

The Upper Gwynedd Township Zoning Hearing Board will hold a public hearing at the Upper Gwynedd Township Building, One Parkside Place, North Wales (Upper Gwynedd Township), PA. 19454, at 7:00 p.m. on **Tuesday, September 27, 2016** on the following matter(s):

A copy of the Application(s) and any exhibits and site plans attached thereto are on file with the Zoning Code Enforcement Officer at the township building and available for review during normal township business hours. The public is invited to attend and will be given an opportunity to be heard.

Hearing No. 16-11; Provco Pinegood Sumneytown, LLC has filed an Application. requesting various zoning relief to permit Applicant to construct and operate a Wawa convenience store with sales of motor vehicle fuels and a canopy over the fueling stations at properties located at 708 Sumneytown Pike, North Wales, PA 19454 and 1610 West Point Pike, Lansdale, PA 19446, of which Applicant is the equitable owner, both of which are in a C-Commercial Zoning District.

The following zoning relief is requested:

1. An interpretation that a canopy over motor vehicle fueling stations is an accessory building and that motor vehicle fuel sales is an accessory use to a permitted convenience store use pursuant to Article II section 195-3 "Definitions – Accessory Building and Accessory Use" and section 195-22A(7) of the Upper Gwynedd Zoning Code (Code).
2. Alternatively, a special exception pursuant to Article V section 195-22 A(8)(c) of the Code to permit a gasoline service station use or motor vehicle fuel sales as an accessory use to a permitted convenience store retail use.
3. Sign variances from Article VII section 195-35 and attachments 3 and 3:1 " Schedule of Sign Regulations" thereto of the Code as follows:
 - a. Sign area variance of 285.64 sq. ft. to permit total sign area of 325.64 sq. ft.
 - b. Ground sign variance of 162 sq. ft. to permit total ground signs of 186 sq. ft.
 - c. Façade sign variance of 99.24 sq. ft. to permit total façade signs of 139.64 sq. ft.
 - d. Two ground sign height variances of 15 ft. each to permit two ground signs of 27 feet high.

- e. 19 façade sign variance to permit 20 façade signs.
- f. A variance to permit a red or green LED sign within 75 ft. of the public right of way and within 200 ft. of a traffic control signal from section 195-35I(2)(b) of the Code.
- g. A variance to permit a red and green LED sign rather than only one permitted color from section 195-35J(2)(i)(5) of the Code.

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Hearing No. 16-13; Antonio and Rosa LoPiccolo have filed an Application. requesting various zoning relief regarding the existing restaurant/residential combined use on their nonconforming property located at 620 South Broad Street, Lansdale (Upper Gwynedd Township) PA, 19446 which is in a C-Commercial Zoning District.

They are requesting the following zoning relief:

1. A special exception pursuant to Article V, section 195-22 A 8 (a) of the Upper Gwynedd Zoning Code (Code) to permit outdoor dining under the proposed covered rear porch.
2. A 7 feet front yard variance from Park Avenue from Article V, section 195-22 B (3) of the Code for both proposed covered porches.

3. A 5.5 feet side yard variance on the north property line from Article V, section 195 -22 B (4) of the Code for the proposed covered rear porch.
4. A building area extension variance of 16.8% to permit an increase of 870.18 square feet to a nonconforming building from Article VIII, section 195-40 of the Code.
5. A further variance from Article VIII, section 195-40 of the Code for an addition to a nonconforming building that does not meet the yard setback requirements for the C Commercial Zoning District.
6. A variance of 7 parking spaces from Article V, section 195-22G and Article VI, section 195-28 (16) of the Code.
7. Parking spaces size variance to permit spaces of 9 feet by 18 feet from Article VI, section 195-29 of the Code.
8. A sign variance to permit two (2) ground signs along South Broad Street from Article VII, section 195-35 and the Schedule of Sign Regulations (Schedule) thereto of the Code.
9. A total sign area variance of 15.54 square feet from Article VII, section 195-35 and the Schedule thereto of the Code.