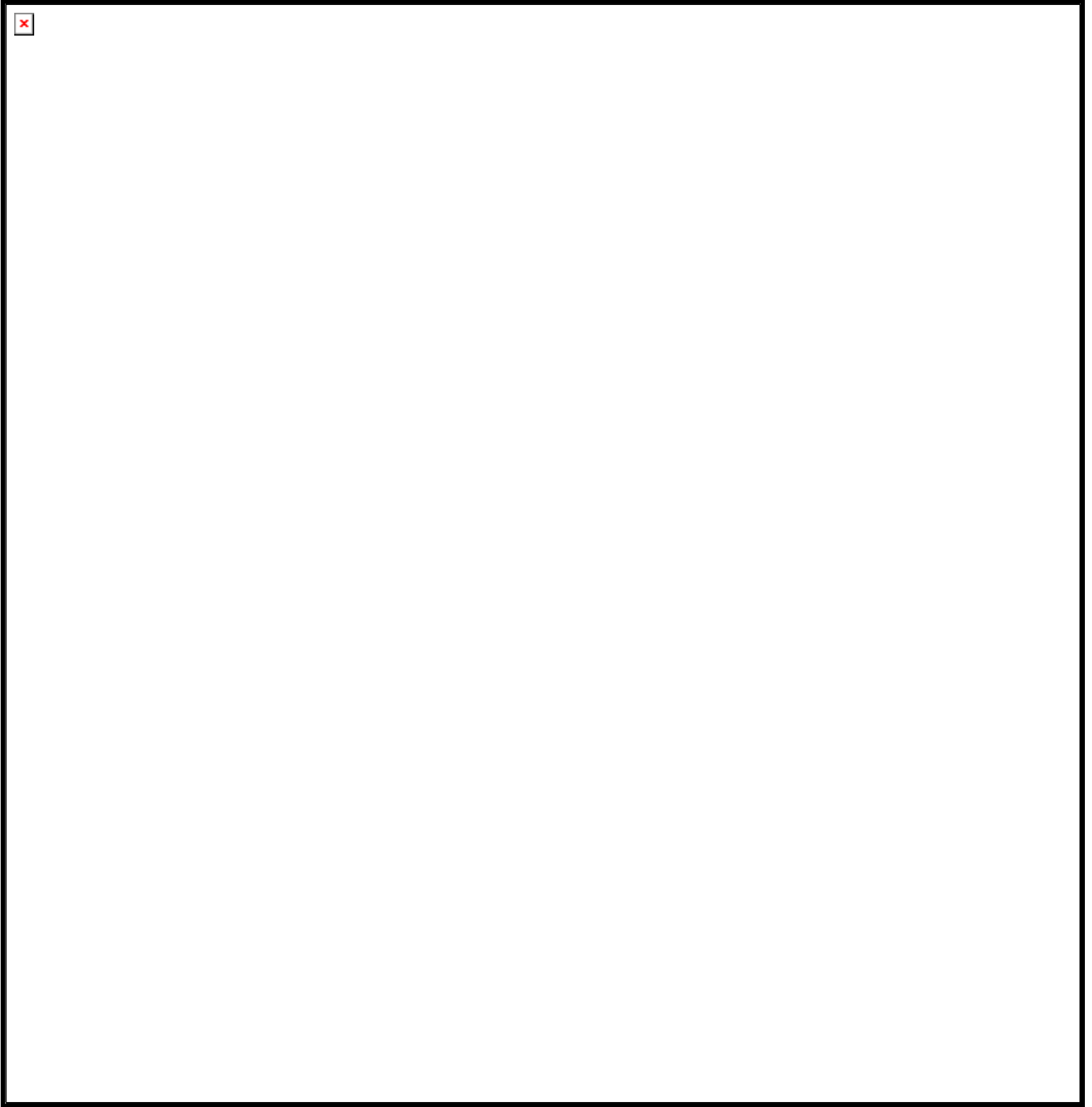
Local View

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Regional View

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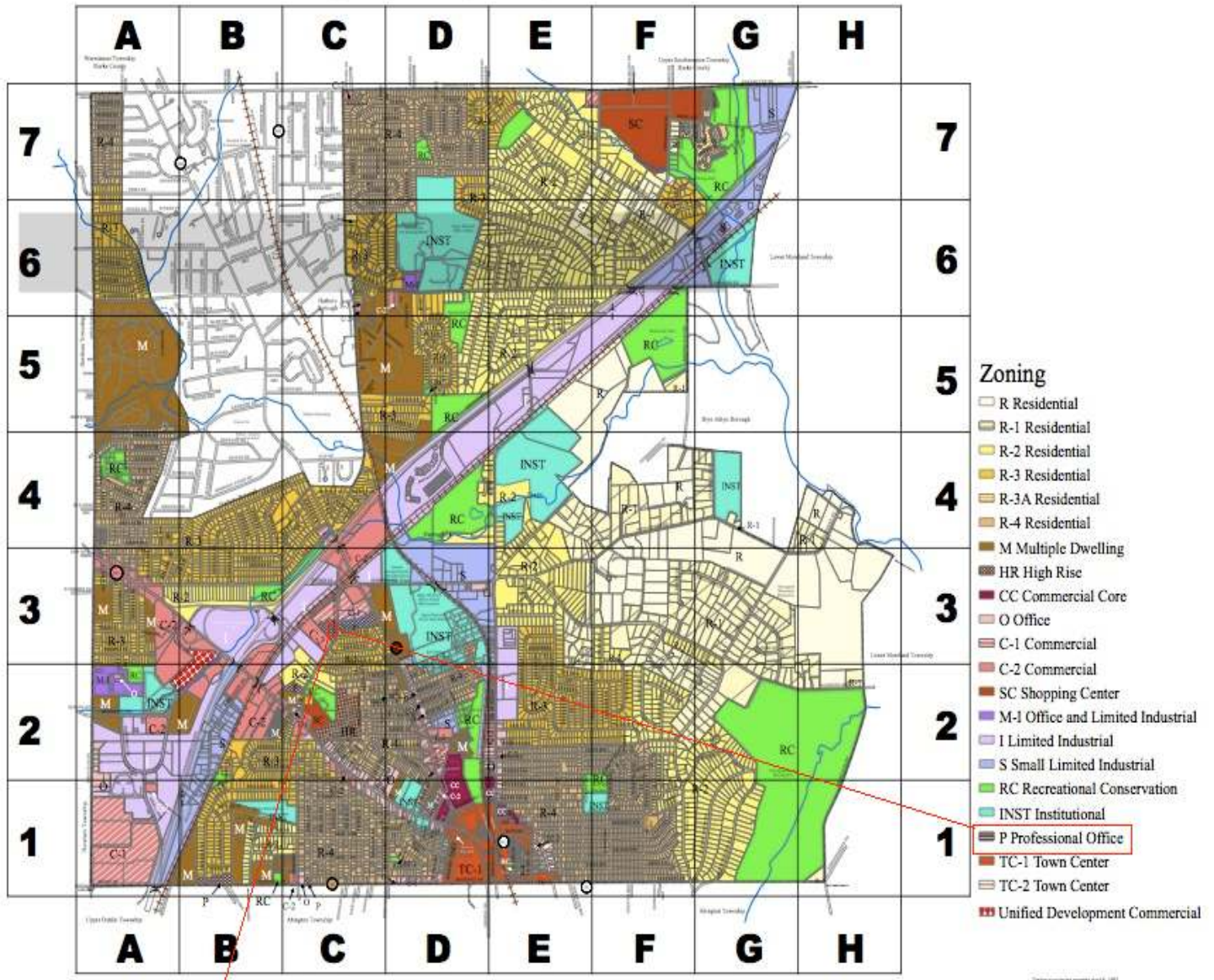
Site Plan- (Not to Scale)

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Upper Moreland Township

Hatboro Borough

Montgomery County, Pennsylvania



718 Fitzwatertown Road
Zoned: P- Professional Office

CPC
Montgomery County
Planning Commission

Base map prepared March 2008



Zoning ordinance enacted April 15, 1951
Zoning ordinance amended October 1955
Zoning ordinance amended February 1958
Zoning ordinance amended September 1978
Zoning ordinance amended August 2007
Zoning ordinance amended August 11, 2008
Source: Upper Merion Township Board of Commissioners

Zoning Map

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Article VIII. P Professional District

§ 350-42. Declaration of legislative intent.

In expansion of the purpose contained in Article I, § 350-1, of this chapter and the community development objectives contained in Article I, § 350-2, of this chapter, it hereby is declared to be the primary purpose of this article to provide reasonable standards to permit and regulate residential uses and limited office uses within the P Professional District. Specific objectives are as follows:

- A. Allow limited office uses on major roads and in existing residential areas while preserving the residential character of the neighborhood.
- B. Limit the impact of nonresidential development on residences by requiring a single-family detached residential character, limiting the scale of buildings, controlling the location of parking areas, and requiring buffer landscaping.
- C. Encourage retention of existing buildings by permitting uses which are compatible with the existing structural types, lot sizes and other physical and visual characteristics of the P Professional District.
- D. Control access and limit the impact of development on the Township's major roads.

§ 350-43. Permitted uses.

In the P Professional District, a building or structure may be erected, altered or used and a lot or premises may be used or occupied for any of the following purposes:

- A. Any use permitted in an R-3 Residence District.
- B. Professional office, such as insurance, real estate, architectural, accounting, legal, dental or medical offices, or similar office uses.
- C. Day-care center, in accordance with the requirements Article XXII, § 350-155 of this chapter.
- D. Accessory uses customarily incidental to any of the above uses. As an accessory use to any professional office, the administrator, executive or professional who maintains the office may reside in the building with his or her family. There shall be no other residential occupancy by persons other than the administrator, executive or professional who maintains the office.

§ 350-44. Dimensional standards.

The Township hereby waives the dimensional requirements of this section for existing nonconforming residential uses only. All other uses shall meet the following dimensional requirements:

- A. Minimum lot area: 8,000 square feet.
- B. Minimum lot width: 80 feet at front building line.
- C. Minimum front yard: 25 feet.

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- D. Minimum side yard: 10 feet.
- E. Minimum side yard abutting a residential district or use: 25 feet.
- F. Minimum rear yard: 35 feet.
- G. Minimum rear yard abutting a residential district or use: 45 feet.
- H. Maximum building footprint:

Lot Size (square feet)	Maximum Footprint (square feet)
8,000 to 15,000	2,000
15,001 to 20,000	2,500
20,001 to 25,000	3,000
25,001 to 30,000	3,500
30,001 or more	4,000

- I. Maximum impervious coverage for residential uses: 40%.
- J. Maximum impervious coverage for nonresidential uses: 60%.
- K. Maximum building height for principal buildings: 35 feet, not exceeding two stories.

§ 350-45. General requirements.

The following regulations shall apply to all uses:

- A. All P Professional District properties shall be located on a collector or higher classification road.
- B. Off-street parking shall be provided for professional offices in the P Professional District as follows:
 - (1) One space for each 200 square feet of floor area dedicated for office use, or portion thereof, exclusive of basement area if not used for office purposes, except that, for a medical office, one space shall be provided for each 100 square feet of floor area dedicated for medical office use, or portion thereof.
 - (2) Two spaces for an accessory dwelling unit as permitted in § 350-43, above.
- C. All signs shall meet the requirements of Article XXIV, § 350-179, of this chapter.

§ 350-46. Additional requirements.

The following regulations shall apply to all nonresidential uses:

- A. No new freestanding, nonresidential building shall be constructed on any property which has an existing principal building situated on it as of the date of enactment of this chapter unless the building is not suitable for the proposed use, as follows:
 - (1) The existing building is structurally unsound. The applicant shall submit a written evaluation prepared by a registered professional engineer or other qualified professional to the Township for review;

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- (2) The existing building cannot be reasonably modified to accommodate access for handicapped individuals. The applicant shall submit a written report prepared by a registered professional engineer listing all restrictions and estimated costs to modify the building to the Township for review; or
- (3) The interior spaces of the building are too small to be converted to the proposed use.

B. Design requirements for new principal buildings and building additions:

- (1) Any new building or addition shall be of such size, scale, general appearance and building materials so as to conform to the general nature of surrounding buildings and to not detract from the intent of this article to preserve a single-family detached residential appearance.
- (2) Any new building or addition shall have residentially scaled windows and doors, with a proportion of windows and doors to solid wall that is similar to proportions commonly found on single-family detached dwellings.
- (3) A building addition shall be permitted only to the sides and rear of an existing principal building.
- (4) Any new building or addition shall have a pitched roof that covers at least 80% of the building with a pitch of at least six vertical inches to every 12 horizontal inches.

C. Parking standards.

- (1) No parking shall be permitted in front yard areas or between buildings and streets, except that parking which is already in existence in the front yard area and between buildings and streets at the time of the conversion may remain.
- (2) All parking spaces, aisles and driveways serving spaces shall be set back a minimum of 10 feet from the rear and side property lines, except that, when abutting a residential district or use, the minimum setback shall be increased to 15 feet.

D. Driveways access controls.

- (1) No more than one driveway access shall be permitted per street frontage.
- (2) Corner lots which front on two streets of different classification shall take access from the street of lesser classification and shall have no access from the street of higher classification, unless it is physically infeasible to provide access to the street of lesser classification. Any existing driveway to the street of higher classification shall be eliminated when a driveway is provided to the street of lesser classification.

E. Landscaping and buffer requirements.

- (1) All areas of a lot not covered by building and/or impervious paving materials shall be maintained as a landscaped area containing trees, shrubs and ground cover materials, which may include lawn areas. At least 40% of the lot must be landscaped.
- (2) Buffer planting. A visual buffer shall be provided between any nonresidential use of a property in the P Professional District and any residential use in accordance with one of the following:
 - (a) A fence at least six feet in height, constructed of wood, vinyl-clad chain-link with vertical interwoven slats, or similar materials, as to provide a visual barrier in combination with a planting of trees and shrubs to soften the appearance of the fence; or
 - (b) A planting of trees and shrubs, at least 10 feet in depth, planted so as to provide an attractive visual barrier, in accordance with the requirements of Chapter 300, Article V, § 300-43C, of the Township Code of Upper Moreland Township.

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- F. No outdoor storage is permitted except in fenced-in areas.
- G. Trash shall be collected by a commercial hauler and shall be kept inside or within a fenced-in area which shall be located in the rear of the property.
- H. Lighting facilities.
- (1) Abutting properties shall be shielded from lighting. Lighting facilities shall not produce unreasonable amounts of light or any glare or hazardous interference on abutting properties or streets.
 - (2) Glare control shall be accomplished primarily through the selection and application of lighting equipment. Only after these means have been exhausted shall vegetation, fences and similar screening methods be considered acceptable for reducing glare.

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