

## PUBLIC NOTICE

**PLEASE TAKE NOTICE** that Zoning Hearing Board of Upper Gwynedd Township will hold an in-person public hearing(s) on Tuesday, January 24, 2023, at the Upper Gwynedd Township Building, 1 Parkside Place, North Wales (Upper Gwynedd Township), PA 19454, at 7:00 P.M. on the following matter:

**Continued 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**, for a special exception and variances from the Upper Gwynedd Zoning Code to relief from the Upper Gwynedd Zoning Code to permit the sale of motor-fuels including gasoline at an existing WaWa convenience store location as previously advertised. The Property is zoned C-Commercial District.

**Hearing No. 22-22: Matthew and Shelly Bookler of 1237 Dickerson Road, North Wales, PA 19454 for properties located at the same address with parcel numbers 56-00-01858-00-3 and 56-00-03661-00-9**, for the following relief from the Upper Gwynedd Zoning Code to permit the construction of a detached garage: (1) a variance from Section 195-9.G.(1) to permit a 20 foot setback from the street right-of-way where 50 feet is required; and (2) a variance from Section 195-9.M to permit an accessory building height at the mid-point of the highest and lowest roof elevation of 14 feet 2 inches where a maximum height of 14 feet is allowed. The Property is zoned R-2 Residential 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](mailto:mweaver@uppergwynedd.org) or (215) 699-7777 prior to 10:00 a.m. on January 24, 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.***



**Attachment to Zoning Hearing Board Application  
Provco Pinegood Lansdale, LLC  
1601 Valley Forge Road  
Upper Gwynedd Township**

**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:**

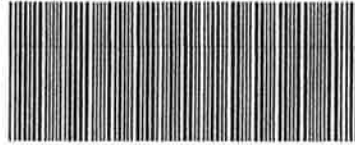
The Applicant requests the following:

1. A Special Exception pursuant to Section 195-22.A.(8)(c) to permit the sale of motor fuels including gasoline.
2. Sign variances from Section 195-35 and Attachment "Schedule of Sign Regulations" as follows:
  - a. A variance to permit a total sign area of 215.58 square feet, where a total of 40 square feet is permitted.
  - b. A variance to permit 2 ground signs (one for each frontage) measuring 46.87 square feet each, where 24 square feet is permitted.
  - c. A variance to permit a sign height of 20 feet, where 12 feet is permitted.
  - d. A variance to permit total façade signs of 121.84 square feet, where 40 square feet is permitted.
  - e. A variance to permit a total of 20 façade signs, where 1 façade sign is permitted.
  - f. A variance to permit two (2) red and green LED signs (ground signs, one on each frontage), where only one color of LED on the message screen is permitted.
3. A variance from §195-9.O(5)(b) to permit less than the required amount of parking lot landscaping area, where 10% of the parking lot facility must be devoted to landscaping.

The Applicant is redeveloping the Property with better facilities and landscaping than exists today. The Property suffers a hardship in that it is oddly shaped which was not created by the Applicant. Minor modification of the Zoning Ordinance is necessary to achieve reasonable use of the Property. What is proposed is in keeping with the character of the neighborhood and not adverse to the public health, safety and welfare.



**DEED BK 6079 PG 01293 to 01298**  
**INSTRUMENT # : 2018008712**  
**RECORDED DATE: 02/07/2018 08:47:23 AM**



3739410-0006Q

**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY**  
*Jeanne Sorg*

One Montgomery Plaza  
 Swede and Alry Streets ~ Suite 303  
 P.O. Box 311 ~ Norristown, PA 19404  
 Office: (610) 278-3289 ~ Fax: (610) 278-3869

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 6

<b>Document Type:</b> Deed	<b>Transaction #:</b> 3875416 - 1 Doc
<b>Document Date:</b> 02/01/2018	(s)
<b>Reference Info:</b>	<b>Document Page Count:</b> 5
	<b>Operator Id:</b> msanabla

<b>RETURN TO: (Mail)</b> SURETY TITLE ABSTRACT CO LLC 11 Eves Drive Suite 150 Marlton, NJ 08053	<b>PAID BY:</b> SURETY TITLE COMPANY
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**\* PROPERTY DATA:**  
 Parcel ID #: 56-00-08605-00-6  
 Address: 1601 VALLEY FORGE RD  
 PA  
 Municipality: Upper Gwynedd Township  
 (100%)  
 School District: North Penn

**\* ASSOCIATED DOCUMENT(S):**

**CONSIDERATION/SECURED AMT:**  
**\$2,100,000.00**

**FEES / TAXES:**  
 Recording Fee: Deed  
 Additional Pages Fee  
 Affordable Housing Pages  
 State RTT  
 Upper Gwynedd Township RTT  
 North Penn School District RTT  
**Total:**

DEED BK 6079 PG 01293 to 01298  
 Recorded Date: 02/07/2018 08:47:23 AM  
 I hereby CERTIFY that this document is  
 recorded in the Recorder of Deeds Office in  
 Montgomery County, Pennsylvania.



*Jeanne Sorg*

**Jeanne Sorg**  
**Recorder of Deeds**

Rev1a 2016-01-29

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

**NOTE: If document data differs from cover sheet, document data always supersedes.**

**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL**

**PREPARED BY &  
RECORD AND RETURN TO:**

Christopher J. Preate, Esquire  
Cozen O'Connor  
One Liberty Place, 28th Floor  
1650 Market Street  
Philadelphia, PA 19103

**Tax Parcel No.: 56-00-08605-00-6  
1601 Valley Forge Road**

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
56-00-08605-00-6 UPPER GWYNEDD  
1601 VALLEY FORGE RD

WAWA INC  
B 054 U 004 L 4546 DATE: 02/07/2018

JW

7133920-02  
RECORD & RETURN TO:  
Surety Title Co., LLC  
11 Evans Drive, Suite 150  
Marlton, NJ 08058

Montgomery County

FEB 07 2018

Recorder of Deeds

**SPECIAL WARRANTY DEED**

**THIS INDENTURE** made the 1<sup>st</sup> day of February 2018, but made effective as of the 2 day of February 2018, by and between WAWA, INC., a New Jersey corporation, with an address at 260 W. Baltimore Pike, Wawa, Pennsylvania 19063 (the "**Grantor**"), of the one part, and PROVCO PINEGOOD LANSDALE, LLC, a Pennsylvania limited liability company, with an address at 795 E. Lancaster Avenue, Suite 200, Villanova, Pennsylvania 19085 (the "**Grantee**"), of the other part.

**WITNESSETH**, that the said Grantor for and in consideration of the sum of \_\_\_\_\_ lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, conveyed, bargained and sold, aliened, enfeoffed, released and confirmed and by these presents does grant, convey, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee and its successors and assigns:

**ALL THAT CERTAIN** real property and the improvements located thereon situate in the Township of Upper Gwynedd and County of Montgomery, Pennsylvania, all as more particularly described by metes and bounds on Exhibit A attached hereto, and by this reference incorporated herein for all purposes.

**TOGETHER WITH** all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

**TO HAVE AND TO HOLD** the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors

and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

**AND** the said Grantor, for itself and its successors and assigns does by these presents, covenant, promise, grant and agree, to and with the said Grantee, and its successors and assigns, that the said Grantor and its successors and assigns, all and singular the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it the said Grantor, its successors and assigns and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it or any of them, shall and will WARRANT and forever DEFEND.

*[remainder of page left intentionally blank; signature page follows]*

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be duly executed on the day and year first above written.

**GRANTOR:**

WAWA, INC., a New Jersey corporation

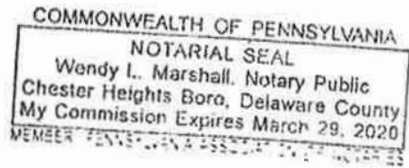
By: *Brian A. Schaller*  
Printed Name: BRIAN A. SCHALLER  
Title: SR VP

STATE OF PENNSYLVANIA :  
 : SS.  
COUNTY OF Delaware :

ON THIS, the 1<sup>st</sup> day of February 2018, before me, Wendy L. Marshall the undersigned officer, personally appeared Brian A. Schaller, who acknowledged himself to be the Sr. Vice President of Wawa, Inc., a New Jersey corporation, and that he/she as such Officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself/herself as such Officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Wendy L. Marshall*  
/ Notary Public



The mailing address of the above-named Grantee is:

c/o Provco Group  
795 E. Lancaster Avenue, Suite 200  
Villanova, Pennsylvania 19085

On behalf of the Grantee

**PROVCO PINEGOOD LANSDALE, LLC**  
a Pennsylvania limited liability company

By: 

Printed Name: GERALD HOLTE

Title: PRESIDENT



## Exhibit A

### Legal Description of the Property

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in the Township of Upper Gwynedd, County of Montgomery and State of Pennsylvania bounded and described according to a plan of survey made for Wawa, Inc. by Control Point Associates, Inc., dated September 02, 1998 revised January 28, 2000, as follows:

BEGINNING at a point on the Southeasterly legal right-of-way line of Valley Forge Road (33 foot wide right-of-way; aka State Route 363) said point being a common corner between the herein described parcel and unit 110 block 54 lands now or formerly of John H. Gibson and Margaret Gibson and Joseph Egner and Katherine Egner, Deed Book 2992, Page 0384, from said point running, thence:

1. ALONG the division line between the herein described parcel and unit 110 block 54 South 39 degrees 21 minutes 00 seconds East, a distance of 135.84 feet to a point, thence;
2. CONTINUING along the division line of the herein described parcel and unit 110 block 54 North 46 degrees 39 minutes 00 seconds East, a distance of 174.94 feet to a point on the Southwesterly legal right-of-way line of Sumneytown Pike (50 foot wide right-or-way), thence;
3. ALONG the Southwesterly legal right-of-way line of Sumneytown Pike South 39 degrees 21 minutes 00 seconds East, a distance of 168.54 feet to a point, thence;
4. CONTINUING along the Southwesterly legal right-of-way line of Sumneytown Pike South 37 degrees 06 minutes 00 seconds East, a distance of 230.95 feet to a point, said point being a common corner between the herein described parcel and lands now or formerly of John M. Coughlin and Amy G. Coughlin, unit 3 block 54, thence;
5. ALONG the division line between the herein described parcel and unit 3 block 54 and also unit 2 block 54 South 63 degrees 15 minutes 30 seconds West a distance of 423.60 feet to a point, said point being a common corner between the herein described parcel and unit 108 block 54, lands now or formerly of Rodrick J. Danner, Jr. and Patricia White Danner, thence;
6. ALONG the division line between the herein described parcels and unit 108 block 54 North 42 degrees 26 minutes 00 seconds West a distance of 412.03 feet to a point on the Southeasterly legal right-of-way line of Valley Forge Road (33 foot wide right-of-way), thence;
7. ALONG the Southeasterly legal right-of-way line of Valley Forge Road North 46 degrees 36 minutes 58 seconds East, a distance of 270.77 feet to the point and place of BEGINNING.

PARCEL NO. 56-00-08605-00-6

BEING the same premises which William A. Gum, Inc., a Pennsylvania corporation, by Deed dated 03/06/2000 and recorded 03/22/2000 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5311, Page 430, granted and conveyed unto WAWA, Inc., a New Jersey corporation



HAMBURG, RUBIN, MULLIN,  
MAXWELL & LUPIN, PC  
ATTORNEYS AT LAW

www.HRMML.com  
Lawyers@HRMML.com

28999-0026

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Mark F. Himsworth  
Steven A. Hann  
Steven B. Barrett  
Christen G. Pionzio  
Ethan R. O'Shea  
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William G. Roark  
Lisa A. Shearman, LL.M.  
Nathan M. Murawsky  
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Steven J. English  
Noah Marlier  
Danielle M. Yacono  
Kevin M. McGrath  
John F. McCaul  
Gabriella T. Lacitignola  
Annie L. Neamand  
Zachary R. Morano  
Franqui-Ann Raffaele  
Gaetano J. DiPersia  
J. Braun Taylor

December 6, 2022

E. Van Rieker, Zoning Officer  
Upper Gwynedd Township  
1 Parkside Place  
North Wales, PA 19454

**Re: 1601 Valley Forge Road – Proposed Wawa  
Provco Pinegood Lansdale, LLC  
Zoning Hearing Board Application**

Dear Van:

Wawa requested revisions to the Zoning Plan, 12 of which depicting a last revision date of 12/2/2022 were delivered to you. These should replace the Zoning Plans submitted with the application and a PDF of the Plan is attached.

Parking was removed and the drive aisles between the canopy and Sumneytown Pike were increased to 30 ft. wide, while a 5ft. island between parking spaces was added for EV chargers. Nothing affects the relief requested, but I wanted you to have the most updated version.

Very truly yours,

HAMBURG, RUBIN, MULLIN,  
MAXWELL & LUPIN

*/s/ Christen G. Pionzio*

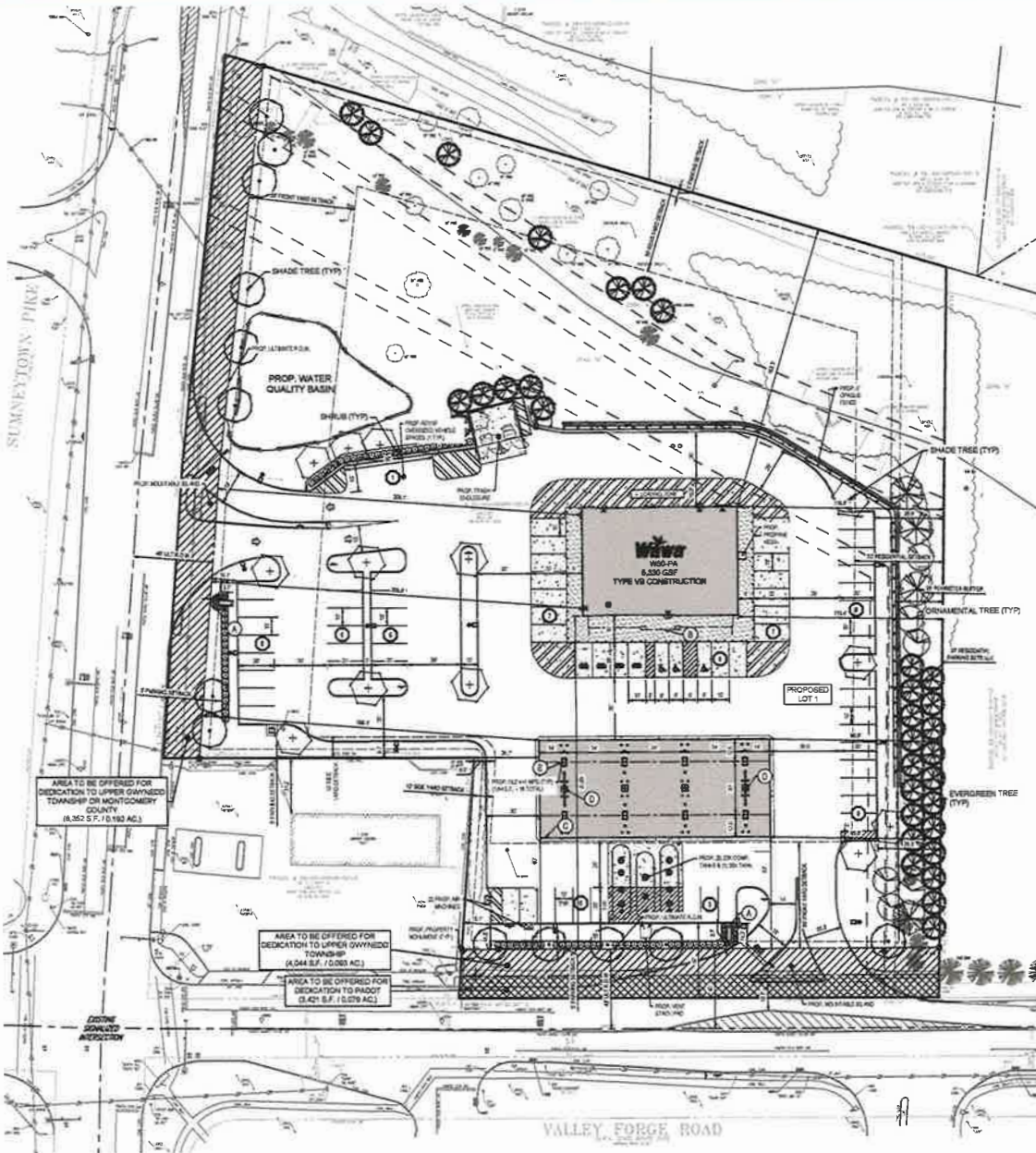
By: \_\_\_\_\_  
CHRISTEN G. PIONZIO

**LANSDALE**  
ACTS Center – Blue Bell  
375 Morris Road  
Post Office Box 1479  
Lansdale, PA 19446-0773  
Phone 215-661-0400  
Fax 215-661-0315

**HARRISBURG**  
Phone 717-943-1790  
Fax 717-943-1792

CGP/dcbk  
Enclosure

CC: Bruce Goodman, Provco Pinegood Lansdale, LLC – via email  
Joe Botta, Pineville Properties – via email  
Mike Cooley, The Provco Group – via email  
Joy Caldwell, The Provco Group – via email  
Shawn Muntz, Bohler Engineering – via email



**REFERENCES AND CONTACTS**

**REFERENCES**  
 1. LOCALITY & TOPOGRAHY SURVEY: ALLEGANY LAND TRUST, INTERSECTION OF VALLEY FORGE ROAD & SUMNERSTOWN PIKE, CHALKNOT, PA 15814, DATED 08/11/14  
 2. LOCALITY & TOPOGRAHY SURVEY: ALLEGANY LAND TRUST, INTERSECTION OF VALLEY FORGE ROAD & SUMNERSTOWN PIKE, CHALKNOT, PA 15814, DATED 08/11/14  
 3. LOCALITY & TOPOGRAHY SURVEY: ALLEGANY LAND TRUST, INTERSECTION OF VALLEY FORGE ROAD & SUMNERSTOWN PIKE, CHALKNOT, PA 15814, DATED 08/11/14  
 4. GOVERNMENT: SCENARIOS PLAN, SOUTH VALLEY FORGE ROAD & SUMNERSTOWN PIKE, BY BOHLER ENGINEERING, 1800 MANOR DRIVE, SUITE 202, CHALKNOT, PA 15814, DATED 04/15/14, LAST REVISED 08/12/22  
 5. GOVERNMENT: THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT VERIFY THE ACCURACY OF THE INFORMATION CONTAINED IN SAID REFERENCED DOCUMENTS OR OTHERS.



**LOCATION MAP**  
 SCALE: 1" = 1,000'  
 SOURCE: GOOGLE COMMAPS

**ZONING TABLE**

(ZONE: C COMMERCIAL)  
 OVERLAY ZONING: C COMMERCIAL  
 PROPOSED USE: WAWA FOOD MARKET WITH DRIVEWAY BUILD BY SPECIAL EXCEPTION

**APPLICANT & OWNER INFORMATION**

APPLICANT: BOHLER ENGINEERING, LLC  
 1800 MANOR DRIVE, SUITE 202  
 CHALKNOT, PA 15814  
 PHONE: 717-355-1133  
 FAX: 717-355-1134  
 DATED: 08/12/22

PROPERTY OWNER: BOHLER ENGINEERING, LLC  
 1800 MANOR DRIVE, SUITE 202  
 CHALKNOT, PA 15814  
 PHONE: 717-355-1133  
 FAX: 717-355-1134  
 DATED: 08/12/22

**BULK REQUIREMENTS**

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. BLDG. STRUCTURE HEIGHT	8.0 FT	10.0 FT	10.0 FT
MAX. BLDG. HEIGHT	35.0 FT	35.0 FT	35.0 FT
MIN. FRONT SETBACK	10.0 FT	10.0 FT	10.0 FT
MIN. SIDE SETBACK	5.0 FT	5.0 FT	5.0 FT
MIN. REAR SETBACK	5.0 FT	5.0 FT	5.0 FT
MIN. LOT WIDTH AT BUILDING LINE	75.0 FT	75.0 FT	75.0 FT
MIN. LOT AREA	10,500 SQ FT	10,500 SQ FT	10,500 SQ FT
MIN. LOT WIDTH AT REAR LINE	75.0 FT	75.0 FT	75.0 FT
MIN. BLDG. AREA	10,000 SQ FT	10,000 SQ FT	10,000 SQ FT
MIN. LOT DEPTH	100.0 FT	100.0 FT	100.0 FT
MIN. FRONT YARD SETBACK	10.0 FT	10.0 FT	10.0 FT
MIN. SIDE YARD SETBACK	5.0 FT	5.0 FT	5.0 FT
MIN. REAR YARD SETBACK	5.0 FT	5.0 FT	5.0 FT
MIN. FRONT SETBACK FROM DRIVEWAY	10.0 FT	10.0 FT	10.0 FT
MIN. SIDE SETBACK FROM DRIVEWAY	5.0 FT	5.0 FT	5.0 FT
MIN. REAR SETBACK FROM DRIVEWAY	5.0 FT	5.0 FT	5.0 FT
MIN. DRIVEWAY WIDTH	10.0 FT	10.0 FT	10.0 FT
MIN. DRIVEWAY SETBACK FROM DRIVEWAY	5.0 FT	5.0 FT	5.0 FT

**PARKING REQUIREMENTS**

DEMAND	MINIMUM REQUIRED	PROPOSED
1. 10000 SQ FT OF GROSS FLOOR AREA	100	100
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98. 10000 SQ FT OF GROSS FLOOR AREA	100	100
99. 10000 SQ FT OF GROSS FLOOR AREA	100	100
100. 10000 SQ FT OF GROSS FLOOR AREA	100	100

**PROPOSED SIGNAGE**

PROPOSED WAWA SIGNAGE SYMBOL LEGEND

NO.	DESCRIPTION	AREA (SQ FT)
1	1. WAWA SIGNAGE SYMBOL	100
2	2. WAWA SIGNAGE SYMBOL	100
3	3. WAWA SIGNAGE SYMBOL	100
4	4. WAWA SIGNAGE SYMBOL	100
5	5. WAWA SIGNAGE SYMBOL	100
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10	10. WAWA SIGNAGE SYMBOL	100
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**BOHLER**  
 SITE CIVIL AND CONSULTING DOCUMENTS  
 LAND SURVEYING  
 PROJECT MANAGEMENT  
 SUSTAINABLE DESIGN  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DESIGN
1	08/12/22	GENERAL REVISIONS	JCB



**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: PCE0011  
 DRAWN BY: JCB  
 CHECKED BY: JCB  
 DATE: 08/12/22  
 GAINS: PCE0011-0001

**ZONING PLAN**

FOR

**PROVCO GROUP, LTD**

PROPOSED WAWA FOOD MARKET  
 SOUTH VALLEY FORGE ROAD & SUMNERSTOWN PIKE  
 UPPER OWENSDOWN TOWNSHIP  
 MONTGOMERY COUNTY, PA  
 15848

**BOHLER**  
 1800 MANOR DRIVE, SUITE 202  
 CHALKNOT, PA 15814  
 Phone: (717) 355-1133  
 Fax: (717) 355-1134  
 www.BohlerEngineering.com

**C.J. BOCK**  
 PROFESSIONAL ENGINEER  
 MONTGOMERY COUNTY REG. NO. 107912  
 1800 MANOR DRIVE, SUITE 202  
 CHALKNOT, PA 15814

**ZONING PLAN**

1 OF 2

REVISION 1 - 12/03/2022

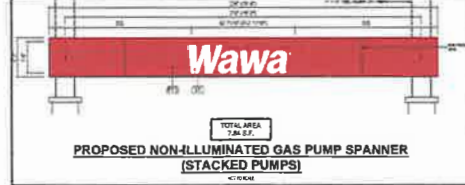
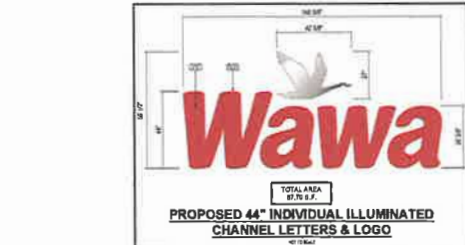
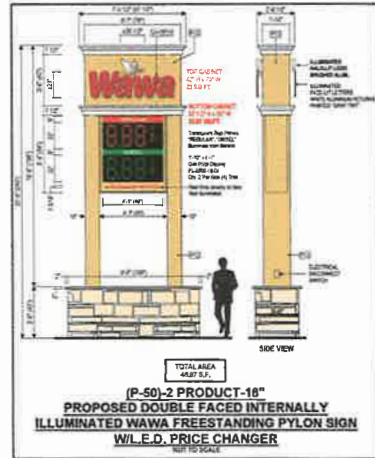


BOHLER ENGINEERING, INC. 1500 W. MARKET STREET, SUITE 200, CHALFONT, PA 19314  
 TEL: (610) 664-1122 FAX: (610) 664-1123 WWW.BOHLENGINEERING.COM

**PROPOSED SIGNAGE**

**PROPOSED WAWA SIGNAGE SYMBOL LEGEND**

NO.	DESCRIPTION	AREA (S.F.)
1	WAWA SIGNAGE CHASSIS (P-50)	44.00
1	LED ILLUMINATED WALL CANOPY SIGN	82.00
1	LED ILLUMINATED CHANNEL LETTERS & LOGO	87.00
1	NON-ILLUMINATED GAS PUMP SPANNER (STACKED PUMPS)	7.00
1	W.I.E.D. PRICE CHANGER	10.00
1	WAWA MPD (1.0M S.F.)	2.00
1	WAWA MPD (1.0M S.F.)	2.00
TOTAL PROPOSED SIGNAGE		235.00
TOTAL WAWA SIGNAGE		235.00
TOTAL LED ILLUMINATED SIGNAGE		136.00
TOTAL NON-ILLUMINATED SIGNAGE		99.00
TOTAL PUMP SPANNER SIGNAGE		7.00
TOTAL PRICE CHANGER SIGNAGE		10.00
TOTAL MPD SIGNAGE		4.00



**BOHLER** ENGINEERING, INC.  
 SITE CIVIL AND GEOTECHNICAL ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 JUSTIFIABLE DESIGN  
 PERMITTING SERVICES

**REVISIONS**

REV	DATE	COMMENT
1	08/20/2022	GENERAL REVISIONS

**811**  
 Call before you dig  
 CHALFONT, PA 19314  
 (610) 664-1122

**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: PC2021-01  
 DRAWN BY: JED  
 CHECKED BY: STM  
 DATE: 10/20/2022  
 PROJECT: PC2021-01-01-A

**ZONING PLAN**

FOR

**PROVCO GROUP, LTD**

PROPOSED WAWA FOOD MARKET  
 SOUTH VALLEY FORGE ROAD & SUMNEYTOWN PIKE  
 UPPER DWYENED TOWNSHIP  
 MONTGOMERY COUNTY, PA  
 19348

**BOHLER** ENGINEERING, INC.  
 1600 MANOR DRIVE, SUITE 200  
 CHALFONT, PA 19314  
 Phone: (610) 664-1122  
 Fax: (610) 664-1123  
 www.BohlerEngineering.com

**C.J. BOCK**  
 PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. 102758  
 NEW JERSEY LICENSE NO. 14089  
 ALABAMA LICENSE NO. 65040

**ZONING PLAN**

SHEET TITLE:

**2 OF 2**

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

**RECEIVED**  
 DEC 22 2022  
 BY: \_\_\_\_\_

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

Date: 11/15/22

PROPERTY ADDRESS/  
 LOCATION 1237 Dickerson Rd., North Wales LOT SIZE .93 acres ZONING DISTRICT R-2

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

Applicant's Name: Matt & Shelly Bookler Date Ownership Secured  Check One  
 Date of Agreement of Sale 8/11/09  
 Address: 1237 Dickerson Rd., North Wales Date of Lease \_\_\_\_\_  
 Telephone: (610) 715-3914

Contractor's or Agent's Name: Gemmi Construction, Inc. Public Water Yes  No \_\_\_\_\_  
 Public Sewer Yes  No \_\_\_\_\_

Address: P.O. Box 87, Mechanicsville, PA 18934

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.

*We have considered all potential areas of the property and determined that this placement is optimal.*

Owner's signature, if Applicant is not Owner, agreeing to this Application \_\_\_\_\_  
 Applicant's Signature [Signature]  
 Please Print Name: Matthew T Bookler  
 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

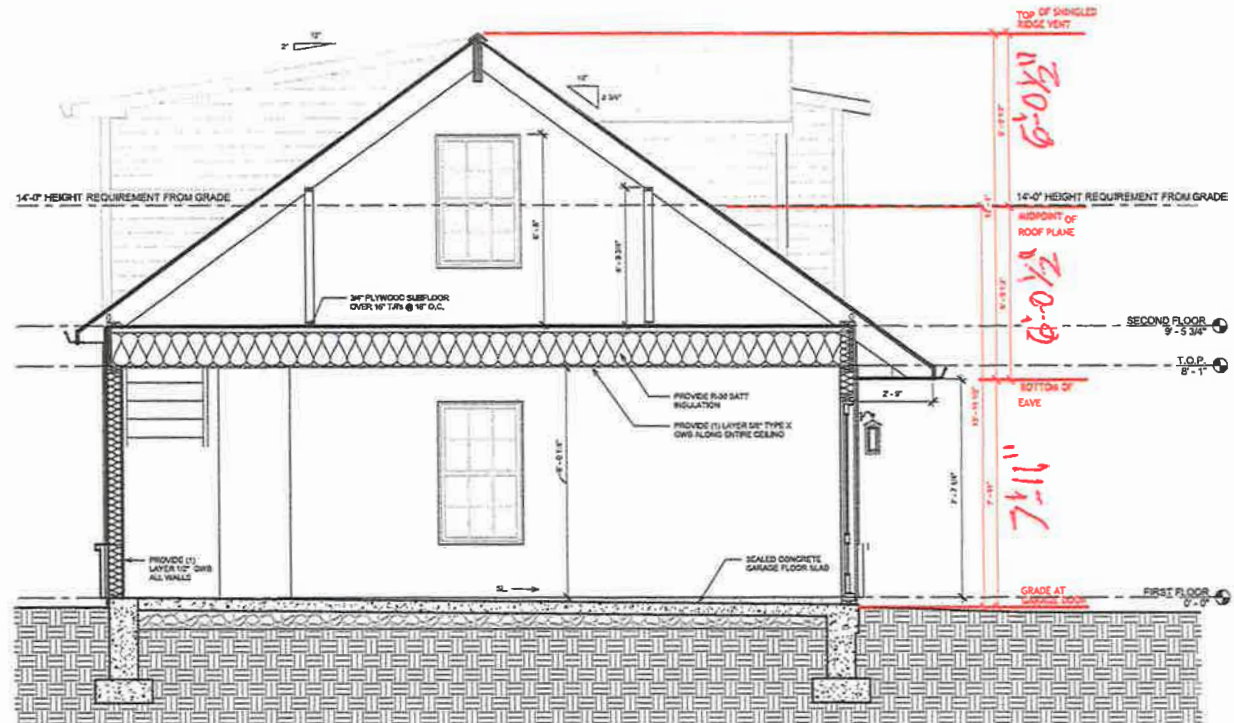
Signature of Secretary \_\_\_\_\_

Please take notice of this new exhibit which calculates the roof height and demonstrates that The height variance component for the detached garage of Appeal #22-22 is no longer required.

However, the variance for the front yard setback (from Hancock Rd) is still required.

ZHP# 22-22

RECEIVED  
JAN 07 2022  
BY: \_\_\_\_\_



**SCHMATIC GARAGE SECTION**

SCALE: 1/2" = 1'-0"



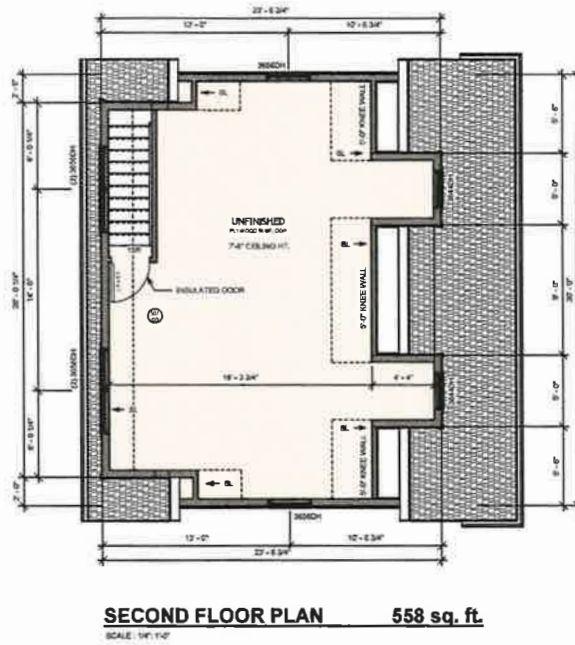
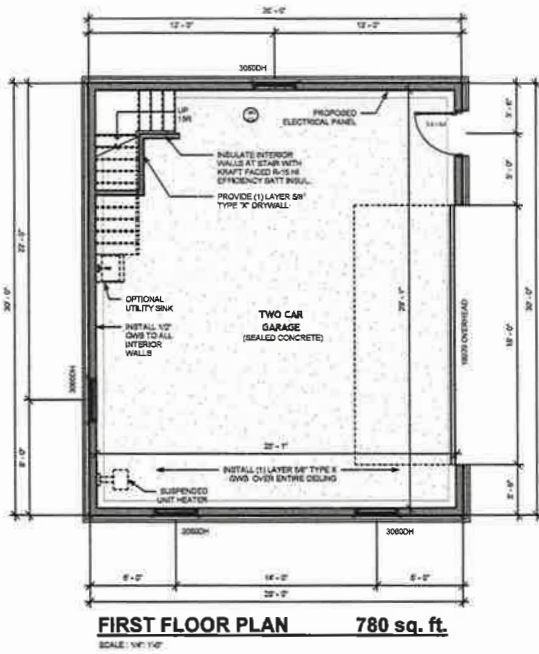
**BOOKLER RESIDENCE DETACHED GARAGE**  
1237 DICKERSON ROAD NORTH WALES, PA, 19454

22-080

2022-12-22

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**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**REAR ELEVATION**

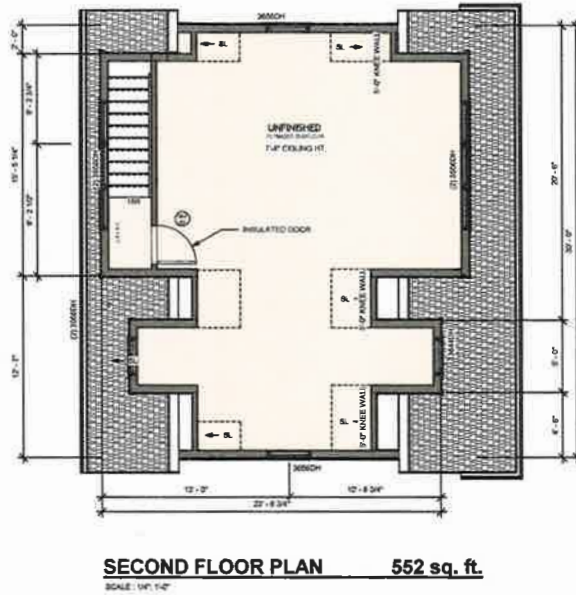
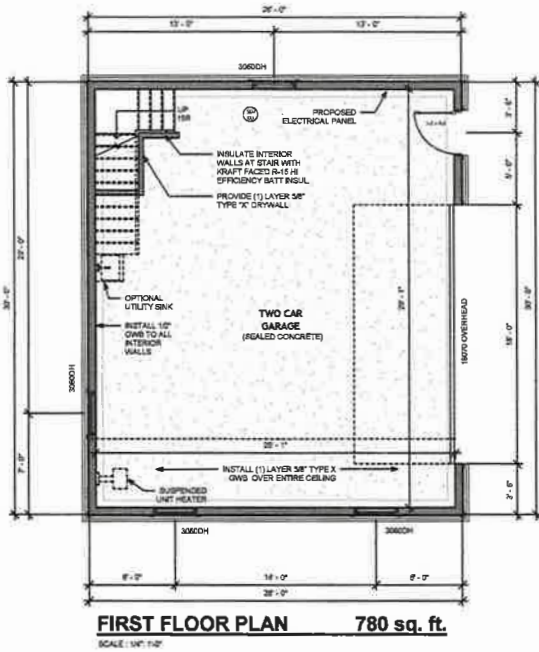
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**BOOKLER RESIDENCE DETACHED GARAGE**  
1237 DICKERSON ROAD NORTH WALES, PA, 19454

22-080  
2022-11-20

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**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**REAR ELEVATION**

SCALE: 1/4" = 1'-0"



**BOOKLER RESIDENCE DETACHED GARAGE**  
1237 DICKERSON ROAD NORTH WALES, PA, 19454

22-080  
2022-11-18

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