

PUBLIC NOTICE

PLEASE TAKE NOTICE that Zoning Hearing Board of Upper Gwynedd Township will not meet on March 22, 2022, as previously advertised and will hold an in-person public hearing(s) on Tuesday, March 29, 2022, at the Upper Gwynedd Township Building, 1 Parkside Place, North Wales (Upper Gwynedd Township), PA 19454, at 7:00 P.M. on the following matters:

Hearing No. 22-03: Sanctuary United Methodist Church of 1346 E. Prospect Avenue, North Wales, PA 19454 for property located at the same address, for the following variances from the Upper Gwynedd Zoning Code to construct a ground sign with an LED display: (1) a variance from Section 195-Attachment 1 to allow a sign area of 36 sq ft where a maximum of 24 sf ft is permitted; (2) a variance from Section 195-Attachment 1 to allow a height of 8 ft where a maximum of 7 ft is permitted; (3) a variance from Section 195-35.J.(2)(1)[2] to permit an LED display when variances are requested from Section 195-Attachment 1; (4) a variance from Section 195-35.J.(2)(1)[5] to permit an LED display with three colors when only one color is permitted; and (5) a variance from Section 195-35.J.(2)(1)[7] to permit a message to be displayed every two minutes where a minimum of four hours is required. The Property is zoned R-2 Residential.

Hearing No. 22-04: Robert A. Chabala of 110 Webers Road, North Wales PA 19454 for property located at the same address, for the following variances from the Upper Gwynedd Zoning Code to permit a shed: (1) a variance from Section 195-12.B(3) to permit a front yard setback of 35 ft where 50 ft is required along Marlyns Lane, and (2) a variance from Section 195-9.G.(1) to permit an accessory structure within the front yard of a lot end between the principal building and the street right-of-way line along Marlyns Lane. The Property is a corner lot and is zoned R-2 Residential.

Hearing No. 22-05: Cari Moulton of 725 Shearer Street, North Wales PA 19454 for property located at the same address, for a variance from Section 195-9.F.(1)(g) of the Upper Gwynedd Zoning Code to permit a one-story accessory building in the rear yard with in-law suite. The Property is a corner lot and is zoned R-2 Residential.

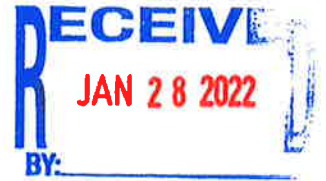
Copies of the application, exhibits, site plans or other materials received by the Township in connection with the above matters are on file with the Zoning Officer at the Township Building. Paper copies may be requested in writing from the Township at a cost as permitted by law. The public is invited to attend the public hearings 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 March 29, 2022.

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.

ZONING HEARING BOARD
 UPPER GWYNEDD TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA
 Zoning Ordinance of November 23, 1987 as Amended



APPLICATION FOR VARIANCE(S) _____
 APPLICATION FOR SPECIAL EXCEPTION(S) _____
 APPEAL FROM ZONING OFFICER'S
 DECISION/DETERMINATION(S) _____

Check One

Date: 11/17/2021

PROPERTY ADDRESS/
 LOCATION 1346 E. Prospect Ave LOT SIZE 5.557 Acres ZONING DISTRICT _____

Check One (Applicant)
 Owner / *Trustee
 _____ Equitable Owner (under Agreement of Sale)
 _____ Lessor
 _____ Lessee

Applicant's Name: Carl Gravely-Trustee on behalf of Trustee(s) Check One
 _____ Date Ownership Secured _____
 Address: 1229 Swamp Rd Furlong, PA 18925 _____ Date of Agreement of Sale _____
 Telephone: 724-989-9657 _____ Date of Lease _____
carl.gravely@gmail.com

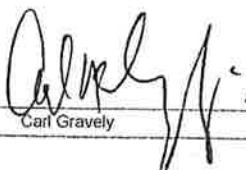
Contractor's or
 Agent's Name Trustees on Behalf of Sanctuary UMC Public Water Yes No _____
 Public Sewer Yes No _____

Address 1346 E Prospect Ave, North Wales, PA 19454

Give full information as to Section of Zoning Ordinance involved and reasons why the Variance(s), Special Exception(s) or Appeal is desired and why it should be granted.

Please see Attachment (A) in response to Items 1-6 answered or reasons provided.

Owner's signature, if Applicant
 is not Owner, agreeing to this
 Application

Applicant's Signature 
 Please Print Name: Carl Gravely Trustee
 Attorney's Name: _____
 Address: _____
 Telephone: _____

Record of Secretary - Zoning Hearing Board

Application No. _____	Hearing Date(s) _____	Decision Date _____
VARIANCE(S)	Granted _____	Denied _____
SPECIAL EXCEPTION(S)	Granted _____	Denied _____
APPEAL	Granted _____	Denied _____

RESTRICTIONS/CONDITIONS (if any)

- () Zoning Officer
- () Zoning Hearing Board
- () Board of Commissioners
- () Zoning Solicitor

Signature of Secretary _____

Sanctuary UMC Responses to Sign Permit Application 1/17/2022

Attn:

UPPER GWYNEDD TOWNSHIP

BOARD OF COMMISSIONERS

Application Statement:

Background: Sanctuary purchased a LED sign in 2011 with a "verbal" understanding from the township that we would be able to install it to replace our existing sign. As the process un-folded we learned that we were, in fact, not able to obtain the township approval for the installation. Since that time the sign has been stored in our shed and we are currently in the process of discerning if we should move forward with our investment and take the necessary steps to gain township approval to install the sign and remove our existing sign.

In our initial zoning presentation, we noted that we would be using the sign to not only promote Sanctuary's events and happenings but that we could also use this sign to share local information such as Blood Drive events, etc. so that it will be seen as an asset to our community (even something as simple as displaying the time and temp will be helpful for the many walkers and those who frequently drive by our property).

Please review our variance application and see notations in response to the ordinances. Note: the sign is now 10 years old and some options may be limited by the technology at that time.

Highlights below are our responses and color coded per the following:

Yellow-Seeking Variance

Green-Confirmed/complies

NO VARIANCE
REQ'D

1. Section 195-35.J.(2)(L)[9]

[a] No sign may be closer than 250 feet to the nearest dwelling unit. For 501 Hancock Road the setback is calculated to be approximately 221 feet. For 1349 W Prospect Avenue, the setback is calculated to be approximately 214 feet.

Seeking approval for alternate location considered than that of sign application. (empty flower box north of Kitchen/Patio area. (Abandon old sign landscape area and removing the old sign) 5 Images below

2. LED Signs are only permitted as part of a ground sign that complies with all other applicable provisions and the schedule of sign regulations.

> The maximum area for a ground sign= 24 s.f. The proposed sign= 40 s.f. Variance, 12SF LED message area, 6x4=24SF top sign. Exact Total is 36 square feet. Application was rounded to the nearest 10s.

> The maximum height= 7.0 ft. The proposed sign height= 8.5 ft. 4feet plus 2 feet = 6 feet of height. Only allows 1 foot of clearance for snow and landscaping. 7 feet can be met however seeking

variance for 8 feet. The reason is to allow flower plantings as well as average snowfall to NOT interfere with the message board.

3. The copy area of any LED message screen shall be no greater than 50% of the allowable sign area per sign face. This calculation shall be confirmed by the applicant.

Confirmed! LED message area is 2ft x 6ft = 12SF

4. LED lines for messages shall not exceed three lines of LED text per each sign face. Please confirm or seek a variance.

Application supporting document included the model that shows 3 lines. Confirmed!

5. LED signs are restricted to one color of LED for the entire message. Based upon the exhibits filed, a variance will be required to permit multiple colors.

Seeking Variance graphics will only render with Tri Color use.

6. General Regulations. Please confirm that the following shall apply:

Message changes shall be immediate. (Confirmed-controlled by the signs processor old 2012 model)

Each message shall be displayed for a minimum period of four hours. (Variance for 2 minutes) Understanding safety is the number 1 issue, there are a lot of walkers with the new development as with the athletic fields in use to try and convey messages to.

Signs shall not blink, flash, or move. Variance-(Clock and temperature will move.)

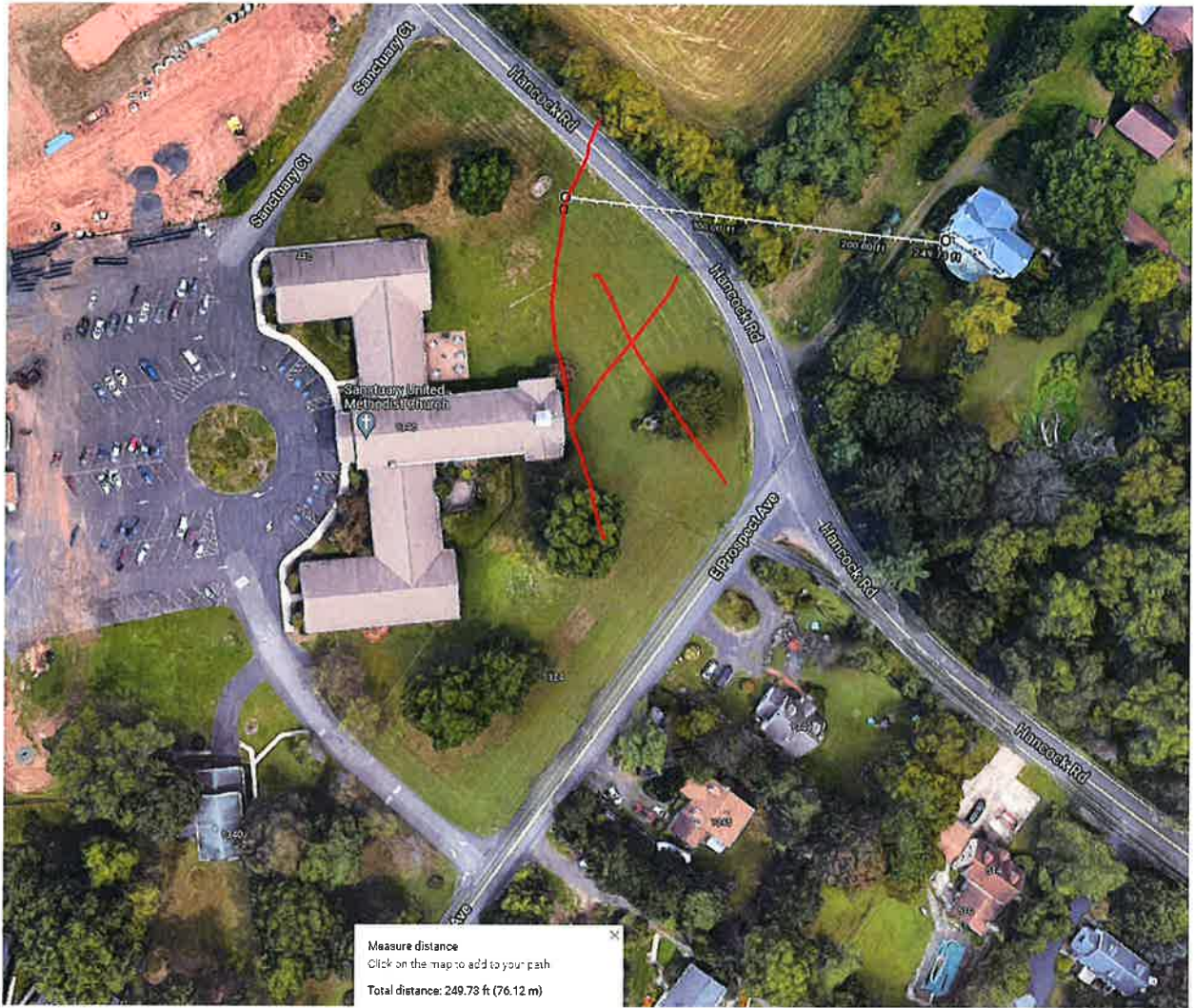
Illumination shall turn off no later than 10:30 p.m., every night. (Confirmed)

Images for Item 1 above:





Measure distance
Click on the map to add to your path
Total distance: 251.93 ft (76.79 m)





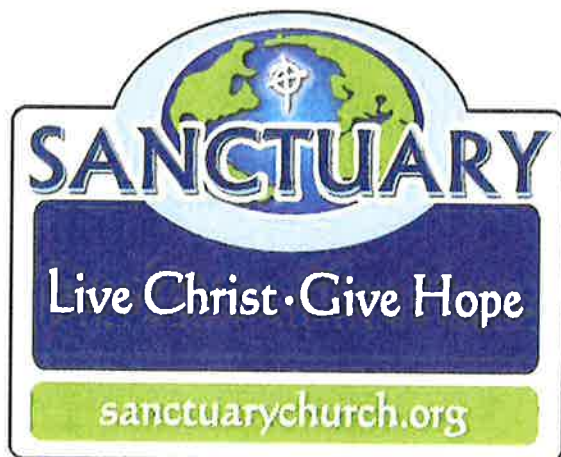
Measure distance
Click on the map to add to your path
Total distance: 252.69 ft (77.02 m)

FROM ORIGINAL BUILDING/SIGN PERMIT



To be an upgrade to existing sign at current location shown on plot plan from developers.

Additional Images for reference:



This is our sign design that will be installed like image

above.

ZONING HEARING BOARD
 UPPER GWYNEDD TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA
 Zoning Ordinance of November 23, 1987 as Amended

David
 2/11/22
 CK 110
 \$450.00

APPLICATION FOR VARIANCE(S) **Check One**
 APPLICATION FOR SPECIAL EXCEPTION(S) _____
 APPEAL FROM ZONING OFFICER'S _____
 DECISION/DETERMINATION(S) _____

Date: 01/27/2022

PROPERTY ADDRESS/ LOCATION 110 Weber Rd North Wales, PA 19454 LOT SIZE 0.68 ZONING DISTRICT R2

Check One (Applicant)
 Owner
 Equitable Owner (under Agreement of Sale)
 Lessor
 Lessee

Applicant's Name: Robert Chabala
 Address: 110 Weber Rd North Wales, PA 19454
 Telephone: 484-744-0140

Date Ownership Secured 03/27/2013
 Date of Agreement of Sale _____
 Date of Lease _____

Contractor's or Agent's Name Discount Structures

Public Water Yes No _____
 Public Sewer Yes No _____

Address: 500 EASTON Rd, WARRINGTON PA

Give full information as to Section of Zoning Ordinance involved and reasons why the Variance(s), Special Exception(s) or Appeal is desired and why it should be granted.

Structure has been on my property since [08] 11/2015. I WAS UNWARE that the prebuilt now PERMANENT structure needed to be set back 50 feet from MARLYNS rd.

Owner's signature, if Applicant is not Owner, agreeing to this Application

Applicant's Signature Robert Chabala
 Please Print Name: ROBERT CHABALA
 Attorney's Name: n/a
 Address: _____
 Telephone: _____

Record of Secretary - Zoning Hearing Board

Application No. _____ Hearing Date(s) _____ Decision Date _____

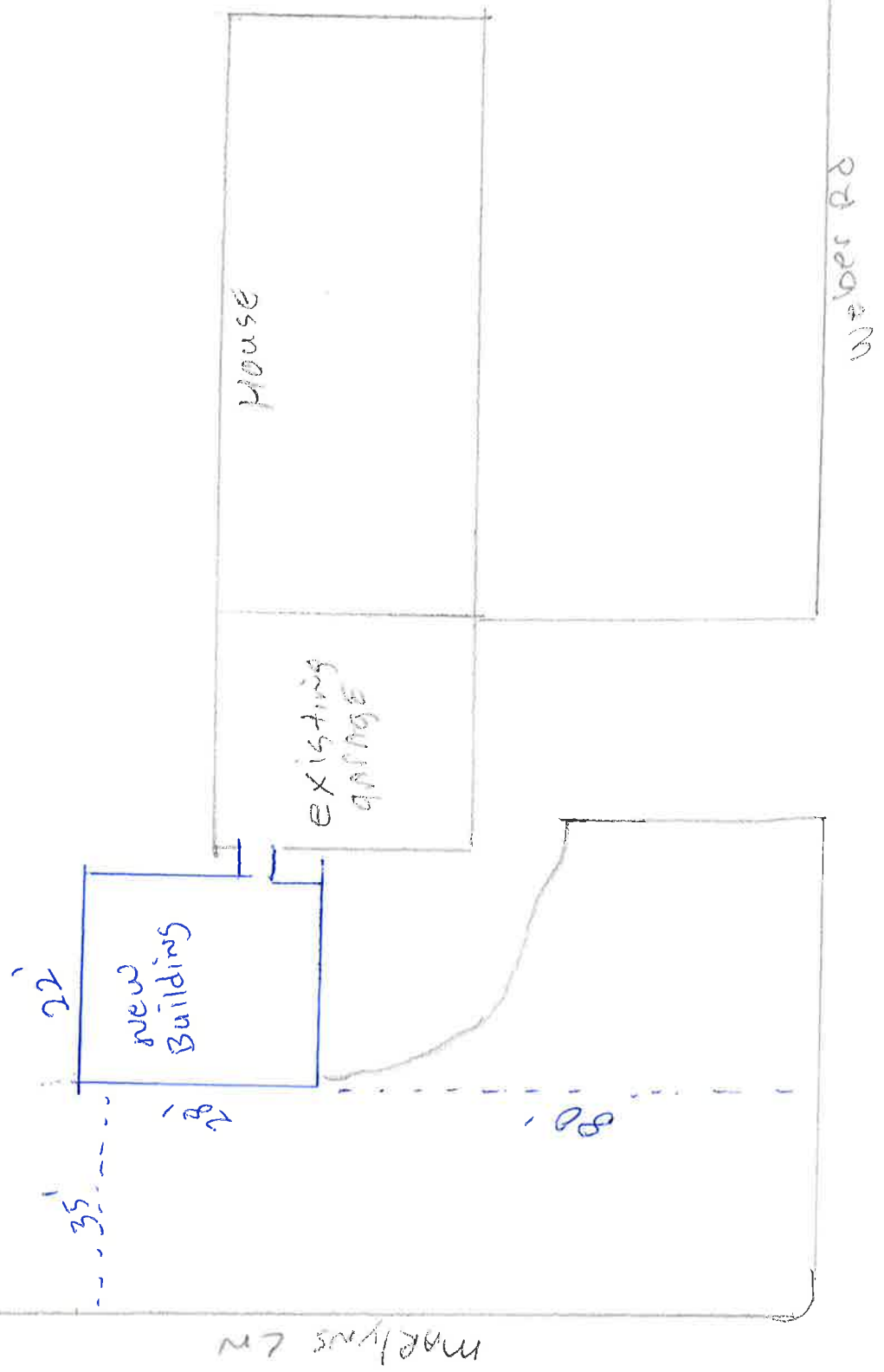
VARIANCE(S)	Granted _____	Denied _____
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RESTRICTIONS/CONDITIONS (if any)

- () Zoning Officer
- () Zoning Hearing Board
- () Board of Commissioners
- () Zoning Solicitor

Signature of Secretary _____

Robert Chabala
110 Weber Rd
Mt. Wales, PA 1945



RECEIVED
FEB 04 2022
BY: _____

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UPPER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
Zoning Ordinance of November 23, 1987 as Amended

FEB 04 2022

APPLICATION FOR VARIANCE(S)
APPLICATION FOR SPECIAL EXCEPTION(S)
APPEAL FROM ZONING OFFICER'S
DECISION/DETERMINATION(S)

Check One
X

Date: 2-4-22

PROPERTY ADDRESS/
LOCATION 725 SHEARER ST LOT SIZE 40,882 SF ZONING DISTRICT _____
NORTH WALES, PA

Check One (Applicant)
X Owner
____ Equitable Owner (under Agreement of Sale)
____ Lessor
____ Lessee

Applicant's Name: CARI MOUTON
Address: 725 SHEARER ST
Telephone: 215-837-4700

Check One
Date Ownership Secured _____
Date of Agreement of Sale _____
Date of Lease _____

Contractor's or
Agent's Name DAVINCI

Public Water Yes _____ No _____
Public Sewer Yes _____ No _____

Address: 801 EAST PENNSYLVANIA BLVD
FEASTERVILLE, PA 19053

Give full information as to Section of Zoning Ordinance involved and reasons why the Variance(s), Special Exception(s) or Appeal is desired and why it should be granted.

Cari Mouton
Owner's signature, if Applicant
is not Owner, agreeing to this
Application

Cari Mouton
Applicant's Signature
Please Print Name: Cari Mouton
Attorney's Name: _____
Address: _____
Telephone: _____

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