

PUBLIC NOTICE

PLEASE TAKE NOTICE that Zoning Hearing Board of Upper Gwynedd Township will hold an in-person public hearing(s) on Tuesday April 4, 2023, at the Upper Gwynedd Township Building, 1 Parkside Place, North Wales (Upper Gwynedd Township), PA 19454, at 6:00 P.M. on the following matter:

Hearing No. 22-21: Provco Pinegood Lansdale, LLC of 795 E. Lancaster Avenue, Suite 200, Villanova PA 19085 for property located at 1601 Valley Forge Road, Lansdale, PA 19446, known as Tax Parcel No. 56-00-08605-00-6, for the following relief from the Upper Gwynedd Zoning Code to permit the sale of motor-fuels including gasoline at an existing Wawa convenience store location: (1) a special exception under Section 195-22.A(8)(c); and (2) for sign variances from Section 195-35 of the Upper Gwynedd Township Zoning Ordinance and Attachment “Schedule of Sign Regulations” to permit free-standing signs that contain red or greenlights within 75 ft. of a public right-of-way. Both free-standing signs violate this requirement with the closest measuring 3.7ft. to the ultimate right-of-way; and a variance to permit façade signs on “buildings” at a height greater than permitted. Height permitted is the building height or 12 ft., whichever is less. Applicant proposes a sign on the canopy not to exceed 19 ft. and sign on the store front not to exceed 22 ft. The Property is zoned C – Commercial District.

Copies of the application, exhibits, site plans or other materials received by the Township in connection with the above matter are on file with the Zoning Officer at the Township Building. Paper copies may be requested in writing from the Township at a cost as permitted by law. The public is invited to attend the public hearing and participate. If a member of the public would like to participate but requires assistance or accommodation, please contact the Township at mweaver@uppergwynedd.org or (215) 699-7777 prior to 10:00 a.m. on April 4, 2023.

Patrick Hitchens, Esquire

Solicitor for the Zoning Hearing Board of
Upper Gwynedd Township

As stated in the legal advertisement, copies of the applications, exhibits, site plans or other materials received by the Township for zoning cases to be heard by the Zoning Hearing Board are on file with the Zoning Officer. In an effort to make these documents more accessible, electronic copies are available below. Because Pennsylvania law does not require applicants to submit exhibits in advance of a hearing, other materials may be presented at the hearing that were not submitted in advance or that may differ from the materials submitted. Therefore, any individual interested in a particular zoning case is encouraged to attend the hearing in order to be apprised of all documents and information presented.