



Wayne C. Luker, President
Steven N. Kline, Vice President
Michael LeFevre, Manager
Jay W. Blumenthal, Treasurer

1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

Zoning Hearing Notice

Notice is hereby given that the Zoning Hearing Board of the Township of Abington will hold a meeting as required by the Township's Zoning Ordinance at the Abington Township Administration Building, 1176 Old York Road, Abington, Pennsylvania, on:

Tuesday, August 18, 2015 at 7:00 p.m., at which time a public hearing will commence on the following application:

15-11: This is the application of **Forman Sign Company**, applicant for the property located at 2500 Moreland Road, Willow Grove, Pa currently occupied by the Sears Department Store. The applicant has requested a variance from Section 1005.C.5 of the Zoning Ordinance of the Township of Abington to allow signage advertising the Sears Department Store on two facades of the existing parking deck. The Zoning Hearing Board will also consider relief from Section 1011.E.2 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to install two signs of 96 square feet each. One is proposed to be installed above the entrance to the parking deck on the third level and the second on façade of the parking deck fronting Moreland Road.

The property is zoned within the (PB) Planned Business District of Ward #5 of the Township of Abington. A copy of the application and site plan are on file with the Planning & Zoning Office and is available for review during normal business hours.

By Order of the Zoning Hearing Board.

Mark A. Penecale
Planning & Zoning Officer

Note: There is a 30 day period after the date the decision is rendered for any and all aggrieved persons to file an appeal in the appropriate court to contest the actions of the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board Approval during the 30 day appeal period, do so at their own risk. If there are questions that you may have, please feel free to contact the Zoning Officer at 267-536-1017. If you are unable to attend the hearing, written comment may be entered into the record by submitting them in advance of the hearing to the Planning & Zoning Officer.



Zoning Hearing Board Application

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000



This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site.

The Undersigned herein makes application for:

RECEIVED
JUL 21 2015

BY:.....

- Request for Variance from the Zoning Ordinance.
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number:

Alan F. Shaw
Authorized Representative

2. Name and address of the applicant: Phone number:

Forman Sign Company
10447 Drummond Road
Philadelphia, PA 19154

215-827-6500

3. Name and address of the attorney: Phone number:

NA

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application.
Example: equitable owner, agent, lessee, etc.

sign contractor

5. Description of the property:

Address/location 2500 West Moreland Road Willow Grove, PA

Present use "Sears"

Proposed improvement Install (2) Illuminated Wall Signs

to read "Sears" each at
5'0 x 19'1 3/8" = 95.57 sq. ft.

PA. COUNTY OF ABINGTON
ZONING BOARD
BY: _____

Zoning Hearing Board Application

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6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:

Both wall signs are not part of "Sears" Facade or Building

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

Section 1005, C-5
(Location of Signs)

8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.

The building is being demised to include a new tenant (Primark). The Sears sign are being removed from the north & west side of the building. In order to get name exposure from those directions we need to install signs on the parking deck, if we dont sign it it will look like Sears vacated the building.

9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.

None known of.

10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.

Dan Hunkle (#)215-827-6500

Signature of Applicant

[Handwritten Signature]

Signature of Owner

Internal Validation:

Date Received: 7/2/15

Fee Paid: \$ 1,500.00

Case: 15-11

[Handwritten Signature]
Signature of the Zoning Officer

Check # 176515
Rec # 881664



EXISTING CONDITION

$$5'0 \times 19'1 \frac{3}{8}'' = 95.57 \text{ sq. ft.}$$



PROPOSED VIEW

address : 5107 Kissell Avenue
Altoona PA 16601
telephone : 814.949.8287
fax : 814.949.8293
web : blaircompanies.com

project information

client: SEARS
address: Willow Grove
2500 W Moreland Rd.,
Willow Grove, PA 19090
store #:
m number: 49009
date: 11-03-14
rendered: JP
file name: SRS 49009_14
category:

revisions

- a. 01.29.15:FD: Revised as per PDF file.
- b. 02.02.15:JP: Revised sign 4 merchandise cab to a channel letter set.
- c. 02.16.15:JO: Added 2 Parking Garage signs. Remove 2 entrance signs.
- d.
- e. 03.09.15:FD: Revised as per pdf.
- f. 03.11.15:JP: Moved page 10 to page 7 and renumbered.
- g. 03.12.15:JO: Changed interior photo and removed sign from level 2.
- h. 03.17.15:JP: Revised sign 6 to be 7' tall

These drawings are not for construction. The information contained herein is intended to express design intent only.

This original design is the sole property of the Blair Companies, it cannot be reproduced, copied or exhibited, in whole or part, without first obtaining written consent from the Blair Companies.



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 Altoona PA 16601
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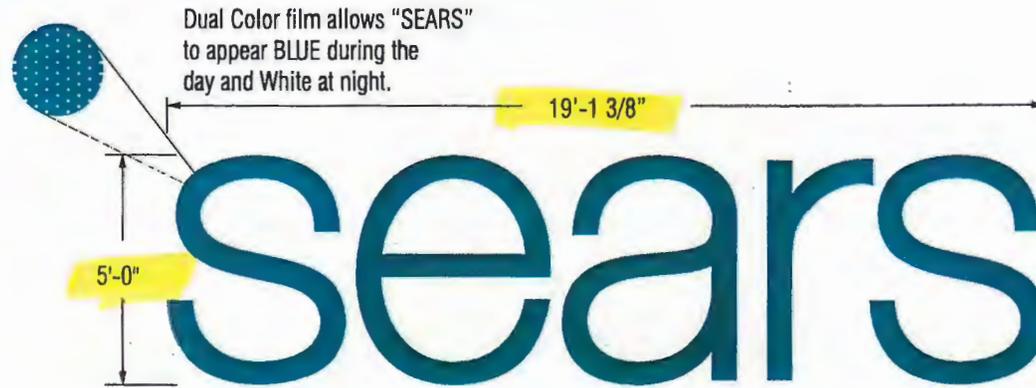
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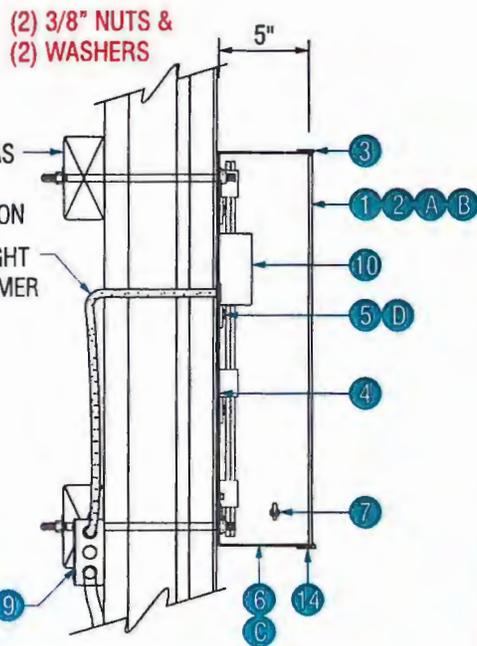
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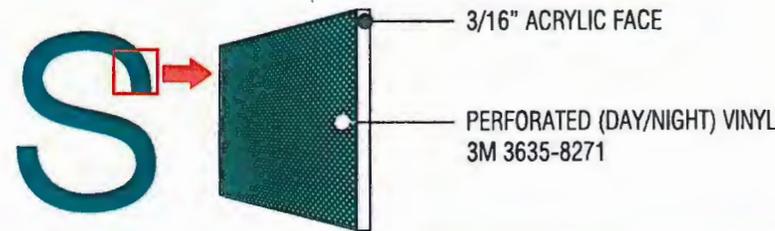


FRONT VIEW
 Scale: 1/4"=1'

95.57 sq ft



"Sears" SELF CONTAINED LED CHANNEL LETTER DETAIL



COLOR SCHEDULE	
A. FACE: WHITE	
B. VINYL OVERLAY: PERFORATED (DAY/NIGHT) VINYL 3M 3635-8271	
C. RETURNS/TRIM: TO BE PAINTED BLUE TO MATCH 3M 3635-8271	
D. LED: WHITE	

MATERIAL LIST
1. 3/16" ACRYLIC FACE
2. VINYL OVERLAY APPLIED 1ST SURFACE
3. 2" ALUMINUM TRIM CAP
4. .080" thk. ALUMINUM BACKS (POP RIVET)
5. LED
6. .050" thk. ALUMINUM RETURNS
7. 20amp DISCONNECT SWITCH
8. PRIMARY WIRING
9. HANDY-BOX
10. LED POWER SUPPLY 120v
11. LOW VOLTAGE SECONDARY WIRING
12. 3/8" PLASTIC BUSHING
13. MOUNTING HARDWARE (VARIES PER LOCATION)
14. FACE SCREW (MATCH TRIM)



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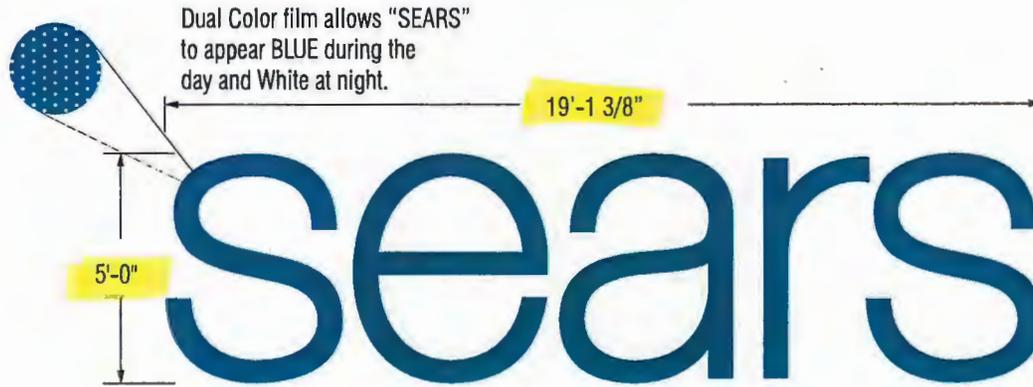
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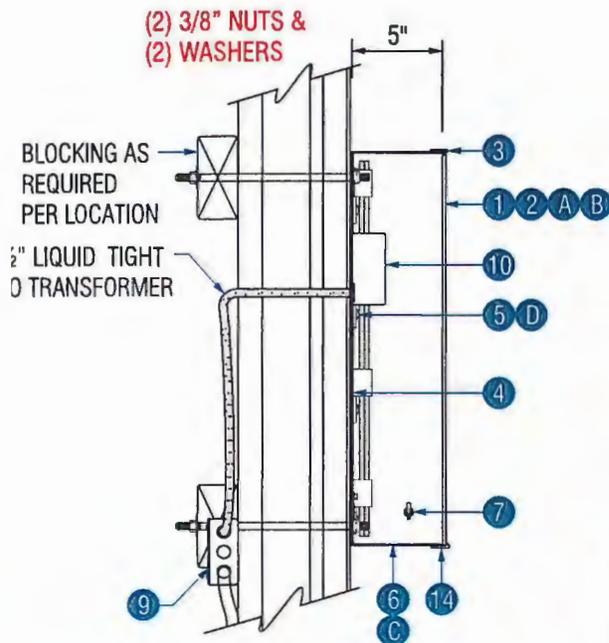
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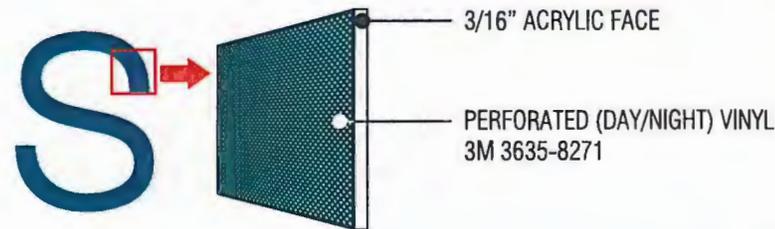
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