



July 7, 2023

Mr. Alison Giles, Zoning Officer & Planning Coordinator  
Upper Dublin Township  
801 Loch Alsh Avenue  
Fort Washington, PA 19034

Re: Upper Dublin Township Building  
Zoning Comment Response  
Terraform No: 23015

Ms. Giles,

We are submitting the following response to the review letter from Allison Giles, Township Zoning Officer & Planning Coordinator, dated June 13, 2023 for the Upper Dublin Township Municipal Building project. The responses are presented in the same order as Ms. Giles' memo in **BOLD** text.

**Initial Comments:**

1. The Applicant, Upper Dublin Township, is excluded from the provisions of Upper Dublin Township Zoning Code per Article II, Section 255-11, which applies to land and buildings owned by and used for the governmental functions of the Township. The following comments, with the exception of those regarding corrections or plan revisions, are provided for review and consideration only. **No comment.**

**Review Comments:**

**Nonconforming Status**

2. The administration building and public works facilities are legally nonconforming uses that were damaged or destroyed by "calamity", and are therefore subject to Section 255-149, which states that reconstruction of the affected structures shall not exceed the volume, height or area of the destroyed structures, and that reconstruction must start within 1 year of the date it was destroyed. **No comment.**

**A Residential District**

3. Office uses are not permitted in A Residential per Section 255-39. As previously noted, the proposed project constitutes a legal nonconformity, though it does not comply with the reconstruction provisions of 255-149. **No comment.**
4. The proposed impervious coverage of 67.95% exceeds the allowable 25% coverage limit per Section 255-43.B. **Impervious coverage has been recalculated based on the property area to the Ultimate Right Of Way line and is now shown at**

**75.33% in the existing condition and 72.23% in the proposed condition. There is a net reduction in impervious surface.**

5. The proposed building coverage of 16.81% exceeds the allowable 15% coverage limit per Section 255-43.B. **Building coverage has been recalculated based on the property area to the Ultimate Right Of Way line and is now shown at 16.68% in the existing condition and 19.2% in the proposed condition. The footprint of the municipal building is decreasing and the footprint of the public works building is increasing.**
6. The plans must be revised to show the correct Ultimate Right of Way line per the Township Engineer comments, and the developable acreage must be redetermined based on the formula outlined in Section 255-43.D. All corresponding figures must be updated to reflect the accurate developable acreage. **Building and Impervious coverage have been recalculated based on the property area to the Ultimate Right Of Way line**

### Parking

7. The Parking Requirements data table must include the number of parking spaces proposed. **The Parking Requirement table on C001 and C201 show a requirement of 374 parking spaces based on the office requirement of 1 space/250 SF for all building areas.**
8. The parking space requirements for an office use, found in 255-135.C.(5)(a) states that 1 space is required per 250 square feet of gross floor area, or 252 spaces. The existing parking figure of 189 spaces falls short of this requirement. **Parking requirements have been updated to include the floor area of the municipal building and the public works building. Actual parking needs were determined with input from Township staff and the Township Traffic engineer.**

### Signs

9. Proposed signs must comply with Section 255-153.H., which allows a maximum of eight square feet of signage per street frontage in connection with the identification, operation or protection of any public utility or municipal activity. **No new signage is proposed at this time.**


### Other Comments

The comments provided within this letter do not grant exemption from the issuance of zoning and building permits. Issuance of permits requires the submittal, and subsequent review for compliance, of permit applications. No use may be established or changed; no structure shall be erected, constructed, reconstructed, altered, razed, removed, and no building used or occupied, or changed in use, until required approvals have been secured from Upper Dublin Township. **We will comply with all permitting requirements.**

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Should you have any questions, or require additional information, please contact me at (484) 895-4632.

Sincerely,



Terry P. DeGroot, P.E.  
Principal

cc: Kurt Ferguson, UDT Township Manager  
Jesse Conte, UDT Assistant to the Township Manger  
Kevin Godshall, GKO Architects  
Arif Fazil, D'Huy Engineering  
File