BEFORE THE ZONING HEARING BOARD OF WORCESTER TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

IN RE: APPLICATION OF

TRUSTEES OF THE LOCAL UNION 126

OCCUPATIONAL SAFETY, HEALTH AND

EDUCATION ("OSHE") TRUST FUND

NO. 2019-13 APPLICATION FOR A VARIANCE

**DECISION** 

The Applicant/Owner, Local 126 OSHE Trust Fund, proposes to install signage on its property

located at 3455 Germantown Pike, Worcester Township, in the AGR - Agricultural Zoning District.

A public hearing on the above Application was held on September 24, 2019 at the Worcester

Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice

as required by the Worcester Township Zoning Ordinance, as amended (hereinafter "Zoning Ordinance")

and the Pennsylvania Municipalities Planning Code. Upon consideration of the evidence and testimony

presented regarding the Application, the Zoning Hearing Board of Worcester Township enters the following

Order:

**ORDER** 

(1) A variance from Section 150-148.A, so as to permit more than one (1) sign and not to

exceed 280 square feet of wall-mounted signage, is GRANTED.

This Decision is subject to the following conditions:

**CONDITIONS:** 

1. The Applicant shall install the signage in substantial conformity with the Descriptions and

Plans marked as Exhibits A-3 through A-6, modified only to comply with the square

footage restriction of 280 square feet of wall-mounted signage imposed by the Board

pursuant to the Applicant's amendment of its application on the record. This relief

supersedes the relief granted at Zoning Hearing Board # 2019-04 with respect to the 242

square feet of wall-mounted signage.

- The Applicant shall apply for and obtain all applicable Township, County and State permits and approvals relative to the proposed signage in a timely manner.
- 3. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
- 4. Except as permitted by prior Decisions of this Board, the use of the subject property shall otherwise comply with the Worcester Township Code, including, but not limited to, all storm water management, fencing, setback, parking, lighting, sign and noise regulations, and all other codes, regulations and ordinances of Worcester Township.
- Pursuant to Section 150-225 of the Worcester Township Zoning Ordinance, a special exception or variance shall expire if the applicant fails to obtain a permit in connection therewith within one (1) year of the date of authorization thereof. When land development/subdivision approval is required, the special exception or variance shall expire if the applicant fails to make a diligent effort to obtain such approval within six (6) months following the date of the Zoning Hearing Board's Order. Upon receipt of land development/subdivision approval, the special exception or variance shall expire if a building permit is not obtained within six (6) months of the date of the land development/subdivision approval. The expiration date for obtaining the building permit as set forth herein may be extended by the Township for two (2) successive six (6) month periods, if, in the opinion of the Zoning Officer, the applicant is diligently pursuing the building permit.

## WORCESTER TOWNSHIP ZONING HEARING BOARD

	(Recused)
	Michael Libor, Chair
	Causas Gentle
	Caesar Gambone, Vice Chair
	Montons
	John D'Lauro, Secretary
	(Not present at hearing)
	Bradford Smith
100110	
Order Entered: 10.21.19	,
Circulation Date: 10.21.19	

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the Circulation Date set forth above. The Board reserves the right to prepare Findings of Fact and Conclusions of Law in support of this Decision if an appeal is filed.