



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, February 16, 2016** at 7:00 p.m., at which time a public hearing will commence on the following application:

**16-01:** This is the application of **PF Abington, Inc.**, applicants for the property located at 938 Old York Road, Jenkintown, Pa. 19046. The applicant has filed an appeal to the actions of the Zoning Officer in the denial of the sign applications submitted for wall signage on the south and north elevations of the building. In the alternative a variance from Section 1008.2.B.2.a.1 of the Zoning Ordinance and any other relief that may be deemed necessary to allow for signage to be installed on this site as submitted has been requested.

The property is zoned within the (PB) Planned Business District of Ward #7 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:

- 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.
- Any other relief the Board deems necessary

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

938 Old York Road, LLC  
574 W. Lancaster Avenue  
Bryn Mawr, PA 19010

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

PF Abington, Inc.	Patient First of Pennsylvania, LLC
20 South Olive Street	5000 Cox Road, Suite 100
Media, PA 19063	Glen Allen, VA 23060

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

Debra A. Shulski, Esquire	
Riley Riper Hollin & Colagreco	610-458-4400
P.O. Box 1265	
Exton, PA 19341	

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.

Lessee

5. Description of the property:

Address/location 938 Old York Road

Present use Patient First building under construction

Proposed improvement Installation of two (2) wall signs on the northern and southern facade elevations as more fully described in the attached Addendum "A" and as shown on the enclosed sign plans.

**Zoning Hearing Board Application**



**Abington Township, PA**

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

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:

See Addendum "A" Narrative attached hereto.

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

See Addendum "A" Narrative attached hereto.

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.

See Addendum "A" Narrative attached hereto.

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.

Application No. 14-13 granted on November 18, 2014 for dimensional variances relating to the setbacks, buffering and parking associated with the Patient First facility.

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.

See items referenced in cover letter accompanying this submission.

*W. Julia A. Shulski*

Signature of Applicant  
Attorney for Applicant

Authorized pursuant to Lease Agreement and  
Owner Authorization letters attached

Internal Validation:

Date Received: 1/11/16  
Fee Paid: \$1,500.00  
Case: 16-01

RECEIVED  
JAN 11 2016

BY: \_\_\_\_\_

*Mark S. ...*  
Signature of the Zoning Officer

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

**In Re: Application of PF Abington, LLC and  
Patient First Pennsylvania, LLC**

**ADDENDUM “A” NARRATIVE**

**I. BACKGROUND**

The nature of this zoning application relates strictly to proposed signage for the Patient First building (“Building”) currently under construction at 938 Old York Road in Abington Township. The relevant proposed signage requiring zoning relief is as follows:

1. Wall sign consisting of 29.5 square feet on the northern building elevation; and
2. Wall sign consisting of 29.5 square feet on the southern building elevation.

The Zoning Officer has determined that only one wall sign is permitted on the elevation facing the street frontage which would be the eastern elevation and the maximum permitted sign area for that sign is 200 square feet. The Applicant is proposing a wall sign on the eastern elevation consisting of a sign area of 29.5 square feet (which does not require relief and, therefore, is not part of this Application). Even with all three proposed wall signs (the two subject to this Application and the one permitted on the eastern façade facing the street), the overall total sign area is approximately 88.5 square feet which is less than half of the maximum sign area permitted.

**II. SCOPE OF REQUESTED RELIEF**

The following relief is being sought as part of this Application:

1. Appeal of the Zoning Officer's determination as to the number of permitted wall signs and the location of the signs only being permitted on the building elevation facing the street;

2. In the alternative, a dimensional variance from § 1008.2.B.2.a and/or any other applicable section from the Sign Code to permit the proposed number of signs on the Building and on elevations not fronting a street [Note however, that the overall sign area is compliant and in fact, significantly less than the 200 square feet maximum sign area permitted]; and

3. The Applicant also requests any other interpretations, variances and/or relief deemed necessary.

### **III. JUSTIFICATIONS IN SUPPORT OF RELIEF**

As mentioned, the overall sign area is substantially less than what the ordinance permits (200 SF is permitted and the Applicant is proposing approximately 88.5 square feet). There are unique topographic characteristics and grade/elevation changes along the Old York Road street frontage which impact the visibility of the Property and Building. Signage only on the front of the building facing Old York Road does not provide enough time for patrons to be able to know they are at the correct location until they are immediately upon it and does not allow sufficient time to access the site. Also, access to the Property is limited given the median strip on Old York Road and the Property is only accessible traveling southbound on Old York Road. The access point into the site is one-way only so if a patron misses the turn, they have to take a circuitous route to turn around to get back to the Property. Signage is especially important to demark the location of this particular use given that patrons utilizing the facility are typically interested in getting to the facility as quickly as possible. Also, many of the patrons may be a first time user.

The Applicant will present additional evidence at the time of the hearing to support the legal requirements necessary for the variance relief.

Respectfully Submitted,

RILEY ROPER HOLLIN & COLAGRECO

BY: Debra A. Shulski

Debra A. Shulski  
Attorney for Applicant

Dated: 1-7-16

**GROUND LEASE AGREEMENT**

**BY AND BETWEEN**

**938 OLD YORK ROAD LLC,  
a Pennsylvania limited liability company  
("Landlord")**

**AND**

**PATIENT FIRST OF PENNSYLVANIA, INC.,  
a Virginia corporation  
("Tenant")**

**DATED: July 25, 2014**

**ADDRESS: 938 OLD YORK ROAD, ABINGTON, PA**

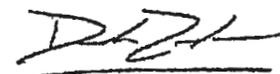
**GROUND LEASE AGREEMENT**

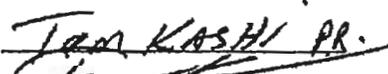
(Signature Page)

IN WITNESS WHEREOF, on the day and year first above written, Landlord and Tenant have duly executed this Lease under seal as their free act and deed.

**LANDLORD:**

938 OLD YORK ROAD LLC,  
a Pennsylvania limited liability company

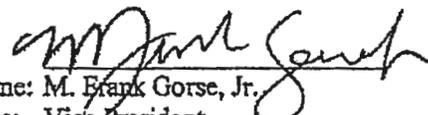
  
\_\_\_\_\_  
WITNESS

By:   
Name: Jan KASHI PR.  
Title: \_\_\_\_\_

**TENANT:**

PATIENT FIRST OF PENNSYLVANIA,  
INC., a Virginia corporation

  
\_\_\_\_\_

By:   
Name: M. Frank Gorse, Jr.  
Title: Vice President

# Patient First

September 15, 2014

Carl Wright  
938 Old York Road LLC  
P.O. Box 1908  
Media, PA 19063

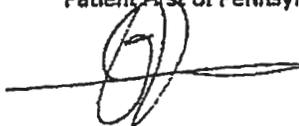
RE: 938 Old York Road, Abington, PA

Dear Carl:

Please be advised that I am an authorized officer of Patient First of Pennsylvania, Inc., and the lessee ("Lessee") of the property located at 938 Old York Road in Abington Township and further identified as tax parcel number 30-00-49304-00-4 ("Property").

In accordance with the foregoing, I have authorized 938 Old York Road LLC, and their respective directors, officers, agents, employees, attorneys, and consultants (collectively "Agents") to act as our agent and accordingly has the Lessee's permission to undertake all activities, including the making, filing and prosecution of any required plans, applications, permits or other documents in connection with securing approvals for the development of the Property, including the filing of an application to Abington Township and to do such other acts as may be requested by any other state or federal government or authority having or purporting to have jurisdiction.

Very truly yours,  
Patient First of Pennsylvania, Inc.:



Jay A. Lustig  
Director of Planning & Development

**938 OLD YORK ROAD LLC.  
574 W. LANCASTER AVE.  
BRYN MAWR, PA 19010**

September 22, 2014

Carl Wright  
PF Abington, LLC  
P.O. Box 1908  
Media, PA 19063

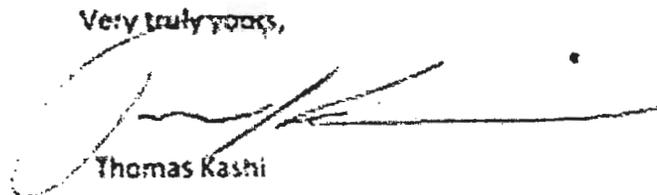
RE: 938 And 944 Old York Road

Dear Mr. Wright:

Please be advised that I am an authorized office of 938 Old York Road, LLC, and the owner ("Owner") of property located at 938 and 944 Old York Road in Abington Township and further identified as tax parcel numbers 30-00-49304-004 and 30-00-749308-009 ("Property").

In accordance with the foregoing, I have authorized PF Abington, LLC and their respective Directors, officers, agents, employees, and consultants (collectively "Agents") to act as my Agent and accordingly has the Owner's permission to undertake all activities, including the making, filing and prosecution of any required plans, applications, permits or other documents in connection with securing approvals for the development of the Property, including the filing of an application to Abington Township and to do such other acts as may be requested by any other state or federal government or federal government or other authority having or purporting to have jurisdiction.

Very truly yours,



Thomas Kashi

# Patient First

**Client:**  
Patient First Coporation  
5000 Cox Road, Suite 100  
Glen Allen, VA 23060

**Location Address:**  
Patient First  
938 Old York Road  
Abington, PA 19001

**Description:**  
Location Map

**Layout Date:**  
08/05/2015

**Revision Date:**  
08/05/2015 12/30/2015  
09/29/2015 1/06/2016

**File Name:**  
18906\_Abington.pdf  
Project Number: 18906

## Sheet Notes:

- 1A Location Map
- 2A Site Plan
- 3A Elevation Drawings
- A B Channel Letters

### Permitted Proposed Signage / Permit Pending

- Freestanding sign:
  - Allowed: maximum 50 square feet
  - Proposed: 48 square feet
- Wall sign:
  - Allowed: maximum 200 square feet
  - Proposed: 29.5 square feet

### Proposed Signage / Zoning Relief Required

- Wall sign on north elevation (proposed 29.5 square feet)
- Wall sign on south elevation (proposed 29.5 square feet)

1A

## Location Map

938 Old York Road, Abington, PA 19001



**EGAN  
SIGN**

522 Willow Street, Reading, PA | (Toll Free): 844-460-6631 | (Fax): 610-478-1332 | [www.egansign.com](http://www.egansign.com)

This design/engineering proposal will remain the exclusive property of Egan Sign until approved and accepted through purchase by client named directly on drawing and may not be duplicated by other parties or design fee will apply @ \$95 per hour.

Sign Management Made Simple

# Patient First

**Client:**  
Patient First Coporation  
5000 Cox Road, Suite 100  
Glen Allen, VA 23060

**Location Address:**  
Patient First  
938 Old York Road  
Abington, PA 19001

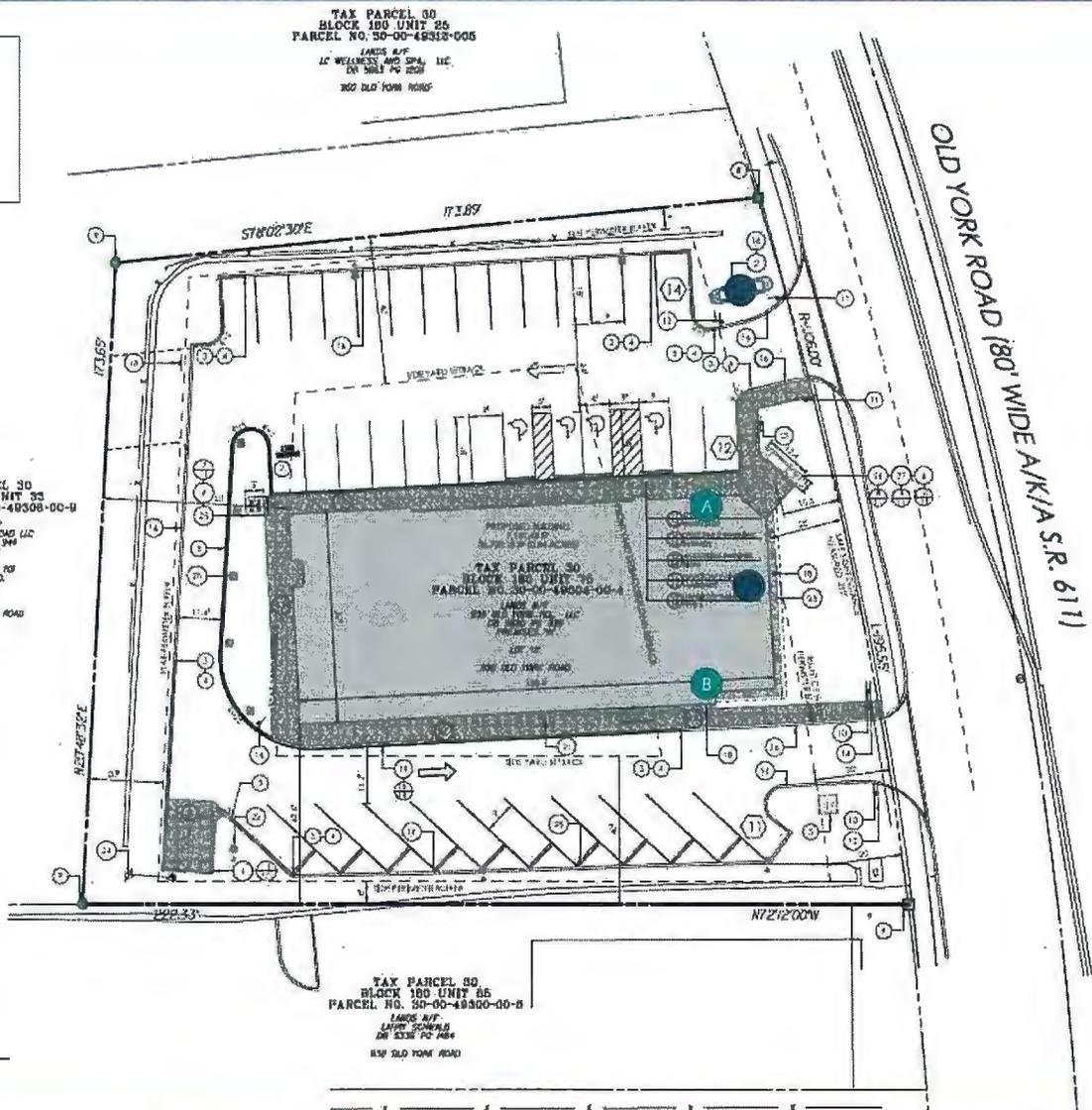
**Description:**  
Site Plan

**Layout Date:**  
08/05/2015

**Revision Date:**  
08/05/2015    12/30/2015  
09/29/2015    1/06/2016

**File Name:**  
18906\_Abington.pdf  
**Project Number:** 18906

- Signs permitted  
(not subject to Zoning Board approval)
- Signs requested by Zoning Board approval



**2A** Site Plan  
Scale - 1" = 32'



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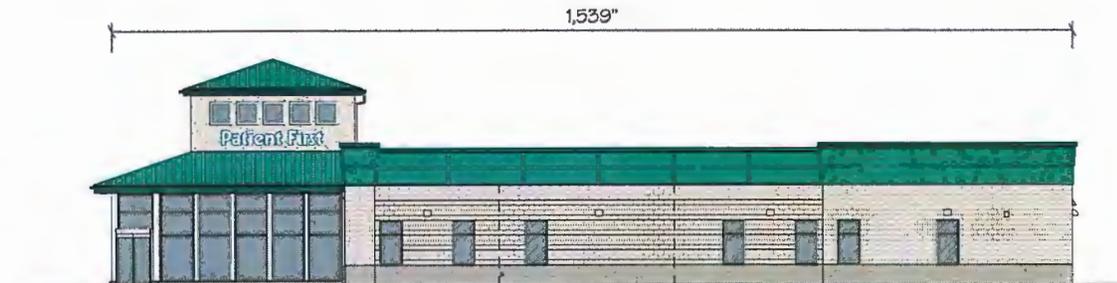
**Location Address:**  
Patient First  
938 Old York Road  
Abington, PA 19001

**Description:**  
Elevation Drawings

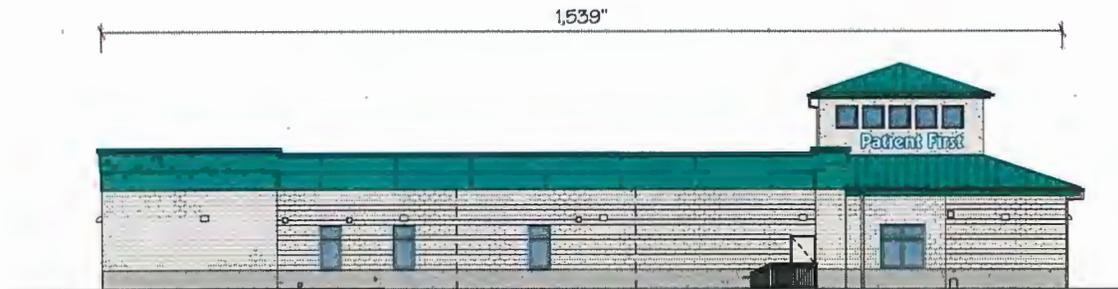
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**A** North Elevation  
Total Proposed Signage for North Elevation - 29.5sf



**B** South Elevation  
Total Proposed Signage for South Elevation - 29.5sf

## 3A Elevation Drawings

Scale - 1/16" = 1'-0"

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170"

25"

# Patient First®

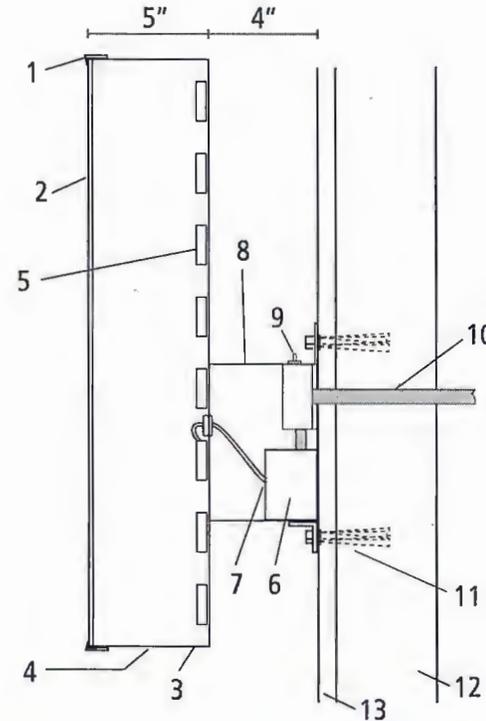
Scale - 3/4" = 1'-0"

**CROSS SECTION OF UL LISTED  
RACEWAY CHANNEL LETTERS  
WITH LEDS**

- (1) PLASTIC TRIM CAP
- (2) WHITE TRANSLUCENT PLEXIGLAS FACE
- (3) .090 ALUMINUM RETURN  
(NO galvanized steel side cabinets)
- (4) DRAIN HOLES (minimum 2 per letter)  
Raceway also has drain holes as needed
- (5) LED ILLUMINATION (Sloan Ultra Bright -  
V Series - Great White 3 or Great White 4)
- (6) SELF CONTAINED LOW VOLTAGE TRANSFORMER  
(Sloan modular 60-W transformer rated for  
dry/damp/wet applications)
- (7) LOW VOLTAGE POWER SUPPLY LINE TO SLOAN  
LED (out)
- (8) 8"x4"x.040 ALUMINUM RACEWAY (Length varies)  
Raceway has 2 lip at the top for hanging  
(raceway formed from one piece of aluminum)
- (9) TOGGLE DISCONNECT SWITCH
- (10) PRIMARY ELECTRICAL SOURCE TO DISCONNECT  
SWITCH IN J-BOX
- (11) (12-volt DC power supply)
- (12) MOUNTING HARDWARE AS REQUIRED
- (13) BUILDING FACADE

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

All electric signs shown are UL Listed and approved.  
UL Listed



**A B** Channel Letters  
29.5 square feet

## Patient First

**Client:**  
Patient First Coporation  
5000 Cox Road, Suite 100  
Glen Allen, VA 23060

**Location Address:**  
Patient First  
938 Old York Road  
Abington, PA 19001

**Description:**

Channel Letters (29.5 square feet);

Provide (2) 25" h x 170" w sets of  
channel letters

Letters to be fabricated as individual  
units and raceway mounted

**Color Key:**

- White  
(translucent white plex)
- PMS 294 - high gloss  
Imron paints  
(trim caps, returns and  
3/4" border around  
letters)
- TBD (to match building)  
(raceways & space  
between dot and  
rest of "I")

**Layout Date:**

08/05/2015

**Revision Date:**

08/05/2015    12/30/2015  
09/29/2015    1/06/2016

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