



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE – LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
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BOARD of SUPERVISORS

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Fran McCusker– Vice Chair
Michael Drossner
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WHITEMARSH TOWNSHIP ZONING HEARING BOARD PUBLIC HEARINGS FOR THURSDAY, SEPTEMBER 17, 2020 6:30 PM ZOOM MEETING PARTICIPATION INFORMATION

The Whitemarsh Township Zoning Hearing Board will conduct public hearings on **Thursday, September 17, 2020 at 6:30 PM for the cases as listed on the agenda for this date.**

In response to the Governor’s Stay Home Order due to the COVID 19 health pandemic, these hearings will be conducted via ZOOM. All members of the Board, staff and public will participate remotely. The public may join these hearings by either telephone using the dial in number or entering the URL on an internet browser. Below you will find instructions on how to access and participate in the hearing:

- **Hearing Date:** Thursday, September 17, 2020
- **Hearing Time:** 6:30 PM
- **Hearing URL:** <https://us02web.zoom.us/j/82406033682?pwd=WUvLREovYnlxVTU5SUpRVFc2MC9lZz09>
- **Hearing via Zoom App:** if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 824 0603 3682
- **Hearing dial in number (no video):** 1 646 558 8656
- **Hearing ID number (to be entered when prompted):** 824 0603 3682
- **Hearing Password:** 774952

THE PUBLIC MAY ALSO SUBMIT QUESTIONS OR COMMENTS PRIOR TO THE HEARINGS BY U.S. MAIL ADDRESSED TO CHARLES GUTTENPLAN, ZONING OFFICER, WHITEMARSH TOWNSHIP, 616 GERMANTOWN PIKE, LAFAYETTE HILL, PA 19444 RECEIVED NO LATER THAN SEPTEMBER 15, 2020 OR BY E-MAIL TO CGUTTENPLAN@WHITEMARSHTWP.ORG NO LATER THAN 12 NOON ON SEPTEMBER 16, 2020.

PERSONS WHO WISH TO BECOME PARTIES TO ANY OF THE APPLICATIONS MUST DO SO DURING THE HEARING ON THE RECORD THROUGH THE ZOOM LINK AS INSTRUCTED, FOLLOWED BY WRITTEN ENTRY OF APPEARANCE FORM. PERSONS MAY ALSO REQUEST PARTY STATUS IN WRITING IN ADVANCE OF THE HEARINGS, BY E-MAIL TO CGUTTENPLAN@WHITEMARSHTWP.ORG RECEIVED NO LATER THAN 12 NOON ON SEPTEMBER 16, 2020 AND THEN BEING AVAILABLE THROUGH THE ZOOM CONFERENCE LINK ON THE DATE AND TIME OF THE HEARING. A SAMPLE FORMAT FOR THE WRITTEN REQUEST FOR ENTRY OF APPEARANCE WILL BE POSTED ON THE TOWNSHIP WEBSITE.

Persons with a disability who wish to participate in the public hearing and require an auxiliary aid, service or other accommodation to participate in the hearing should contact Whitemarsh Township at 484-594-2625.

“A GREAT PLACE TO LIVE AND WORK”

**WHITEMARSH TOWNSHIP ZONING HEARING BOARD
ENTRY OF APPEARANCE AS A PARTY**

I/We _____

request to be granted party status in Application ZHB #2020-____ ,

Applicant: _____

Please Print Name and Address Below:

Please Sign Below:

WHITEMARSH TOWNSHIP
ZONING HEARING BOARD AGENDA
SEPTEMBER 17, 2020

6:30 PM

DUE TO THE COVID-19 HEALTH EMERGENCY, THESE CASES WILL BE CONDUCTED
VIA THE INTERNET USING 'ZOOM' TELECOMMUNICATION TECHNOLOGY

INSTRUCTIONS FOR PARTICIPATING IN THE MEETING WILL BE POSTED ON THE TOWNSHIP'S WEBSITE

___ Bacine ___ Behr ___ Casacio ___ Kramer ___ Weinstein ___ Rubin (Alt.)

1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

- Applicants are requested not to remove signs after the hearing at this time; Township staff will remove them once the hearing is completed.

3. ZONING HEARING BOARD APPLICATIONS

- **ZHB#2020-19:** Alliance HP Spring Mill Property, LLC., 1100 E. Hector Street, Conshohocken, PA; Parcel #65-00-05581-00-6; Block 013; Unit 011; Righter Street; Parcel #65-00-05581-01-5; Block 013; Unit 036; HVY-Heavy Industrial District; RCCD-2 Sub-District. The property is approximately 25 acres, known as "Spring Mill Corporate Center" and contains a multi-tenant commercial campus, "Spring Mill Campus". The Spring Mill Campus contains over 500,000 square feet of office space and 1,646 parking spaces. In addition to commercial office space, the Spring Mill Campus also includes a café, a fitness center, and social event space. The applicant is proposing new signage proposed to improve exterior visibility and internal site circulation. The following relief is being requested: **Variance from Section 116-207.B.** to exceed the 200 square foot limitation on total sign area for the proposed signs along Hector Street and North Lane; **Variance from 116-208.A.** to permit the proposed building identification signage, directional signage, and building graphic signage to exceed four square feet; **Variance from Section 116-209.B.** to permit more than one sign per street frontage for the proposed signs along Hector Street, North Lane, and Lee Street; and a **Variance from Section 116-209.C.** to permit the proposed signage along Hector Street and North Lane to be located closer than 1/2 the distance required for the front yard in the HVY District.

4. ADJOURNMENT

ZHB APPEAL #2020-19
SUMMARY

APPLICANT: Alliance HP Spring Mill Property, LLC

PROPERTY LOCATION: Parcel #65-00-05581-00-6
Block 013, Unit 011
1100 E. Hector Street
Parcel #65-00-05581-01-5
Block 013, Unit 036
Righter Street
Conshohocken, PA 19428

ZONING DISTRICT: HVY-Heavy Industrial District
RCCD-2 Sub=District

SUMMARY OF RELIEF REQUEST:

The property is approximately 25 acres, known as "Spring Mill Corporate Center" and contains a multi-tenant commercial campus, "Spring Mill Campus". The Spring Mill Campus contains over 500,000 square feet of office space and 1,646 parking spaces. In addition to commercial office space, the Spring Mill Campus also includes a café, a fitness center, and social event space. The applicant is proposing new signage proposed to improve exterior visibility and internal site circulation. The following relief is being requested:

1. **Variance from Section 116-207.B.** to exceed the 200 square foot limitation on total sign area for the proposed signs along Hector Street and North Lane
2. **Variance from 116-208.A.** to permit the proposed building identification signage, directional signage, and building graphic signage to exceed four square feet
3. **Variance from Section 116-209.B.** to permit more than one sign per street frontage for the proposed signs along Hector Street, North Lane, and Lee Street
4. **Variance from Section 116-209.C.** to permit the proposed signage along Hector Street and North Lane to be located closer than 1/2 the distance required for the front yard in the HVY District.

PRIOR DECISIONS:

ZHB#2014-18 IGC, BC, Green Space / Parking Garage
ZHB#2013-19 Signage/Café Zoe & Pizza
ZHB#2013-04 Signage/Main Line Health
ZHB#2011-35 Signage/Main Line Health
ZHB#1991-02 Parking
ZHB#1990-50 Retention Basin
ZHB#1989-50 Lee Park Investors/Signage
ZHB#1984-18 Retail Use/Parking
ZHB#1983-14 Parking
ZHB#1974-11 Lee Tire

Respectfully Submitted,



Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: 2020-19

Applicant/Appellant: Alliance HP Spring Mill Property LLC

Address: 40 Morris Avenue, Suite 230, Bryn Mawr, PA 19010, Attn: Max Ryan

Phone #: [REDACTED] Cell Number: [REDACTED] E-Mail: [REDACTED]

Owner: Same as Applicant

Address: _____

Phone #: _____ Cell Number: _____ E-Mail: _____

Location of the Property Involved: 1100 E. Hector Street (Spring Mill Corporate Center)

Block #: _____ Unit #: _____ Parcel #: 65-00-05581-00-6 / 65-00-05581-01-5

NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitemarsh Township Zoning Code which is (are) relied upon):

See attached.

GROUND(S) FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):

**Attach additional sheets if necessary

See attached.

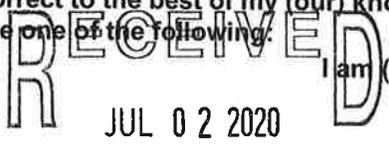
Legal Counsel (if represented): Robert M. Careless, Esq. / Cozen O'Connor

Address: One Liberty Place, 1650 Market Street, Suite 2800, Philadelphia, PA 19103

Phone #: (215) 665-4798 E-Mail: rcareless@cozen.com

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:



I am (We are)

- Owner(s) of Legal Title
- Owner(s) of Equitable Title
- Tenant(s) with permission of Owner(s) of Title (Enclose letter attesting to same)

WHITEMARSH TOWNSHIP
ZONING & ENGINEERING

Date: 6-29-20

Signature of Applicant/Appellant:

Signature of Applicant/Appellant:

**BEFORE THE ZONING HEARING BOARD
OF WHITEMARSH TOWNSHIP**

*In Re: Zoning Hearing Board Application of
Alliance HP Spring Mill Property LLC*

Attachment to Zoning Hearing Board Application

I. Background

The Application involves the property located at 1100 E. Hector Street, Conshohocken, PA 19428, also known as the Spring Mill Corporate Center ("Property"). The Property is owned by Alliance HP Spring Mill Property LLC ("Applicant"). The Property is approximately 25 acres and is comprised of, *inter alia*, a multi-tenant commercial campus ("Spring Mill Campus"). The Spring Mill Campus contains over 500,000 square feet of office space and 1,646 parking spaces. In addition to commercial office space, the Spring Mill Campus also includes a café, a boutique fitness center, and space for social events.

The Property is located approximately .2 miles from the Spring Mill Septa Regional Rail Station and the Schuylkill River Trail. Thus, in addition to the daily vehicular traffic at the Property, there is also a high volume of pedestrians walking or biking within and around the Property.

The instant Application requests relief for new signage proposed by Applicant on the Property in order to improve exterior visibility and internal site circulation.

II. Exhibits Appended

Applicant has appended the following exhibits hereto:

- Variance Summary prepared by Purdy Architecture and Design ("Purdy")
- Location Plan for Sign Groups 1A and 1B prepared by Purdy
- Location Plan for Sign Groups 2A, 2B, and 2C prepared by Purdy
- Location Plan for Sign Groups 3A and 3B prepared by Purdy
- Location Plan for Sign Groups 4A, 4B, and 4C prepared by Purdy
- Signage Rendering Package prepared by Design Intent
- Zoning and Tax Maps
- Prior ZHB Decisions

III. Relief Requested

Applicant requests variances for its proposed exterior signage and interior signage as outlined below.

Exterior Site Signage

1. Variance from Section 116-207B

Section 116-207B of the Township Zoning Ordinance states:

In addition, one or more ground, facial or projecting signs for the purpose of identifying the use or occupancy of such property, provided that the total sign area of all such signs does not exceed one square foot of area for each one foot of building frontage along the street on which such said signs are displayed or 200 square feet, whichever is less, and further provided that not more than 50 square feet of the permitted sign may be on signs located within the required minimum front yard

Applicant requests variances from Section 116-207B to exceed the 200 square foot limitation on total sign area for the proposed signs along Hector Street and North Lane as outlined on Exhibit A (i.e., Sign Groups 1A and 1B) and depicted on Exhibits B and C.

2. Variance from Section 116-209B

Section 116-209B of the Township Zoning Ordinance states:

Number of signs. Not more than one sign shall be permitted on any residential lot held in single or separate ownership. Not more than one sign shall be permitted for any one nonresidential use or establishment. If any primary use has walls fronting on two or more streets, one sign may be permitted on each frontage. The area for each sign for each street frontage shall be computed separately

Applicant requests variances to permit more than one sign per street frontage for the proposed signs along Hector Street, North Lane and Lee Street as outlined on Exhibit A (i.e., Sign Groups 2A, 2B, and 2C) and depicted on Exhibits B and D.

3. Variance from Section 116-209C

Section 116-209C of the Township Zoning Ordinance states:

Yard requirements. Except for residential and professional name signs, residential real estate signs, official street and traffic signs, public service signs and temporary signs, no portion of a sign shall be located closer to any street line than 1/2 the distance required of the front yard. If this requirement cannot be met, then signs

shall be attached to or mounted on the building front or signs may be permitted within the ROW if approved by the Board of Supervisors.

Applicant requests variances to permit the proposed signage along Hector Street and North Lane to be located closer than 1/2 the distance required for the front yard as outlined on Exhibit A (i.e., Sign Groups 3A and 3B) and depicted on Exhibits B and E.

Interior Site Signage

4. Variance from Section 116-208A

Section 116-208A of the Township Zoning Ordinance states:

Interior property parking and traffic control signs not exceeding four square feet, where such signs are authorized by the Zoning Officer on the advice of the Police Department. The sign shall not contain the name of the business or describe any products of the business.

Applicant requests variances to permit the proposed building identification signage, directional signage, and building graphic signage to exceed four square feet as outlined on Exhibit A (i.e., Sign Groups 4A, 4B, and 4C) and depicted on Exhibits B and F.

IV. Grounds for Relief

Section 116-217B of the Township Zoning Ordinance provides that the ZHB may grant a variance pursuant to the standards set forth in the Pennsylvania Municipalities Planning Code ("MPC").

Section 910.2 of the MPC provides:

The Board may grant a variance, provided that all of the following findings are made where relevant in a given case:

(1) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.

(2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

(3) That such unnecessary hardship has not been created by the appellant.

(4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

(5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

53 P.S. § 10910.2.

The size of the Property (i.e., 25 acres) together with the scale of the Spring Mill Campus (i.e., over 500,000 square feet of commercial space) results in unique physical circumstances and conditions such that the signage permitted pursuant to the Township's Zoning Ordinance is not adequate. Applicant has not created the hardship resulting from the size of the Property and scale of the Spring Mill Campus. If the variances are granted, the relief will not alter the essential character of the surrounding area nor substantially or permanently impair the appropriate use of adjacent properties. Further, the relief will not be detrimental to the public welfare; in fact, granting relief for the proposed signage will only serve to protect the safety of external and internal motorists, bicyclists and pedestrians. The proposed exterior signage will, among other things, aid motorists (including emergency vehicles) who are trying to locate the appropriate entrance to the Property. Further, the proposed internal signage will yield improved and safe site circulation. As such, the relief should be granted.

RDD-2 SUB DISTRICT

SITE

HVY

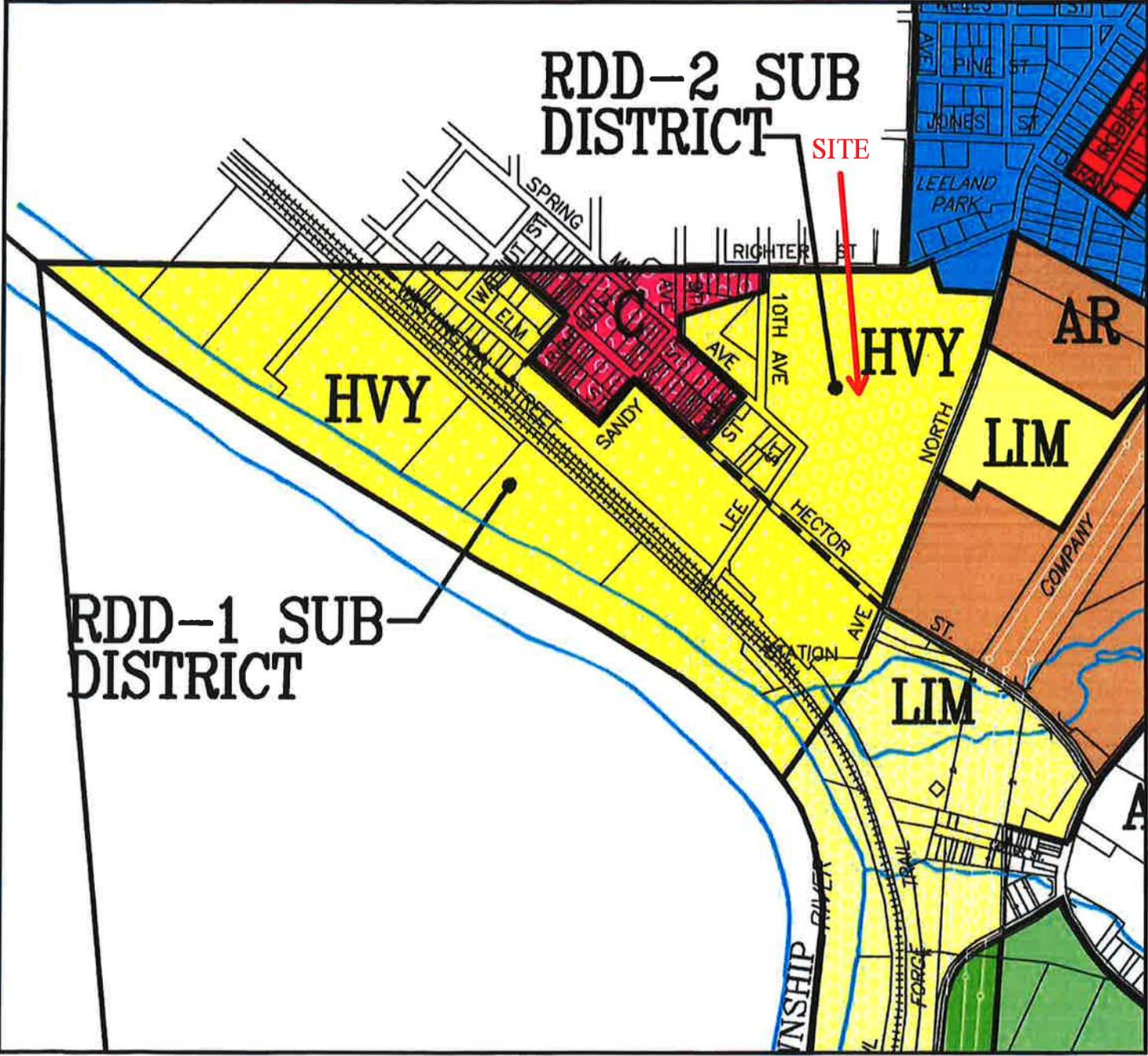
HVY

RDD-1 SUB DISTRICT

LIM

LIM

AR



PURDY
Architecture
and Design

May 10, 2020

Spring Mill Exterior Signage

This summary is based on the HVY/Limited Industrial zoning classification per the township ordinance

This summary covers all exterior signage, however, we have split this summary into groups of signs per variance required.

REQUEST #01

Variance from **116-207B** Signage exceeding 200SF per wall per street

1A Sign part of group of **Hector Street** signage exceeding 200 SF

- Intersection at North Lane (Replaces existing Monument Sign)
ST02/01 Main Monument Signage Monument Type 40 SF (Non Compliant)
- Intersection at Lee Street (New Signage)
ST02/14 Main Monument Signage Monument Type 40 SF (Non Compliant)
- Mid-Block Driveway (New Signage)
ST04/12 Directional signage Monument type 16.5 sf (Non-Compliant)
- Mid-Block Hector Street (Existing Rooftop signage)
Existing Roof Top Mounted "Spring Mill" letters 528 SF (Previous variance granted)
- Mid-Block Hector Street (Existing Wall signage)
Mainline Health Signage Existing 68 SF (Previous variance granted)
- Mid-Block Hector Street (New signage)
ST06B/13 Building Identification Signage Wall Mounted 4 SF (Non-Compliant)
Cumulative Total 596 Existing SF Request for 2 additional SF

- Mid-Block Hector Street (Existing Wall signage)
Café Signage Existing 48 SF (Previous variance granted)
- Mid-Block Hector Street (Existing Wall signage)
Café Awning Signage Existing 57 SF (Previous variance granted)
Cumulative total this wall 105 SF

1B Sign part of group of **North Lane** signage exceeding 200 SF

- Intersection at Hector Street (Replaces existing Monument Sign)
ST02/01 Main Monument Signage Monument Type 40 SF (Non Compliant)
- Lower Driveway (New Signage)
ST04/02 New Directional Signage Monument type 16.5 sf (Non-Compliant)
- Center Driveway (Replacement Signage)
ST03/03 Entrance Marker Signage Monument Type 40 SF (Non-Compliant)
- Firehouse Driveway (New Signage)
ST07/04 Directional signage Monument type 16.5 sf (Non-Compliant)
- Building A Entrance (New Signage)
ST01/05 Wall Entrance Sign 165 sf (Non-Compliant)
- Upper Driveway (New Signage)
ST04/11 Directional signage Monument type 16.5 sf (Non-Compliant)
- Hopper Signage (New Signage) Visible from multiple streets
ST08/19 Building Graphic Signage 208 sf (Non-Compliant)

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REQUEST #02

Variance from **116-209B** More than one sign per street

2A More than one sign per street Hector street

- Intersection at North Lane (Replaces existing Monument Sign)
ST02/01 Main Monument Signage Monument Type 40 SF (Non Compliant)
- Intersection at Lee Street (New Signage)
ST02/14 Main Monument Signage Monument Type 40 SF (Non Compliant)
- Mid-Block Driveway (New Signage)
ST04/12 Directional signage Monument type 16.5 sf (Non-Compliant)

2B More than one sign per street North Lane

- Intersection at North Lane (Replaces existing Monument Sign)
ST02/01 Main Monument Signage Monument Type 40 SF (Non Compliant)
- Lower Driveway (New Signage)
ST04/02 New Directional Signage Monument type 16.5 sf (Non-Compliant)
- Center Driveway (Replacement Signage)
ST03/03 Entrance Marker Signage Monument Type 40 SF (Non-Compliant)
- Firehouse Driveway (New Signage)
ST07/04 Directional signage Monument type 16.5 sf (Non-Compliant)
- Building A Entrance (New Signage)
ST01/05 Wall Entrance Sign 165 sf (Non-Compliant)
- Upper Driveway (New Signage)
ST04/11 Directional signage Monument type 16.5 sf (Non-Compliant)
- Hopper Signage (New Signage) Visible from multiple streets
ST08/19 Building Graphic Signage 208 sf (Non-Compliant)

2C More than one sign per street Lee Street

- Intersection at Lee Street (New Signage)
ST02/14 Main Monument Signage Monument Type 40 SF (Non Compliant)
- Spring Mill and Lee Street Intersection (Replacement Signage)
ST03/15 Entrance Marker Signage Monument Type 40 SF (Non Compliant)

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REQUEST #03

Variance from **116-209C**

Sign sits closer to the street than $\frac{1}{2}$ the distance of the front yard

- 3A Sign sits closer to Hector street than $\frac{1}{2}$ the distance of the front yard
- Intersection at Lee Street (New Signage)
ST02/14 Main Monument Signage Monument Type 40 SF (Non-Compliant)
 - Mid-Block Driveway (New Signage)
ST04/12 Directional signage Monument type 16.5 sf (Non-Compliant)
- 3B Sign sits closer to North Lane than $\frac{1}{2}$ the distance of the front yard
- Lower Driveway (New Signage)
ST04/02 New Directional Signage Monument type 16.5 sf (Non-Compliant)
 - Center Driveway (Replacement Signage)
ST03/03 Entrance Marker Signage Monument Type 40 SF (Non-Compliant)
 - Firehouse Driveway (New Signage)
ST07/04 Directional signage Monument type 16.5 sf (Non-Compliant)
 - Building A Entrance (New Signage)
ST01/05 Wall Entrance Sign 165 sf (Non-Compliant)
 - Upper Driveway (New Signage)
ST04/11 Directional signage Monument type 16.5 sf (Non-Compliant)

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REQUEST #04

Variance from **116-208A**

Sign more than 4 sf

All signage in this group face the interior parking lots or other buildings on Campus and do not directly address the public on the Streets. There are three types of Campus Interior Signage and are grouped accordingly.

4A Building Identification Signage (New Signage)

ST06A/06 Building Identification Monument 19 sf Bldg A (Non-Compliant)

Variance from 116-208A Sign more than 4 sf

Need Police dept approval

ST06A/08 Building Identification Monument 19 sf Bldg C (Non-Compliant)

Variance from 116-208A Sign more than 4 sf

Need Police dept approval

ST06A/24 Building Identification Monument 19 sf Bldg C (Non-Compliant)

Variance from 116-208A Sign more than 4 sf

Need Police dept approval

ST06A/22 Building Identification Monument 19 sf Bldg D (Non-Compliant)

Variance from 116-208A Sign more than 4 sf

Need Police dept approval

ST06A/20 Building Identification Monument 19 sf Bldg D (Non-Compliant)

Variance from 116-208A Sign more than 4 sf

Need Police dept approval

ST06A/17 Building Identification Wall Sign 4 sf Bldg E (Compliant)

ST06A/26 Building Identification Monument 19 sf Bldg F (Non-Compliant)

Variance from 116-208A Sign more than 4 sf

Need Police dept approval

4B Directional Signage (New Signage)

ST05/09 Site Stair 1 Directional Monument type 16.5 sf (Non-Compliant)

Variance from 116-208A Sign more than 4 sf

Need Police dept approval

ST05/10 Site Stair 1 Directional Monument type 16.5 sf (Non-Compliant)

Variance from 116-208A Sign more than 4 sf

Need Police dept approval

ST04/21 Rear Parking :Lot Directional Monument type 16.5 sf (Non-Compliant)

Variance from 116-208A Sign more than 4 sf

Need Police dept approval

ST04/18 Rear Parking :Lot Directional Monument type 16.5 sf (Non-Compliant)

Variance from 116-208A Sign more than 4 sf

Need Police dept approval

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4C Building Graphic Signage (New Signage)

ST08/07 Building Graphic Signage 409 sf Building A (Non-Compliant)
Variance from 116-208A Sign more than 4 sf
Need Police dept approval

ST08/23 Building Graphic Signage 108 sf Building D (Non-Compliant)
Variance from 116-208A Sign more than 4 sf
Need Police dept approval

ST08/25 Building Graphic Signage 108 sf Building C (Non-Compliant)
Variance from 116-208A Sign more than 4 sf
Need Police dept approval

ST08/27 Building Graphic Signage 534 sf Building F (Non-Compliant)
Variance from 116-208A Sign more than 4 sf
Need Police dept approval

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Architecture and Design

Additional Requirements for select signage not part of the zoning variance request

Hector Street

Intersection at Lee Street (New Signage)

ST02/14 Main Monument Signage Monument Type 40 SF (Non Compliant)

Requires

Need owner signed hold harmless letter for signage located within the ultimate R.O.W.on Hector Street but outside the ROW

PenDOT Approval required after Township Approval

Mid-Block Driveway (New Signage)

ST04/12 Directional signage Monument type 16.5 sf (Non-Compliant)

Need owner signed hold harmless letter for signage located within the ultimate R.O.W.on Hector Street but outside the ROW

PenDOT Approval required after Township Approval

North Lane

Lower Driveway (New Signage)

New Directional Signage Monument type 16.5 sf (Non-Compliant)

PenDOT Approval required after Township Approval

Firehouse Driveway (New Signage)

ST07/04 Directional signage Monument type 16.5 sf (Non-Compliant)

Will require Firehouse approval prior to submission

Need owner signed hold harmless letter for signage located within the ultimate R.O.W.on Hector Street but outside the ROW

PenDOT Approval required after Township Approval

Upper Driveway (New Signage)

ST04/11 Directional signage Monument type 16.5 sf (Non-Compliant)

PenDOT Approval required after Township Approval

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Additional New Signage that is compliant with the zoning code

Spring Mill Avenue

(New signage)

ST06B/16 Building Identification Signage Wall Mounted 2 SF (Compliant under 116-207)

10th Avenue

(New signage)

ST04/28 Directional signage Monument type 16.5 sf (Compliant under 116-207)

SPRING MILL CORPORATE CENTER

TO: SEAN HALBOM, MPA
ASSISTANT TOWNSHIP MANAGER
WHITEMARSH TOWNSHIP
616 GERMANTOWN PIKE
LAFAYETTE HILL, PA 19444

FROM: JOHN HOSBACH

SUBJECT: SPRING MILL CORPORATE CENTER – 1100 EAST HECTOR

DATE: APRIL 28, 2020

Dear Sean,

Pursuant to our meeting today, please find the following field notes.

On the 21st of April, Arader Tree service engaged in the tree removal of the streetscape located at 1100 East Hector street. Seventeen total Bradford Pears were removed in this practice. The tree removal was contracted through Caliber services. The intent, as described by the contractor, “was that they were removing the declining and failing pears”. The sidewalk was lifting in numerous spots and had to be grinded to remove the trip hazard.

Eighteen trees that are currently standing were also slated to be removed prior to the stop work order. These were also flowering pears.

The subject trees resided on the turf strip between the sidewalk and Hector Street. They were growing within the subject utility wires. The subject sizes ranged from 10 inch to 16 inch. The stumps were cut flush, so we had to perform sampling and averages to count for the flare to DHH ratio. The following quantities and sizes were observed during data collection.



610-731-7969 | John@rockwellurbanforestry.com
Consultants | Urban Foresters | Planners | Forensic Arborist

rockwellurbanforestry.com

(10) 16" DBH trees	Total inches – 160"
(2) 10" DBH trees	Total inches – 20"
(2) 12" DBH trees	Total inches – 24"
(3) 13" DBH trees	Total inches – 39"

Total inches removed – 243 DBH Inches

As per the Whitmarsh Township Ordinance, any grading or construction requiring permits will require the applicant to replace the above caliper inches with their scope of work. Please refer to the E-code <https://ecode360.com/11705740> for further clarification.

In addition, it was reviewed, and the applicant did not or intend to remove more than 50% of the trees on the property.



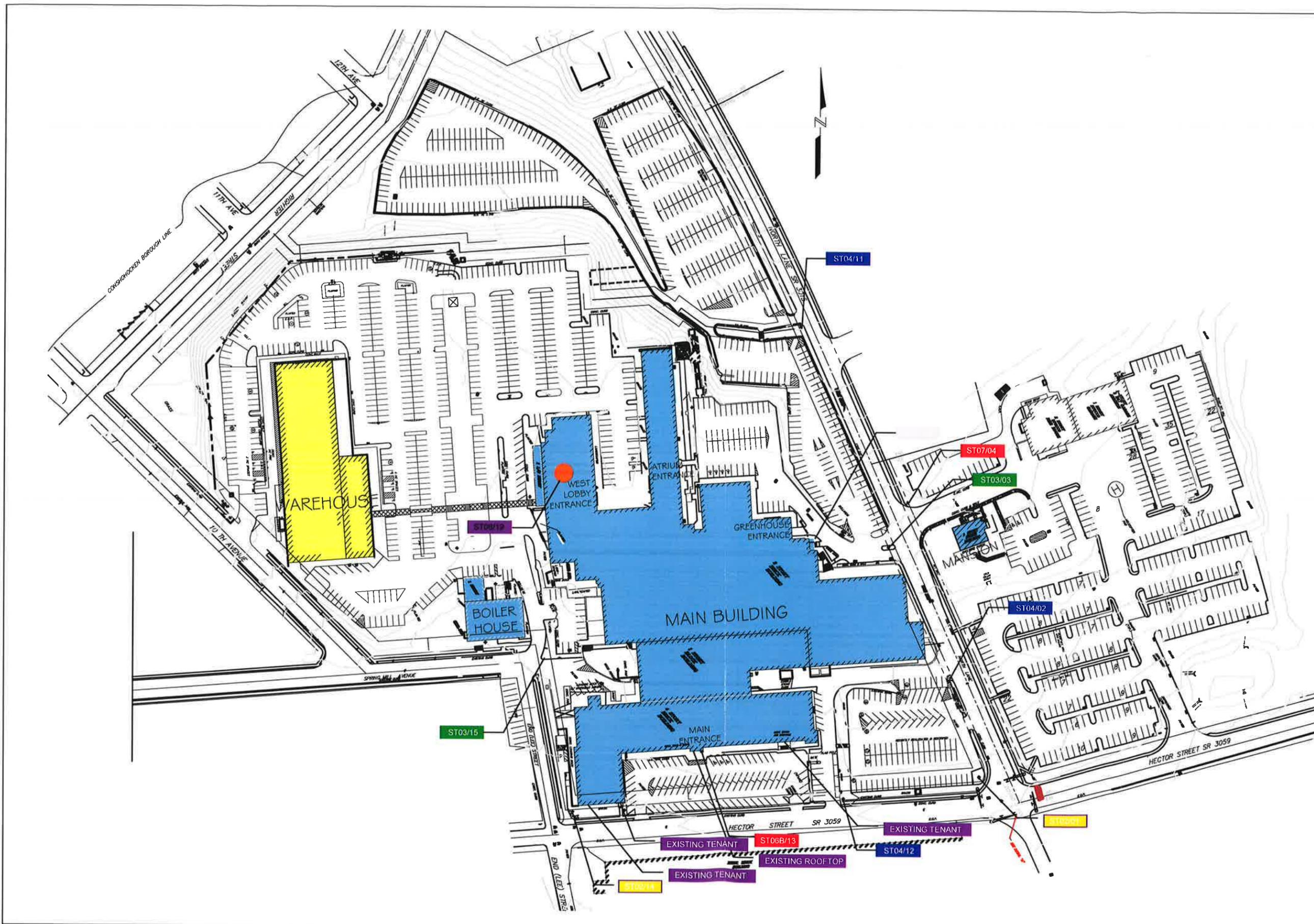
John Rockwell Hosbach Jr., Urban Forester

SPRING MILL
of Conshohocken

1100 E. Hector Street

PURDY
Architecture

1100 East Hector St. Suite 411
Conshohocken, PA 19380
Email: Kent@PurdyArch.com
Tel: 610.941.9101



ALTA UPDATE	2/19/19
VARIANCE REQUEST	3/3/20

Project No: 178-20
 Drawn By: JAM
 Approved: PA&D
 Scale: 7/8"=1'-0"
 Date: 04/02/20

Sheet Title:
 SPRING MILL
 VARIANCE REQUEST
 1A & 1B

V-1.0
Sheet No.

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SPRING MILL
of Conshohocken

1100 E. Hector Street

PURDY
Architecture

1100 East Hector St., Suite 411
Conshohocken, PA 19388
Email: Kent@PurdyArch.com
Tele: 610.941.9101

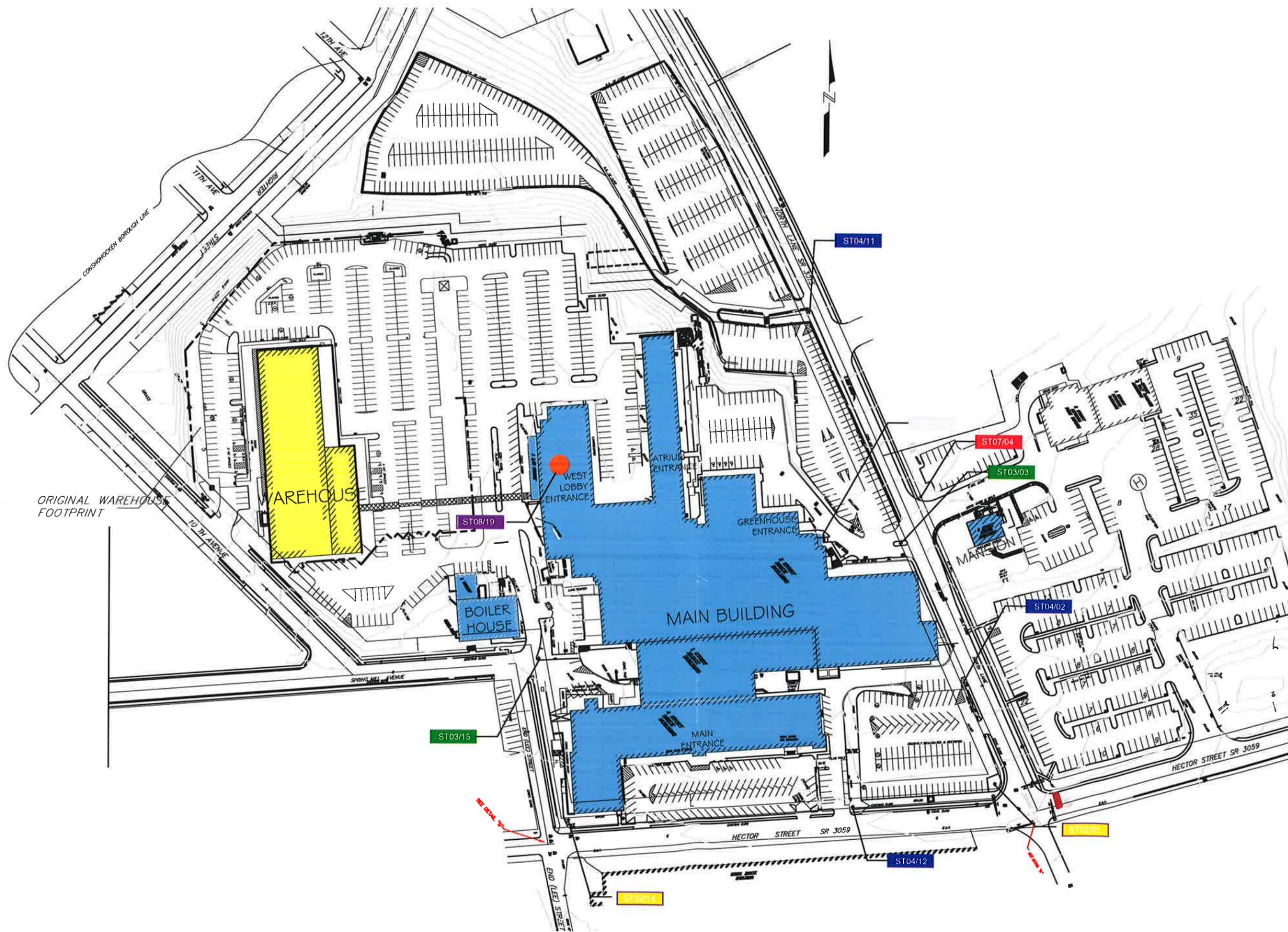
ALTA UPDATE
2/19/19
VARIANCE REQUEST
8/3/20

Project No: 178-20
Drawn By: JAM
Approved: PA&D
Scale: 7"=1'-0"
Date: 04/02/20

Sheet Title:
SPRING MILL
VARIANCE REQUEST
2A, 2B & 2C

V-2.0

Sheet No.
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ORIGINAL WAREHOUSE
FOOTPRINT

WAREHOUSE

ST08/19

WEST LOBBY
ENTRANCE

ATRIUM
ENTRANCE

GREENHOUSE
ENTRANCE

MAIN BUILDING

ST03/15

MAIN
ENTRANCE

ST07/04

ST03/03

MARLETON

ST04/02

ST04/11

ST04/12

ST04/14

ST04/13

CONSHOHOCKEN BOROUGH LINE

12TH AVE

13TH AVE

14TH AVE

10TH AVE

TO BLAIRE

SPRING MILL AVENUE

HECTOR STREET SR 3059

HECTOR STREET SR 3059

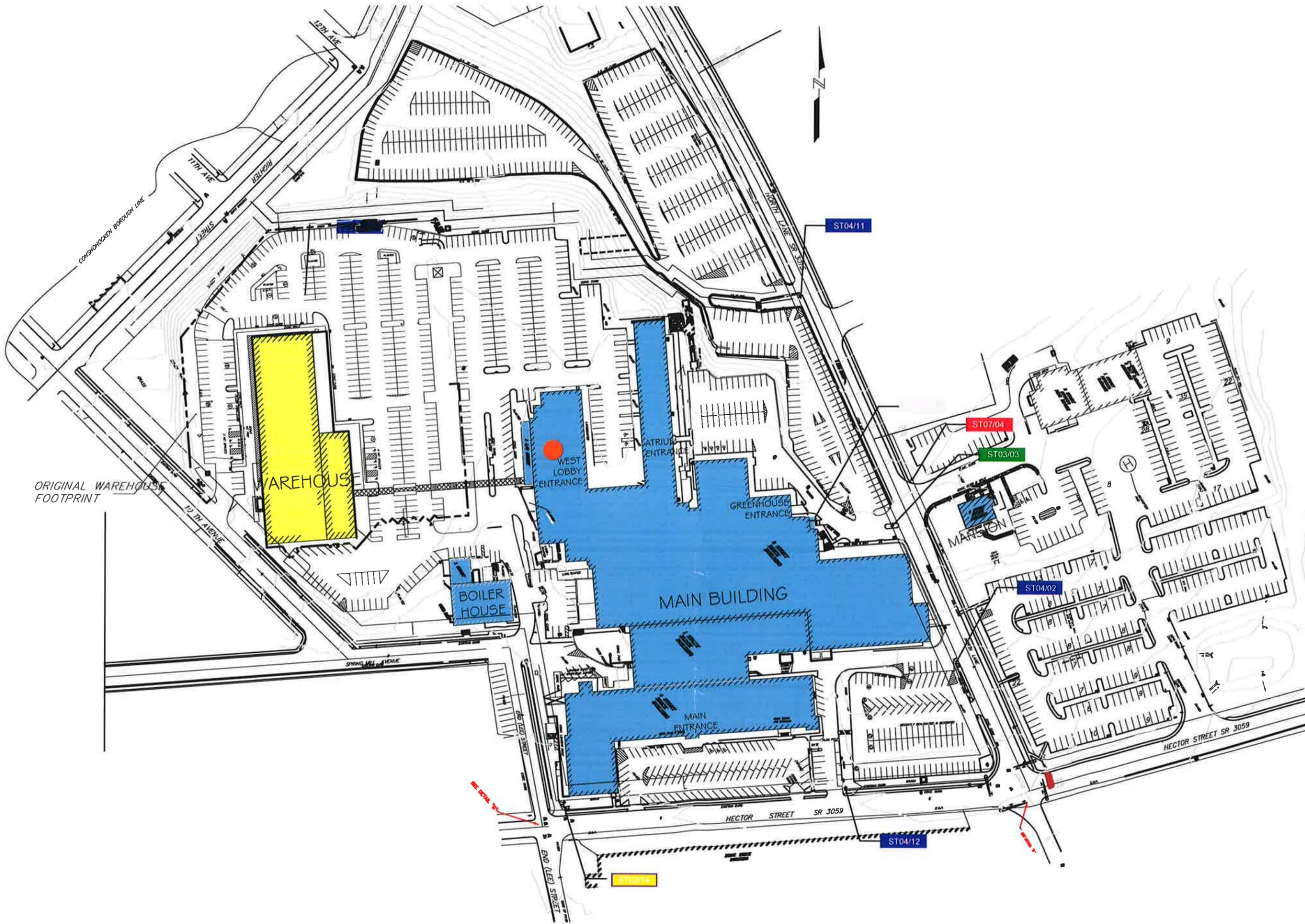


**SPRING MILL
of Conshohocken**

1100 E. Hector Street

**PURDY
Architecture**

1100 East Hector St. Suite 411
Conshohocken, PA 1938
Email: Kent@PurdyArch.com
Tele: 610.941.9101



ALTA UPDATE
2/19/19
VARIANCE REQUEST
6/3/20

Project No: 178-20
Drawn By: JAM
Approved: PA&D
Scale: 7/8"=1'-0"
Date: 04/02/20

Sheet Title:
SPRING MILL
VARIANCE REQUEST
3A & 3B

V-3.0
Sheet No.

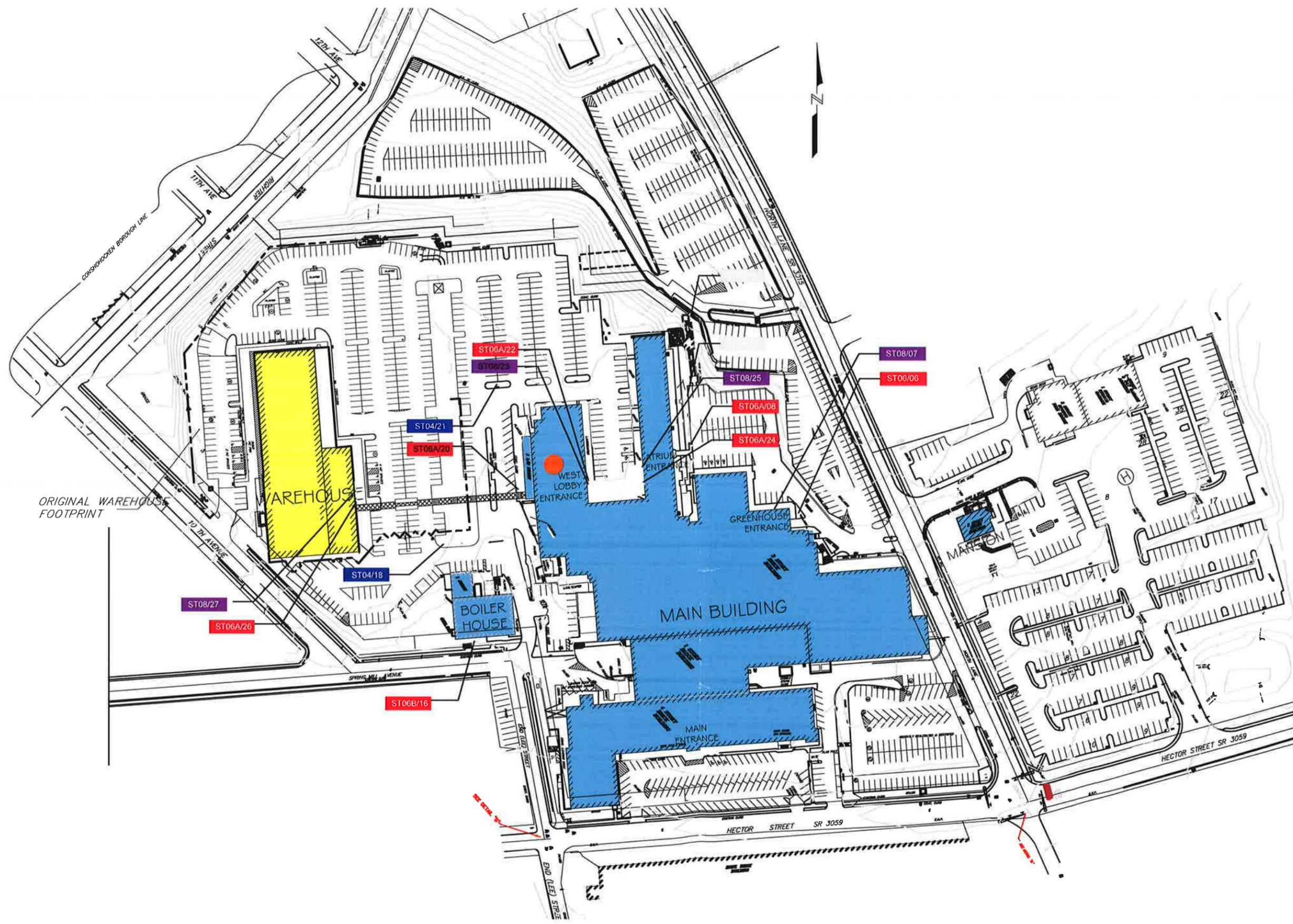
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**SPRING MILL
of Conshohocken**

1100 E. Hector Street

**PURDY
Architecture**

1100 East Hector St. Suite 411
Conshohocken, PA 19388
Email: Kent@PurdyArch.com
Tele: 610.941.9101



ALTA UPDATE
2/19/19
VARIANCE REQUEST
6/3/20

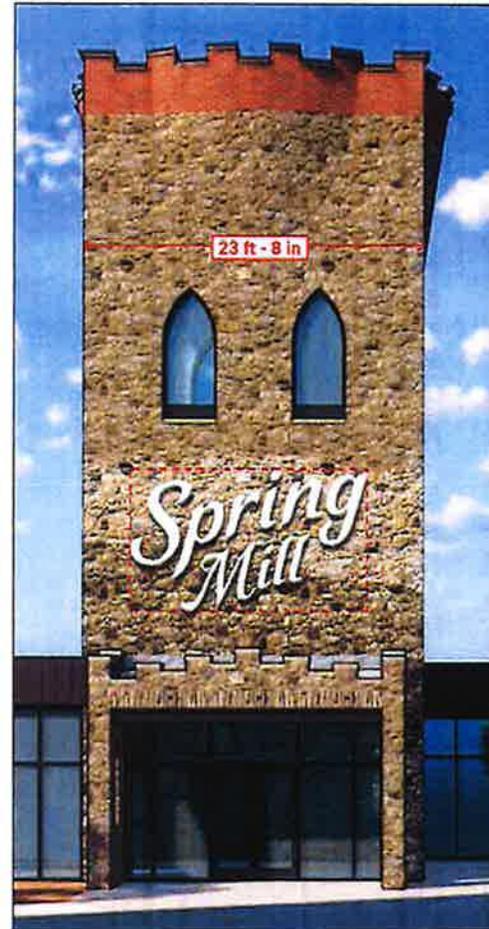
Project No: 178-20
Drawn By: JAM
Approved: PA&D
Scale: 7/8"=1'-0"
Date: 04/02/20

Sheet Title:
SPRING MILL
VARIANCE REQUEST
4A, 4B & 4C

V4.0

Sheet No.
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ST01 Spring Mill Facade



Description:

A: Painted acrylic or aluminum (thickness TBD by fabricator)

B: Standoffs 2 inches off wall

Mounting: Looking for a solution that will minimally disrupt historic facade

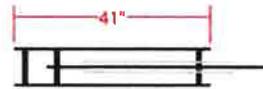
Square Footage: 164 sqft

Illumination: Up-lighting from entrance roof

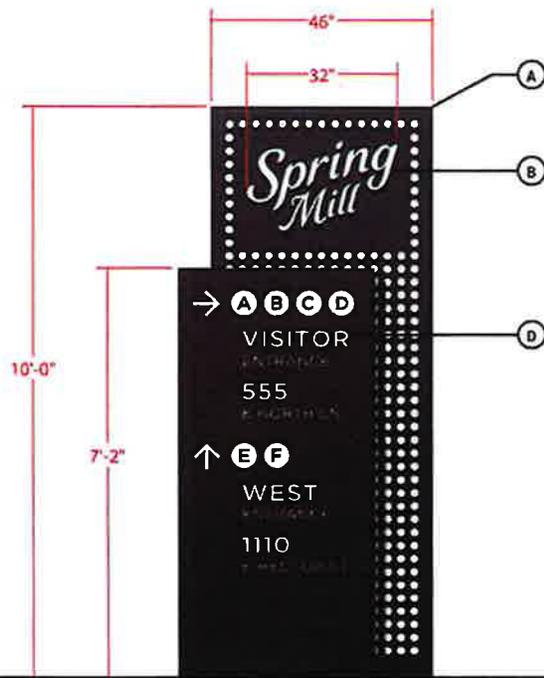


D2 BRANDING, LLC
D2 GROUPS, LLC

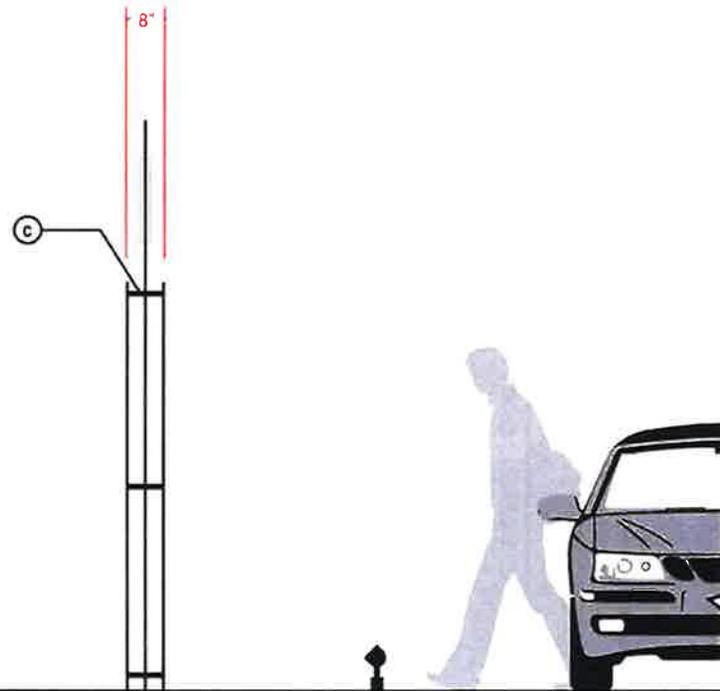
ST02 Main Monument



Top View



Front View



Side View

Description:

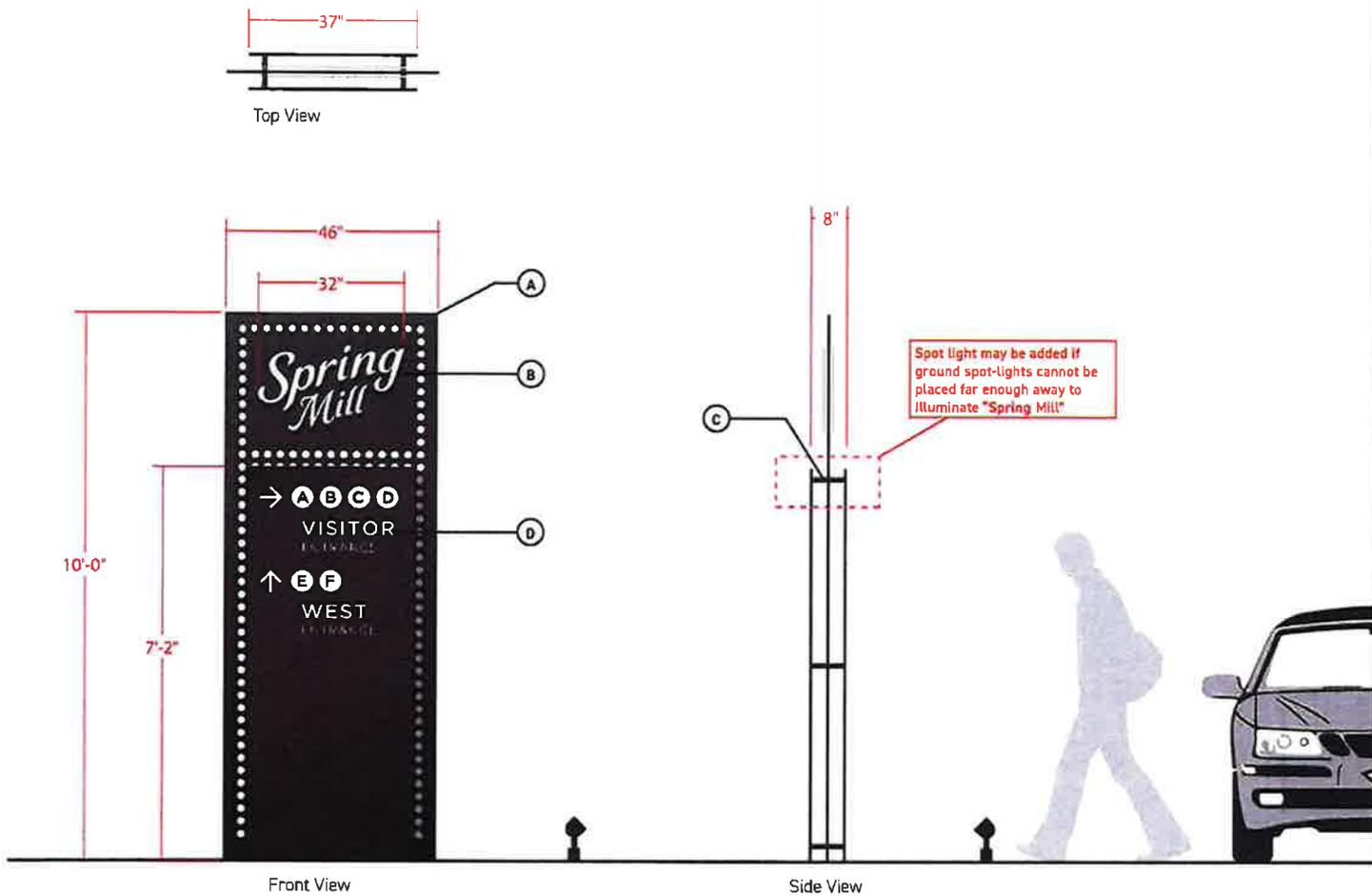
- A:** 1/2" painted CNC'd aluminum panels
- B:** 1/4" pin-mounted logo on 1/2" standoffs
- C:** 4" spacers / standoffs (fabricator may suggest alternative solution to create space and rigidity)
- D:** 1/2" painted CNC'd aluminum panels with mask and sprayed graphics

Footing: TBD based on location

Square Footage: 54 sqft

Illumination: External illumination

ST03 Entrance Monument



Description:

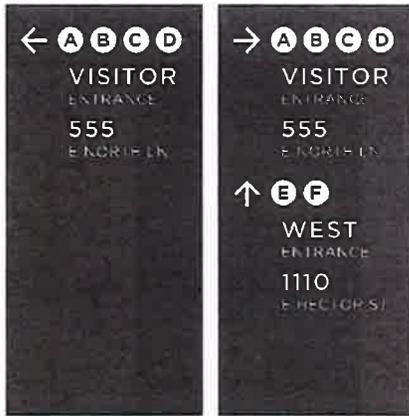
- A:** 1/2" painted CNC'd aluminum panels
- B:** 1/4" pin-mounted logo on 1/2" standoffs
- C:** 4" spacers / standoffs (fabricator may suggest alternative solution to create space and rigidity)
- D:** 1/2" painted CNC'd aluminum panels with mask and sprayed graphics

Footing: TBD based on location

Square Footage: 47 sqft

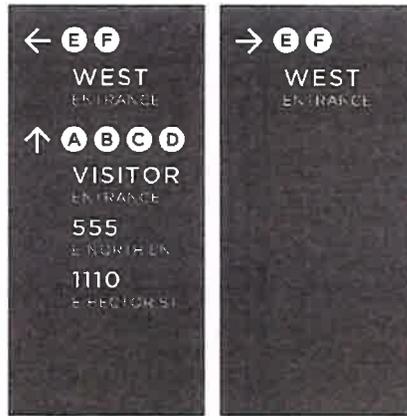
Illumination: External illumination

ST02 Main Monument



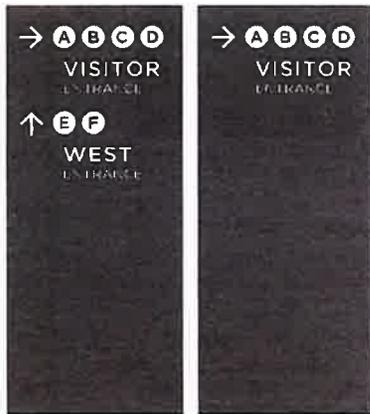
ST02 / 01 Side A

ST02 / 01 Side B



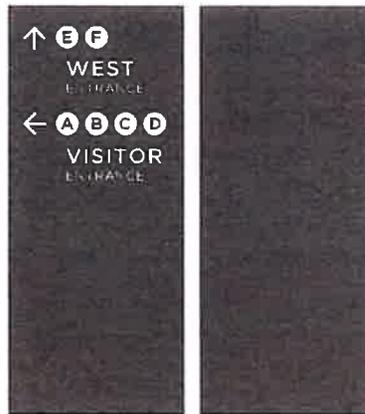
ST02 / 14 Side A

ST02 / 14 Side B



ST03 / 03 Side A

ST03 / 03 Side B



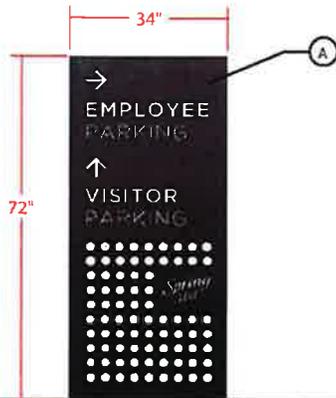
ST03 / 14 Side A

ST03 / 14 Side B

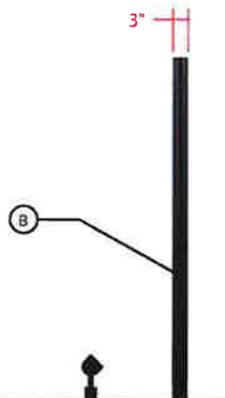


ST04 Vehicular Directional

Top View



Front View



Side View



Description:

A: 1/2" painted CNC'd aluminum panels with mask and sprayed graphics

B: 1/2" fabricated support rib

Footing: TBD based on location

Square Footage: 17 sqft

Illumination: External illumination



D2 BRANDING, LLC
D2 GROUPS, LLC

ST04 Vehicular Directional



ST04 / 02
Side A



ST04 / 02
Side B



ST04 / 11
Side A



ST04 / 11
Side B



ST04 / 12
Side A



ST04 / 12
Side B



ST04 / 18
Side A



ST04 / 18
Side B



ST04 / 18
Side A



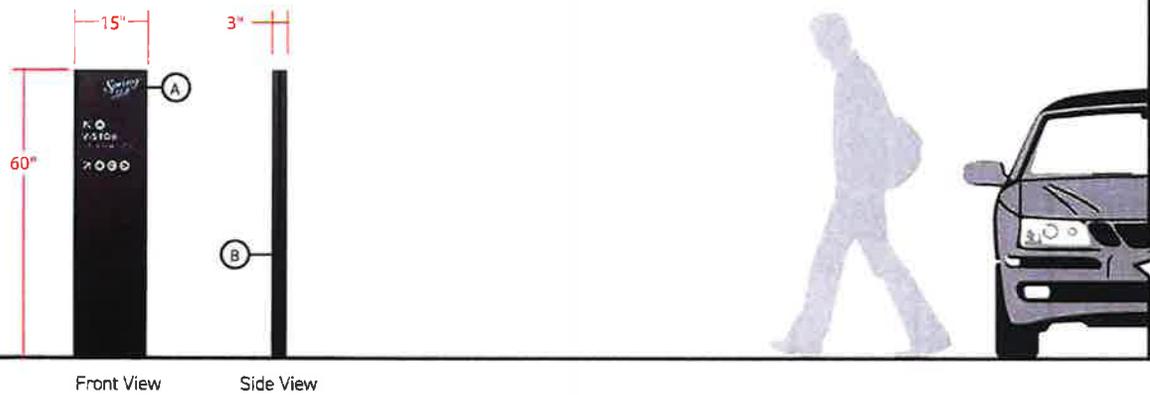
ST04 / 22
Side A



ST04 / 22
Side B



ST05 Pedestrian Directional



Description:

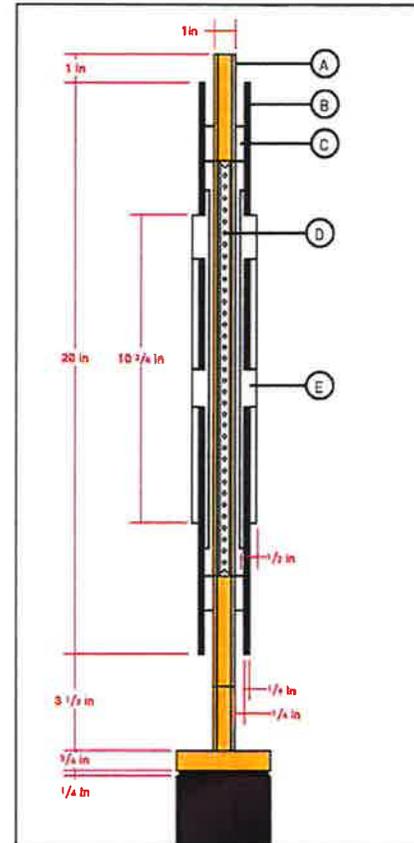
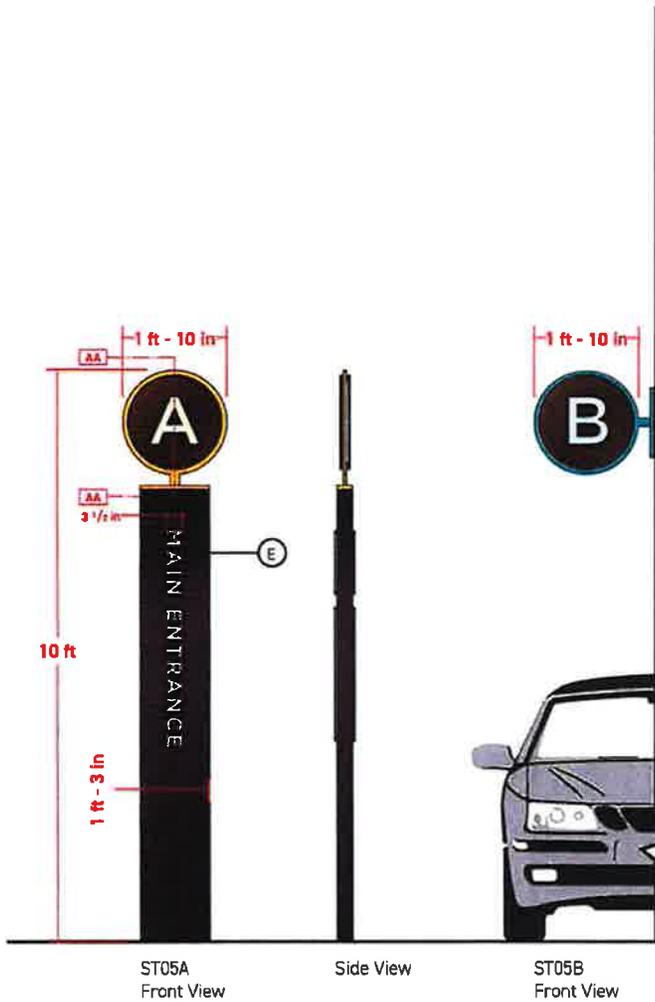
A: 1/2" painted CNC'd aluminum panels with mask and sprayed graphics

B: 1/2" fabricated support rib

Footing: TBD based on location

Square Footage: 7 sqft

ST06 Bldg Identification | Layouts



AA Section Detail

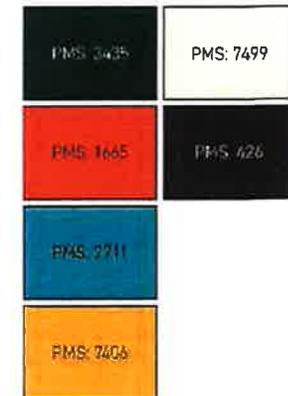
Description:

- A:** Fabricated cabinet to house LED strip
- B:** 1/8" painted aluminum face
- C:** 1/4" clear acrylic spacer to allow illumination of colored rim
- D:** LED strip to illuminate face of colored rim and push-through letter
- E:** 1/2" white push-through acrylic letters

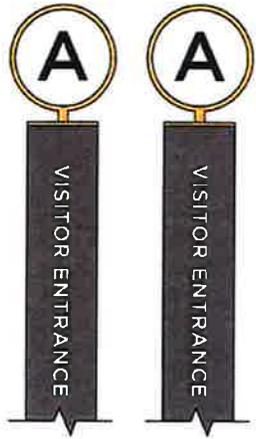
Footing: TBD based on location

Square Footage: 19 sqft / 4 sqft

Illumination: Internal medallion and base sign cabinet illumination

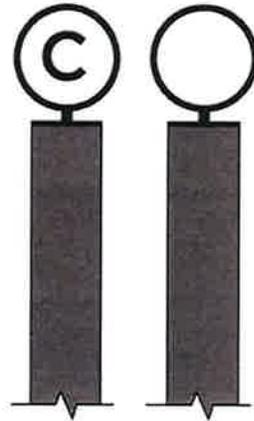


ST06 Bldg Identification | Layouts



ST06A / 06
Double Sided

ST06A / 06
Side B



ST06A / 08
Side A

ST06A / 08
Side B



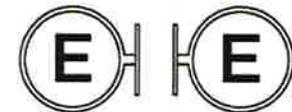
ST06B / 13
Side A

ST06B / 13
Side B



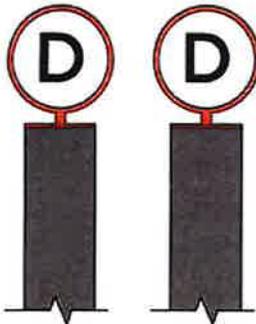
ST06B / 16
Side A

ST06B / 16
Side B



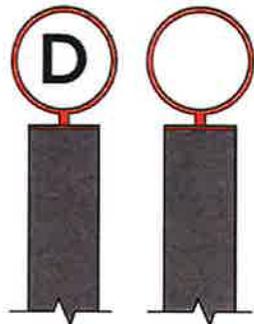
ST06B / 17
Side A

ST06B / 17
Side B



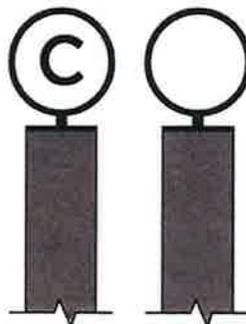
ST06A / 20
Side A

ST06A / 20
Side B



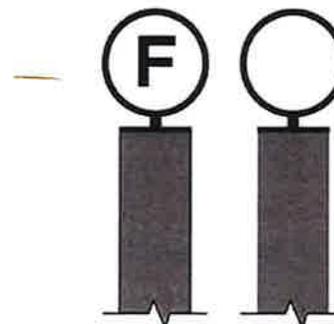
ST06A / 22
Side A

ST06A / 22
Side B



ST06A / 24
Side A

ST06A / 24
Side B



ST06A / 26
Side A

ST06A / 26
Side B



ST07 Mansion Identification



Location A: Stands in line with existing sign



Location B: Replaces existing Synergy sign & adds Synergy logo to signage (not shown)

Description:

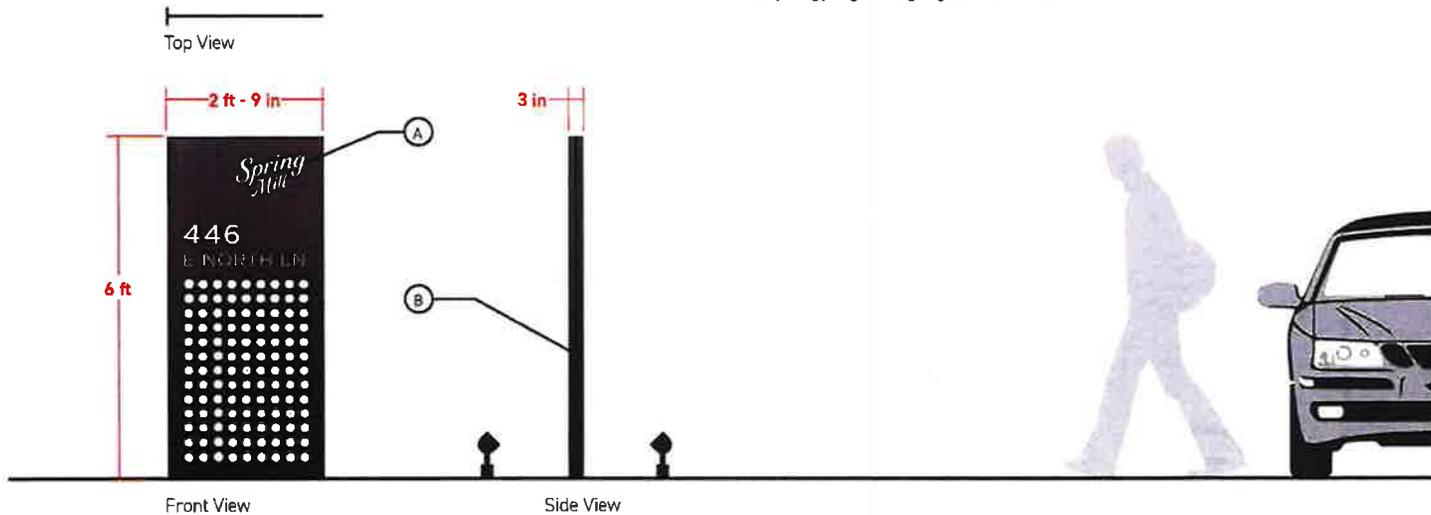
A: 1/2" painted CNC'd aluminum panels with mask and sprayed graphics

B: 1/2" fabricated support rib

Footing: TBD based on location

Square Footage: 17 sqft

Illumination: External illumination



ST08 | 07 Bldg Graphics | Bldg A



Rendering

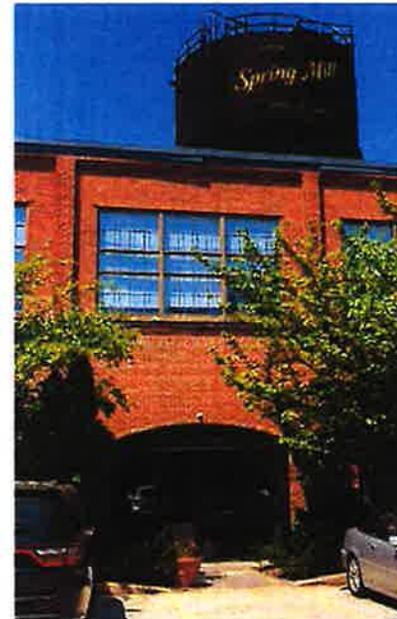
Description:

A: Paint on brick

B: Vinyl first surface applied to glass

Square Footage: 420 sqft





Rendering

Description:
Surface cleaning, base coating & stenciled graphic

Square Footage: 216 sqft (estimate)

ST08 | 23 & 25 Bldg Graphics | Bldg C & Bldg D

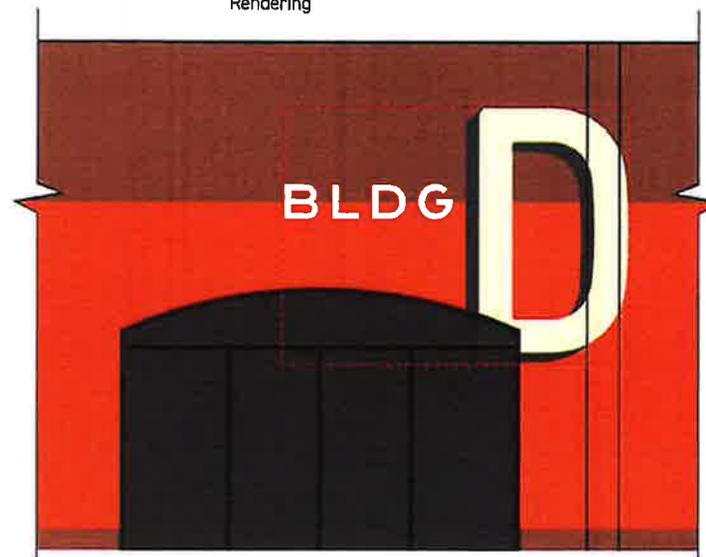
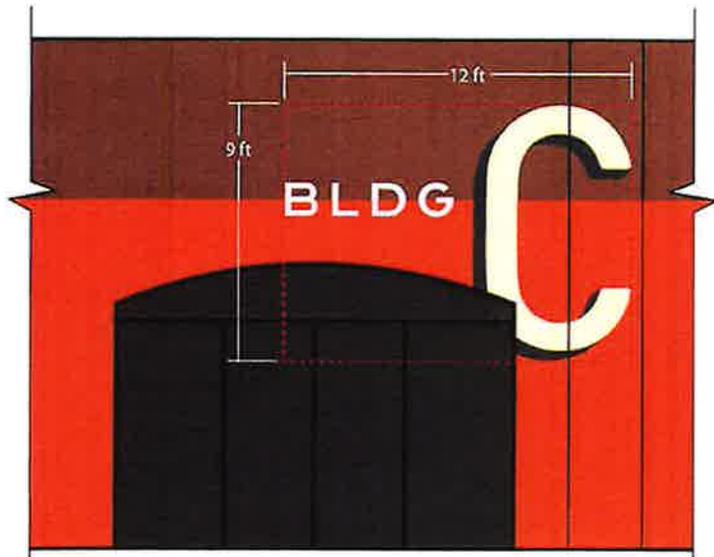


Description:

A: Paint on brick

B: Vinyl first surface applied to glass

Square Footage: 108 sqft/each



D2 BRANDING, LLC
D2 GROUPS, LLC

ST07 | 27 Bldg Graphics | Bldg F



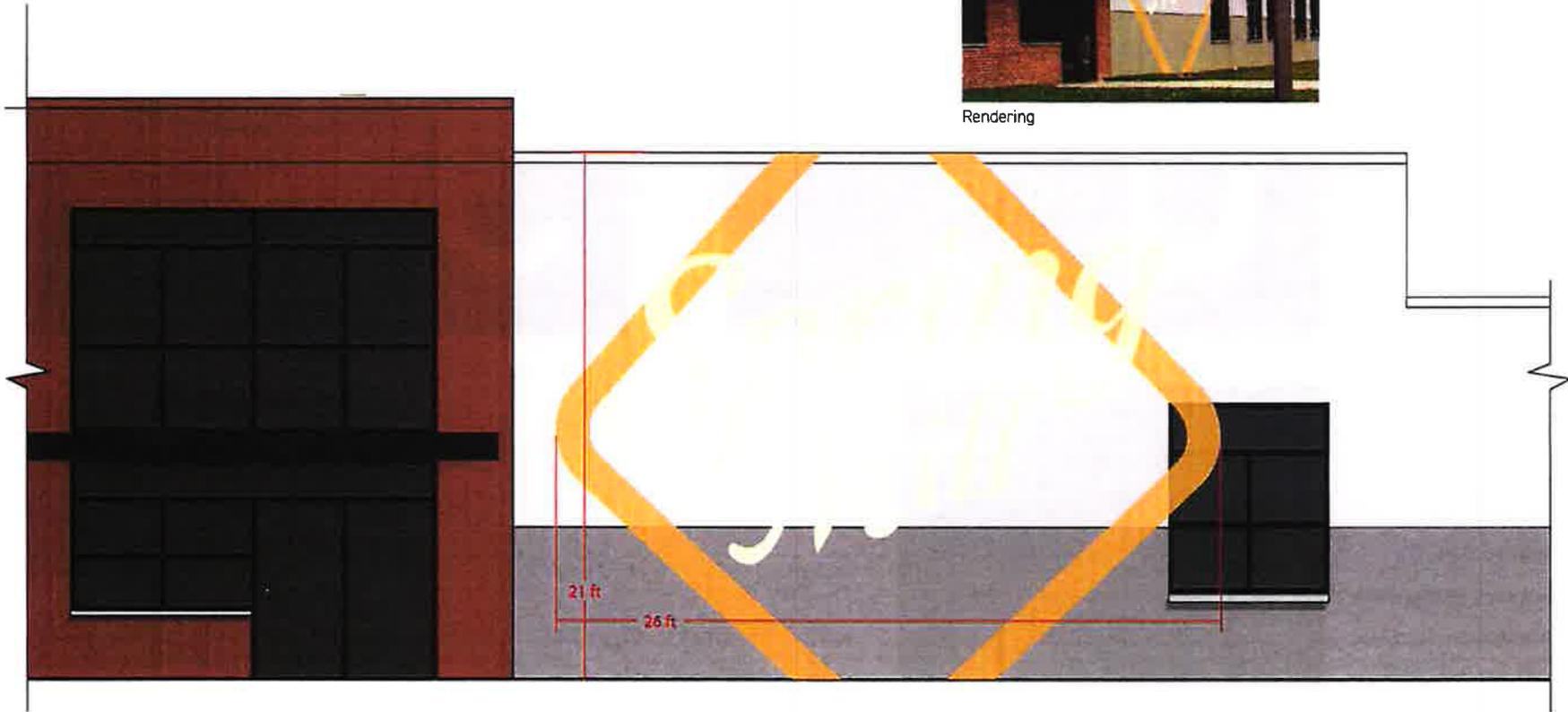
Rendering

Description:

A: Paint on brick

B: Vinyl first surface applied to glass

Square Footage: 546 sqft



WHITEMARSH TOWNSHIP ZONING HEARING BOARD

DECISION AND ORDER

APPLICATION NO.:	2014-18	FIRST HEARING DATE:	09/03/14
APPLICANT:	IMD Eleven Hundred East	CONT'D HEARING DATES:	09/08/14
	Hector St., LP &		11/05/14, 01/07/15, 02/11/15, 03/04/15
	Spring Mill Conshohocken, LP	DECISION:	03/04/15
	Block 013, Unit 001	COPY MAILED:	03/05/15
	1100 E. Hector Street		
	Conshohocken, PA 19428		
	HVY – Heavy Industrial District		
	RDD-2 Sub-District		

The Applicants' property contains 24.62 acres, proposed to be subdivided into two (2) lots. Lot 1 would measure 5.552 acres and will contain parking only, until redeveloped in the future. The remainder of the property ("Residual Lot" of 19.068 acres) contains multiple office, warehouse, and related buildings as well as accessory parking and related improvements. The Applicants propose to add a parking garage on the Residual Lot and a future bridge connecting the garage to Lot 1.

After completion of a public hearing on the above-referenced Application, pursuant to public notice as required by law, the Zoning Hearing Board of Whitemarsh Township decided and orders as follows:

1. Variances from Section 116-148B(1) for the Residual Lot, to permit a building coverage of 48.0%, an impervious ground cover of 79.9%, and a green space area of 20.1%, are **GRANTED**.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. 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.
2. The Applicant shall apply for and obtain all permits required by the Township Codes in a timely manner.
3. The Applicant shall arrange and provide for parking spaces to replace the parking spaces lost during construction.
4. Lot 1 shall continue to provide parking for the uses on the Residual Lot until the parking garage is constructed and/or other parking arrangements are made for parking to the satisfaction of the Township.

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 copy mailing date set out above.

Section 116-223 of the Zoning Ordinance provides as follows:

Expiration of granted appeals. Unless otherwise specified by the Board, all approvals granted by the Zoning Hearing Board shall automatically expire 365 days after the date of the decision unless: (1) the applicant has acted upon the approval by obtaining the required permit(s) and paying the prescribed fees for same, or (2) the Zoning Hearing Board decision is on appeal to the courts, at which point, the approval, if upheld on appeal, shall expire 365 days after final determination on appeal.

The Zoning Hearing Board may extend the expiration date of approvals for a 180 day period upon request by the applicant, provided that the applicant is, in the opinion of the Zoning Hearing Board, diligently pursuing governmental and/or regulatory approvals as required. Requests for extensions shall be in writing and submitted to the Zoning Hearing Board at least 30 days before any applicable expiration date. Only one (1) extension may be provided for any application.

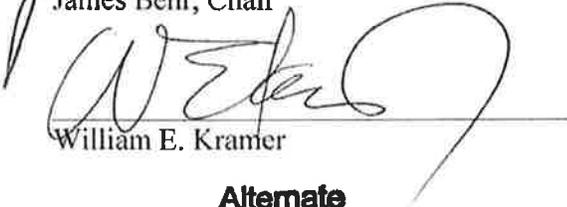
However, note:

The Development Permit Extension Act, 53 P.S. §11703.1 et. seq., provides for a suspension of the expiration of certain governmental approvals under the Pennsylvania Municipalities Planning Code until July 1, 2016.

WHITEMARSH TOWNSHIP ZONING HEARING BOARD:



James Beltr, Chair



William E. Kramer

Alternate

Randi Rubin



Robert A. Bacine, Vice Chair



Marc Weinstein

WHITEMARSH TOWNSHIP ZONING HEARING BOARD

DECISION AND ORDER

APPLICATION NO.: 2013-19

FIRST HEARING DATE: 06/24/13

APPLICANT: Café Zoe & Pizza
Block 013, Unit 001
1100 E. Hector Street
Conshohocken, PA 19428
HVY – Heavy Industrial District
RDD-2 Sub-District

DECISION: 06/24/13

COPY MAILED: 06/25/13

The Applicant proposes to install an awning, with signage on the awning, and a wall sign.

After completion of a public hearing on the above-referenced Application, pursuant to public notice as required by law, the Zoning Hearing Board of Whitemarsh Township decided and orders as follows:

1. A variance from Section 116-207B to permit the signage facing a street to exceed the permitted 200 square feet, by adding to the existing signage a 57 square foot awning with signage and a 48 square foot wall sign, is **GRANTED**.
2. A variance from Section 116-209B to permit two (2) signs on the E. Hector Street frontage is **GRANTED**.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. 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.
2. The Applicant shall apply for and obtain all permits required by the Township Codes in a timely manner.
3. Revised Exhibits A-3 and A-4, conforming to the Applicant's testimony, shall be submitted to the Township prior to issuance of the permit.
4. The wall sign may be illuminated only until 10:00 PM.

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 copy mailing date set out above.

Section 116-223 of the Zoning Ordinance provides as follows:

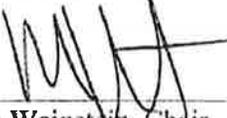
Expiration of granted appeals. Unless otherwise specified by the Board, all approvals granted by the Zoning Hearing Board shall automatically expire 365 days after the date of the decision unless: (1) the applicant has acted upon the approval by obtaining the required permit(s) and paying the prescribed fees for same, or (2) the Zoning Hearing Board decision is on appeal to the courts, at which point, the approval, if upheld on appeal, shall expire 365 days after final determination on appeal.

The Zoning Hearing Board may extend the expiration date of approvals for a 180 day period upon request by the applicant, provided that the applicant is, in the opinion of the Zoning Hearing Board, diligently pursuing governmental and/or regulatory approvals as required. Requests for extensions shall be in writing and submitted to the Zoning Hearing Board at least 30 days before any applicable expiration date. Only one (1) extension may be provided for any application.

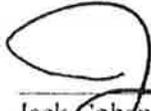
However, note:

Act 87 of 2012 provides for a suspension of the expiration of governmental approvals under the Pennsylvania Municipalities Planning Code until July 1, 2016.

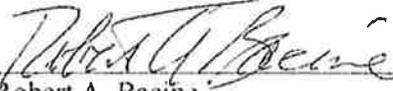
WHITEMARSH TOWNSHIP ZONING HEARING BOARD:



Marc Weinstein, Chair



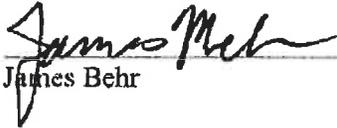
Jack Cohen, Vice Chair



Robert A. Bacine



William E. Kramer



James Behr

Alternate

Randi Rubin

WHITEMARSH TOWNSHIP ZONING HEARING BOARD

DECISION AND ORDER

APPLICATION NO.: 2013-04

FIRST HEARING DATE: 04/03/13

APPLICANT: Main Line Healthcare
1100 E. Hector Street
Conshohocken, PA 19428
Block 013, Unit 001
HVY - Heavy Industrial District
RDD - 2 Sub-District

DECISION: 04/03/13
COPY MAILED: 04/04/13

The Applicant wishes to illuminate the 15 square foot sign permitted by Application No. 2011-35 on the East Hector Street side of the existing building on the property.

After completion of a public hearing on the above-referenced Application, pursuant to public notice as required by law, the Zoning Hearing Board of Whitmarsh Township decided and orders as follows:

1. A modification to Decision No. 2011-35 to permit illumination of the sign as proposed is **GRANTED**.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. 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.
2. The Applicant shall apply for and obtain all permits required by the Township Codes in a timely manner.

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 copy mailing date set out above.

Section 116-223 of the Zoning Ordinance provides as follows:

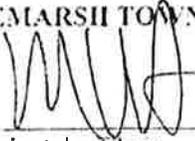
Expiration of granted appeals. Unless otherwise specified by the Board, all approvals granted by the Zoning Hearing Board shall automatically expire 365 days after the date of the decision unless: (1) the applicant has acted upon the approval by obtaining the required permit(s) and paying the prescribed fees for same, or (2) the Zoning Hearing Board decision is on appeal to the courts, at which point, the approval, if upheld on appeal, shall expire 365 days after final determination on appeal.

The Zoning Hearing Board may extend the expiration date of approvals for a 180 day period upon request by the applicant, provided that the applicant is, in the opinion of the Zoning Hearing Board, diligently pursuing governmental and/or regulatory approvals as required. Requests for extensions shall be in writing and submitted to the Zoning Hearing Board at least 30 days before any applicable expiration date. Only one (1) extension may be provided for any application.

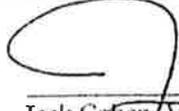
However, note:

Act 87 of 2012 provides for a suspension of the expiration of governmental approvals under the Pennsylvania Municipalities Planning Code until July 1, 2016.

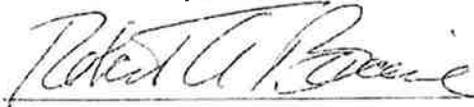
WHITEMARSH TOWNSHIP ZONING HEARING BOARD:



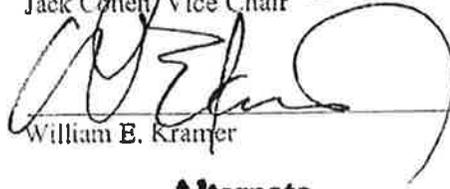
Marc Weinstein, Chair



Jack Cohen, Vice Chair



Robert A. Bacine



William E. Kramer

Absent

Alternate

James Behr

Randi Rubin

WHITEMARSH TOWNSHIP ZONING HEARING BOARD

DECISION AND ORDER

APPLICATION NO.: 2011-35

FIRST HEARING DATE: 11/02/11

APPLICANT: Main Line Healthcare
1100 E. Hector Street
Conshohocken, PA 19428
Block 013, Unit 001
HVY - Heavy Industrial District
RDD - 2 Sub-District

DECISION: 11/02/11

COPY MAILED: 11/03/11

The Applicant wishes to install a 15 square foot sign on the East Hector Street side of the existing building on the property.

After completion of a public hearing on the above-referenced Application, pursuant to public notice as required by law, the Zoning Hearing Board of Whitemarsh Township decided and orders as follows:

1. Variances from Sections 116-207(B) and 116-209(B) to install the 15 square foot sign as proposed are **GRANTED**.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. 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.
2. The Applicant shall apply for and obtain all permits required by the Township Codes in a timely manner.

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 copy mailing date set out above.

Section 116-223 of the Zoning Ordinance provides as follows:

Expiration of granted appeals. Unless otherwise specified by the Board, all approvals granted by the Zoning Hearing Board shall automatically expire 365 days after the date of the decision unless: (1) the applicant has acted upon the approval by obtaining the required permit(s) and paying the prescribed fees for same, or (2) the Zoning Hearing Board decision is on appeal to the courts, at which point, the approval, if upheld on appeal, shall expire 365 days after final determination on appeal.

The Zoning Hearing Board may extend the expiration date of approvals for a 180 day period upon request by the applicant, provided that the applicant is, in the opinion of the Zoning Hearing Board, diligently pursuing governmental and/or regulatory approvals as required. Requests for extensions shall be in writing and submitted to the Zoning Hearing Board at least 30 days before any applicable expiration date. Only one (1) extension may be provided for any application.

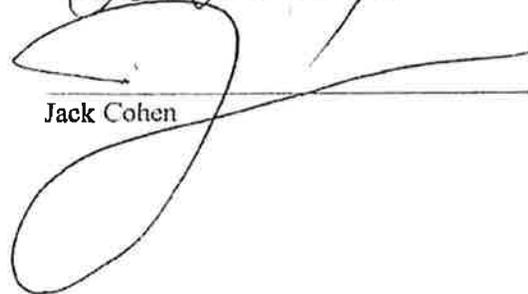
However, note:

Act 46 of 2010 provides for a suspension of the expiration of governmental approvals under the Pennsylvania Municipalities Planning Code until July 1, 2013.

WHITEMARSH TOWNSHIP ZONING HEARING BOARD:


Robert A. Bacino, Chair


William E. Kramer, Vice Chair


Jack Cohen


James Behr


Marc Weinstein

(ALTERNATE)
Randi Rubin Goldstein

BOS

DECISION
WHITEMARSH TOWNSHIP
ZONING HEARING BOARD

APPLICATION 91-02 of Lee Park Investors, L.P.

First Hearing Date 2/6/91 Date Decided 2/6/91 Copy Mailed 2/7/91

The Zoning Hearing Board decided the above application at a public hearing as follows:

1. The Special Exception in accordance with section 116-112 of the Whitemarsh Township Code necessary to allow parking within the required front yards of the Springmill Fire Company property on the northeast corner of Hector Street and North Lane is hereby granted.

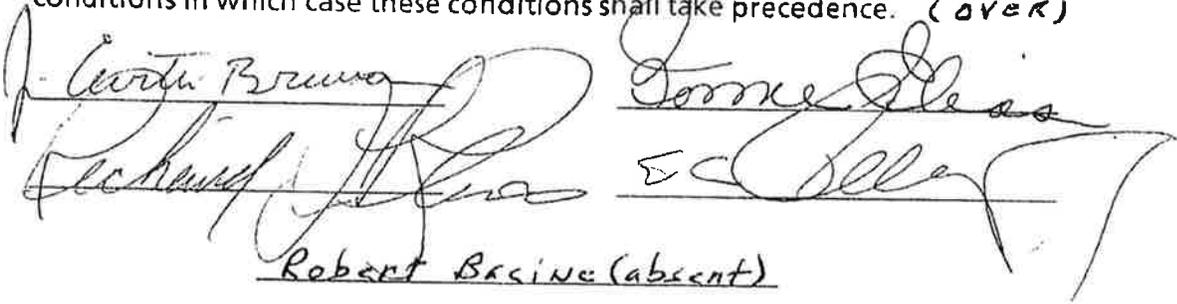
2. The Special Exception in accordance with section 116-185 necessary to allow 366 parking spaces on the Fire Company property to be used by the Lee Park tract across North Lane is hereby granted.

3. The Variance from Section 116-184D(5) necessary for ~~reduction~~ reduction of the parking space required for any office use of the Lee Park tract from 5 per thousand square feet to 4 per thousand is hereby granted.

All other parts of the original Application were withdrawn by Applicant at the hearing.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence. (over)


Robert Basine (absent)

Section 116-223 of the Whitemarsh Township Code provides that all applications granted by the Board shall automatically expire 180 days after the expiration of the last day to appeal to the Court of Common Pleas of Montgomery County or to an Appellate Court, if, during that time, the applicant has not acted upon the granted application by obtaining the granted permit and paying the required fee for same.

Conditions (cont.)

2. The relief granted shall be subject to all the terms and conditions set out in Exhibits A-4 and A-5. This condition shall apply to all relief granted.

DECISION
WHITEMARSH TOWNSHIP
ZONING HEARING BOARD

APPLICATION 91-02 of Lee Park Investors, L.P.

First Hearing Date 2/6/91 Date Decided 2/6/91 Copy Mailed 3/7/91

The Zoning Hearing Board decided the above application at a public hearing as follows:

1. The third paragraph of the Board's Decision in this matter dated February 6, 1991 is amended to read as follows:

"The variance from Section 116-184(D)(5) necessary for a reduction of the parking space required for any office use of the Lee Park tract and of the Legaux Mansion located on the Spring Mill Fire Company property from 5 per 1000 square feet to 4 per 1000 square feet is hereby granted."

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.

J. Lewis Zinner
Donna Pleas

Richard [Signature]
EC [Signature]

Robert Baciac abstains

Section 116-223 of the Whitemarsh Township Code provides that all applications granted by the Board shall automatically expire 180 days after the expiration of the last day to appeal to the Court of Common Pleas of Montgomery County or to an Appellate Court, if, during that time, the applicant has not acted upon the granted application by obtaining the granted permit and paying the required fee for same.

DECISION
WHITEMARSH TOWNSHIP
ZONING HEARING BOARD

APPLICATION 89-50 of Lee Park Factory Off-Price Mall

First Hearing Date 8/7/89

Date Decided 8/7/89

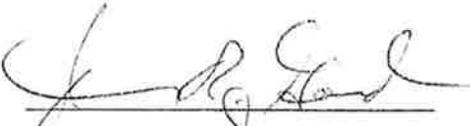
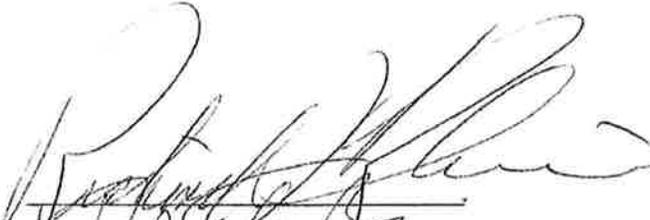
Copy Mailed 8/8/89

The Zoning Hearing Board decided the above application at a public hearing as follows:

1. The variances to permit applicant to install both a free-standing sign within the required front yard in violation of § 116-209 C and also to install a sign on the building in violation of § 116-209 B are hereby granted. (The applicant withdrew its request for more than the allowable square footage of signs under § 116-207.)

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.


David Lansing

Robert Kline
(DAVID LANSING ABSENT)

Section 116-223 of the Whitemarsh Township Code provides that all applications granted by the Board shall automatically expire 180 days after the expiration of the last day to appeal to the Court of Common Pleas of Montgomery County or to an Appellate Court, if, during that time, the applicant has not acted upon the granted application by obtaining the granted permit and paying the required fee for same.

WHITEMARSH TOWNSHIP

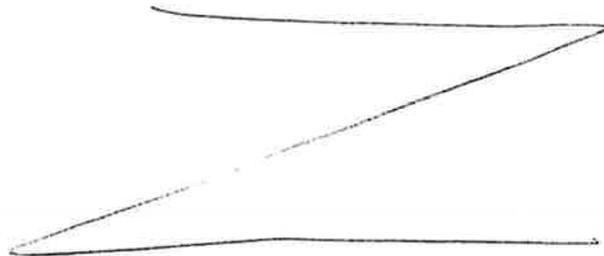
ZONING HEARING BOARD

APPLICATION 90-50 of Lee Park Investors, L. P.

First Hearing Date 9/26/90 Date Decided 9/26/90 Copy Mailed 9/27/90

The Zoning Hearing Board decided the above application at a public hearing as follows:

1. *The Special Exception in accordance with Sections 116-31.1(A) and (B) of the Whitemarsh Township Code necessary to allow a detention basin in the Hector Street front yard of the Spring Mill Fire Company at North Lane and Hector Street and within 15 feet of the east lot line is hereby granted.*



THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.

A. Walter Brown
James Elias

J. R. [unclear]
Robert A. [unclear]

Richard Kline (absent)

Section 116-223 of the Whitemarsh Township Code provides that all applications granted by the Board shall automatically expire 180 days after the expiration of the last day to appeal to the Court of Common Pleas of Montgomery County or to an Appellate Court, if, during that time, the applicant has not acted upon the granted application by obtaining the granted permit and paying the required fee for same.

DECISION
WHITEMARSH TOWNSHIP
ZONING HEARING BOARD

APPLICATION 89-50 of Lee Park Factory Off-Price Mall

First Hearing Date 8/7/89 Date Decided 8/7/89 Copy Mailed 8/8/89

The Zoning Hearing Board decided the above application at a public hearing as follows:

1. The variances to permit applicant to install both a free-standing sign within the required front yard in violation of § 116-209 C and also to install a sign on the building in violation of § 116-209 B are hereby granted. (The applicant withdrew its request for more than the allowable square footage of signage under § 116-207.)

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.



(DAVID LANSING ABSENT)

Section 116-223 of the Whitemarsh Township Code provides that all applications granted by the Board shall automatically expire 180 days after the expiration of the last day to appeal to the Court of Common Pleas of Montgomery County or to an Appellate Court, if, during that time, the applicant has not acted upon the granted application by obtaining the granted permit and paying the required fee for same.

DECISION
WHITEMARSH TOWNSHIP
ZONING HEARING BOARD

APPLICATION 848 of Spring Mill Associates

First Hearing Date 5/23/84

Date Decided 5/29/84

Copy Mailed 5/30/84

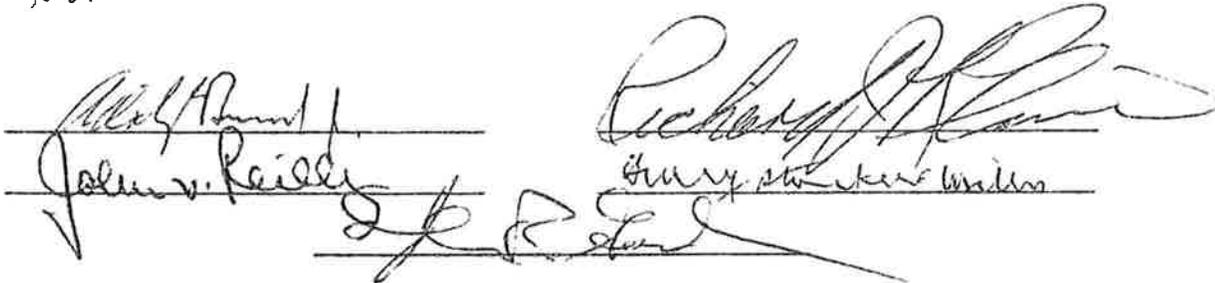
The Zoning Hearing Board decided the above application at a public hearing as follows:

1. The requested variance from §116-11 to reduce all parking spaces to 9 1/2 x 20 feet is hereby denied.
2. The requested variance to construct a parking lot on the Spring Mill Fire Co. property and that such spaces be counted for Applicant's use is hereby granted.
3. The requested variances to use for parking accounted for Applicant's purpose areas at the Spring Mill Business Center, Quaker Chemical Company and the AMCOR property are hereby denied.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.

2. The variance granted for the Spring Mill Fire Co parking cannot interfere with Fire Company operations; the lot be limited to the lot area shown on the exhibit with a possible dimensional variance of 5%; the lot and all spaces conform to Township requirements including §116-184(E); and provision must be made for safe crossing of pedestrians across North Lane


John V. Reilly
Richard J. [unclear]
Henry [unclear] [unclear]

Section 116-223 of the Whitemarsh Township Code provides that all applications granted by the Board shall automatically expire 180 days after the expiration of the last day to appeal to the Court of Common Pleas of Montgomery County or to an Appellate Court, if, during that time, the applicant has not acted upon the granted application by obtaining the granted permit and paying the required fee for same.

Messrs Kline and ~~Miller~~ dissent from the grant of the variance for parking at the Spring Mill Fire Company
Messrs Miller and Baescher dissent from denying the parking ~~center~~ at the Spring Mill Business Center and the AMCOR property.

WHITEMARSH TOWNSHIP ZONING HEARING BOARD

Decision

APPEAL NO. 83-14 HEARING DATE May 16, 1983

PROPERTY INVOLVED: 1100 E. Hector Street, Conshohocken, PA 19428

APPLICANT'S NAME AND ADDRESS: Spring Mill Associates
(Same)

(OWNER, IF OTHER THAN APPLICANT)

The members of the Zoning Hearing Board hereby adopt the following decision relative to the above-referenced Appeal:

(1) The requested SPECIAL EXCEPTION for permission to: _____

_____ is hereby _____.

(2) The requested VARIANCE ~~(S)~~ for Use as a factory outlet in violation of 33-1818, but subject to the conditions below

is ~~here~~ hereby granted with R. Kline dissenting & A. Gordon abstaining

(3) The requested variance from 33-2000 is denied with H. Miller (over) This decision is subject to the following conditions:

(1) All use and development shall conform to the exhibits and testimony presented at hearing. P-1 Site Plan (Revised as of May 10, 1983); P-2 Site Plan (revised as of May 4, 1983); P-3 through P-34 Slides; P-35 through P-39 Black and white photos; P-40 Rendering of main entrance; P-41 Rendering of interior. Township Exhibit (1) Orth-Rodgers Traffice Report.

(2) The driveway improvements set out on page 43 of the Orth-Rodgers & Assoc., Inc. report of April 1983 presented at the hearing shall be constructed at applicant's expense. (over)

_____ s/ Richard Kline

_____ s/ J. Curtis Brewer

_____ s/ John V. Reilly

_____ s/ Henry S. Miller

Date decided: June 1, 1983

Copy sent: June 2, 1983

_____ s/ Alan Gordon (abstains)

Also be advised Section 2309 of the Whitemarsh Township Code provides that all appeals granted by the Zoning Hearing Board shall automatically expire one hundred and eighty (180) days after the expiration of the last day to appeal to the Court of Common Pleas of Montgomery County or to an Appellate Court, if during said period of time, the applicant has not acted upon the granted appeal by obtaining the granted permit and paying the prescribed fee for same.

DECISION - (Continued)

- (3) Cont'd.
dissenting and A. Gordon abstaining.
- (4) The requested variance from 33-200(z) to reduce parking space size is denied with Al Gordon abstaining.
- (5) The requested variance from 33-1814 is denied with A. Gordon abstaining, C. Brewer and R. Kline voting to deny the variance, and H. Miller and J. Reilly voting to grant the variance.

CONDITIONS - (Continued)

- (3) The traffic signal at Hector Street and North Lane and widening of Hector Street and North Lane set out in the first bulleted paragraph on page 42 of the aforesaid Orth-Rodgers report shall be installed at applicant's expense.
- (4) Hours of operation shall not exceed:
- | | |
|-------------------------|---|
| 10:00 a.m. to 8:00 p.m. | Monday, Tuesday, Wednesday,
and Saturday |
| 10:00 a.m. to 9:00 p.m. | Thursday, Friday |
| 12 noon to 6:00 p.m. | Sunday |

With respect to conditions (2) through (4) A. Gordon abstains and R. Kline voted against imposing the conditions.

Regardless of the exhibits presented, all parking spaces and configurations must conform to Township ordinances except for parking now existing and no other portions of the Orth-Rodgers' recommendations need be implemented except those set out above.

ZONING HEARING BOARD

WHITEMARSH TOWNSHIP

ORDER

Appeal No. 11-74

Applicant: Lee Tire & Rubber Co.

We, the members of the Whitemarsh Township Zoning Hearing Board, hereby adopt the following order:

The _____ variance _____ is granted ~~subject to the following conditions.~~

/s/ William H. Potterton, Jr.

/s/ Lowell S. Thomas, Jr.

/s/ Charles S. Hough

Date: April 1, 1974