



Pace Architecture + Design LLC
1722 E Passyunk Ave Philadelphia, PA 19148
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Date: 4/11/2025

Property: 48 N. Maple Ave – Block 20.12, Lot 17

Application: Z25-01

Applicant: TG Properties LLC

Attn: Jennifer Newton, Board Secretary

Dear Ms. Newton,

As you are aware, a Land Development Application was submitted on behalf of TG Properties LLC (“TG”) (Application Z25-01 which sought relief from Township of Evesham code section 160-64 in the form of a “d” variance so as to permit the conversion of the subject property into a mixed use property pursuant to which the basement and first floor will continue to be used for office use and the second floor will be converted into a two bedroom apartment and to permit this mixed use in the Medium Density (MD) zoning district as well as sought a site plan review waiver. Based on project review letters received from CME Associates, dated March 24th 2025, and Environmental Resolutions dated March 21st 2025 and the professional staff review that occurred on March 26, 2025, the applicant hereby amends the application to request site plan approval but with waiver of the following submissions

Please in or just reference the waivers identified

The application is further amended to seek the following “c” variance together with any other waivers or variances noted by the board or its staff during the course of review:

Relief from §160-32D(2) requiring 1 loading area space for 10,000 SF of GFA so as to permit no loading space being included.

The attached revised architectural drawings, and the following supplemental information for zoning use variance application number Z25-01, is further provided in as per the afore stated professional staff review and inconNECTION with testimony will also be provided:

Environmental Resolution Response Letter

Variations Subsection Response

1. The use variance, in conjunction with the proposed building alterations, will have an overall positive impact on the exiting property and surrounding neighborhood. The existing building was used for professional service and will maintain that use on the first floor with the one new apartment at the second floor. The proposed improvements listed below demonstrates how the proposal will improve the existing neighborhood fabric and bring the property further into compliance with Evesham Township zoning code requirements.
 - a. A more accessible commercial space via new ada ramp and new code compliant entry stairs. The business entry has been moved from the eastern façade to the northern façade, making it easily accessible from the existing parking lot.
 - b. Site lighting has been improved by providing lighting at exterior circulation and parking areas.



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- c. Landscape buffering is to be provided at full perimeter of parking area. No landscape buffer is currently provided.
 - d. Decreased impervious coverage and minimal impact on the existing site by removing unused or extraneous asphalt and concrete.
 - e. Improved trash and recycling facilities as a new trash enclosure for both business and residential use is proposed. No trash enclosure currently provided on the site.
2. The proposed front setback distance is to remain as is the previous non-conforming roof. The roof line will not negatively impact the site or the adjacent residential properties. The proposed new roof configuration will positively improve runoff water at the surrounding buildings foundations and provide additional weather protection for the proposed outdoor area for the commercial use.
 3. No changes proposed for the existing non-conforming driveway drive aisle. Drive aisle to remain as is.
 4. No changes are proposed for the existing non-conforming driveway edge and its proximity to the intersection of Westminster Ave and N Maple Ave. Driveway edge to remain as is.
 5. No loading zones are proposed for the property. Deliveries are infrequently for the proposed professional services office which will occupy the 1st floor commercial space.
 6. Proposed landscape screen buffers are limited in depth based on existing site conditions. From the edge of existing parking lot asphalt to the north, east, and west edges of the property, the landscape buffers are limited to 24'-8 $\frac{3}{4}$ "", 23'-5 $\frac{1}{2}$ "", and 29'-5" in depth respectively. The previously submitted proposed site plan included landscaping along the northern and eastern edges of existing parking lot. The revised proposed site plans now includes landscape buffering along the western and southern edges of the parking lot. All exposed edges of the parking lot are now screened. The existing (2) large trees and shrubs located along the driveway are to remain.
 7. No changes are proposed for the existing non-conforming parking of vehicles withing the buffering area. Existing parking of vehicles to remain.
 8. Please see proposed location of the trash enclosure. The enclosure allows for easy pickup and is equidistance from the proposed commercial and residential entry doors.

General Comments Subsection Response

9. The application is amended to request site plan review but with the afore stated submission waivers.
10. Ten parking spaces are existing and are to remain for use variance. Two spaces will be dedicated to the residential use and eight parking spaces will be dedicated to the commercial use. The two dedicated residential parking spaces will be located closest to the residential entry.
11. Please see below and proposed floor plans (Z-105 & Z-106) for overall gross floor area based on proposed use.
 - a. **Basement** – 658 sf
 - i. Utility Space and Storage dedicated to Commercial Use
 - b. **1st Floor** – 692 Sf
 - i. Residential Entry – 34 SF
 - ii. Commercial Use – 658 sf



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- c. **2nd Floor – 718 sf**
 - i. Residential Use – One Apartment
12. Please see existing and proposed site plans showing typical parking stall and ada parking stall dimensions. Existing parking spaces to be re-stripped and existing parking bumpers are to remain.
13. As described in General Comment Response #10, two residential parking spaces are to be provided. Parking spaces to be painted on asphalt as such.
14. Please see proposed building elevations (Z-103) for site lighting improvements.
 - a. Exterior wall sconces to illuminate both commercial and residential entries and pathways.
 - b. Flood lights on building timers and motion sensors (activated after typical work hours) to be provide to illuminate parking lot area at night.
 - c. Landscape buffering provided to prevent lighting pollution from extending beyond propoerty to adjacent residential areas.
15. Additional turnaround would further encroach into landscape buffer area and minimize impact of new landscaping.
16. Please see existing and proposed site plans (Z-101) for driveway dimensions. No proposed changes to driveway dimensions.
17. The existing asphalt parking lot is not curbed and the proposed plan does not propose a curb. Please see existing photo (Z-100) for existing asphalt edge condition. The property owner has not experienced issues with drainage or maintenance.
18. Tristate Engineering & Surveying to provide landscaping plan as per township requirements. Please see note on proposed site plan (Z-101)
19. Proposed ADA ramp grading to be addressed in building permit documentation.
20. No ground disturbance proposed. Existing building perimeter at grade to remain.

Consulting & Municipal Engineers Response Letter

1. **Environmental Impact Report** – Waiver Requested
 - a. A more accessible commercial space via new ada ramp and new code compliant entry stairs. The business entry has been moved from the eastern façade to the northern façade, making it easily accessible from the existing parking lot.
 - b. Site lighting has been improved by providing lighting at exterior circulation and parking areas.
 - c. Landscape buffering is to be provided at full perimeter of parking area. No landscape buffer is currently provided.
 - d. Decreased impervious coverage and minimal impact on the existing site by removing unused or extraneous asphalt and concrete.
 - e. Improved trash and recycling facilities as a new trash enclosure for both business and residential use is proposed. No trash enclosure currently provided on the site.
2. **Cultural Resources Survey** – Waiver Requested
3. **Air Quality Study** – Waiver Requested
4. **Environmental Site Assessment** – Waiver Requested
 - a. No existing underground storage tanks are to be located on site as per document provided at time of property purchase in 2024. Please see attached.



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5. Environmental Site Assessment – Waiver Requested
 - a. An asbestos report to be provided by a licensed asbestos investigator at time of building permit submission.
6. Soil Removal
 - a. No soil is proposed to be removed from site.
7. Waste Removal
 - a. Licensed and insurance waste hauler to provide proper documentation for asphalt, concrete, and of other debris is properly being disposed or recycled at regulated facilities.
 - b. Note to be included in Demolition General Notes for building permit submission.

Please reach out to Pace Architecture and Design for further project information or plan clarifications prior to scheduled Zoning Hearing Board meeting.

Sincerely

Benjamin Estepani, AIA
Pace Architecture + Design LLC