

**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. 2019-04
APPLICATION FOR VARIANCES

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.

Public hearings on the above Application were held on February 26, 2019 and March 26, 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 242 square feet of wall-mounted signage and a 199 square foot double-sided monument sign, totaling 441 square feet, is **GRANTED**.
- (2) A variance from Section 150-147.C(1), so as to permit illuminated channel letters in the wall-mounted signage, is **GRANTED**.
- (3) A variance from Section 150-148.C, so as to permit the proposed wall-mounted signage to exceed 8 feet in height, is **GRANTED**.
- (4) The request for variances from Sections 150-147.C(3) and 150-147.F(3), so as to permit electronically changeable message signs, was **WITHDRAWN**.

This Decision is subject to the following conditions:

CONDITIONS:

1. The Applicant shall install the signage in conformity with the Descriptions and Plans marked as Exhibits A-12 and A-13.
2. The Applicant shall apply for and obtain all applicable Township, County and State permits and approvals relative to the construction 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.
5. 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.


WORCESTER TOWNSHIP ZONING HEARING BOARD

Recused

Michael Libor, Chair



Caesar Gambone, Vice Chair



John D'Lauro, Secretary



Bradford Smith

Order Entered: 4/18/19

Circulation Date: 4/18/19

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.