

5. Property Details:

- a. Present Zoning Classification: AGR
- b. Present Land Use: Classroom training; office; assembly
- c. Location (Street Address):
3455 Germantown Pike
- d. Parcel #: 67-00-01366-00-7
- e. Lot Dimensions:
 - (1) Area: 5.168 acres gross; 4.996 acres net of Germantown Pike r/w
 - (2) Frontage: 300 feet approx.
 - (3) Depth: 642 feet approx.
- f. Circle all that apply in regards to the above specified property:

<u>Public Water</u>	<u>Public Sewer</u>
Private Well	Private Septic
- g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)**

6. Proposed Use(s):

- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**

7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. **(Please submit as an attachment)**

8. Has any previous appeal been filed concerning the subject matter of this appeal?
 Yes No

If yes: specify: **(Please submit as an attachment)**

9. Challenges please list requested issues of fact or interpretation:
(Please submit as an attachment)

10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

CERTIFICATION

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Bernadette A. Kearney *Attorney for Applicant*
Signature

Bernadette A. Kearney, Esq., Attorney on behalf of Applicant
Printed Name

Signature

Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Montgomery : SS

The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

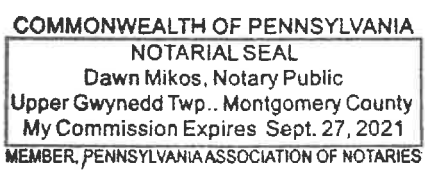
Bernadette A. Kearney, Attorney for Applicant
Applicant
Bernadette A. Kearney, Esq., Attorney on behalf of Applicant

Applicant

Sworn to and subscribed before me this 30th day of January, 2019

Dawn Mikos

Notary Public



Date Received: 1-31-19

Andrew R. Ruggio

Zoning Officer

The Applicant is requesting the following variance relief for signage:

A variance from **Section 150-148**, Signs permitted in residential and agricultural districts, to permit 241.79 s.f. of wall mounted signage and 108.12 s.f. for a monument sign, which includes an electronically changeable message sign, for a total of 349.91 s.f. rounded to 350 s.f. of signage whereas 2.083 s.f. is permitted pursuant to Section 150-148.A.

A variance from **Section 150-147.C.(3)** and **Section 150-147.F(3)** to allow an electronically changeable message sign.

A variance from **Section 150.147.C(1)** for the monument sign to have illuminated channel letters and for the wall-mounted signage to have illuminated channel cut letters.

A variance relief from Section **15-148.C.** to allow the wall-mounted signage to exceed 8 feet in height.

The Property received zoning relief in 2013 to expand the existing use on the Property for vocational/technical classrooms and offices for the IBEW. A copy of the zoning decision is attached hereto. The relief was extended due to timing issues and copies of the extension relief are attached hereto. The Applicant is in the process of completing construction of the approved expansion and requests zoning relief for signage.

The Applicant is proposing the following signage on the Property which received zoning relief for an expansion of the existing use on the Property.

Signage on the East Elevation:	17.94 s.f.:	IBEW 126
	25.1 s.f.:	HHGTC
	55 s.f.:	Howard H Grabert Training Center & Assembly Hall
	<u>4.61 s.f.:</u> 102.65 s.f.	Entry
Signage on the South Elevation:	86.73 s.f.:	Local Union 126 OSHE Occupational Safety Health and Education
	24.71 s.f.:	Logo
	<u>27.7 s.f.:</u> 139.14 s.f.	IBEW Local Union 126

Total of the Wall-Mounted Signage: **241.79 s.f.**

Monument Sign: 10.64 s.f.: HHGTC
Howard H Grabert Training Center
(illuminated channel letters)

24.5 s.f.: Digital Signage Display
35.14 s.f.

Total Area of Sign: **108.12 s.f.**

The requested zoning relief for the Property is appropriate as the signage will adequately identify the building for those who come to the Property for training from all over the Commonwealth. Due to the location of the building on the Property and the grade of the site, the signage is appropriately sized. The electronically changeable message sign will only display messages related to IBEW training offered at the Property, IBEW meetings, and other IBEW related events. The electronically changeable message sign will not scroll, blink or flash and will not have animation.

STATE AFFIDAVIT FILED

Printed for and sold by John C. Clark Co., 1880 Walnut St., Phila.

DEED OF CONFIRMATION

9/20/798783

1158

This Indenture made the tenth (10th)

day of July In the year of our Lord one thousand nine hundred and seventy-nine (1979)

Between The Joint Apprenticeship Training Committee for the Outside Electrical Industry, Corporation of the Commonwealth of Pennsylvania

(hereinafter called the Grantor), of the one part, and Trustees of the Local Union No. 126 Occupational Safety, Health and Educational Trust Fund established pursuant to a Trust Fund Agreement dated January 15, 1973, by and between the Penn-Del-Jersey Chapter of the National Educational Contractors Association and Local Union No. 126, International Brotherhood of Electrical Workers, AFL-CIO (hereinafter called the Grantee), of the other part,

Witnesseth, That the said Grantor

for and in consideration of the sum of

One Dollar (\$1.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN tract of land situated in the Township of Worcester, County of Montgomery, State of Pennsylvania bounded and described in accordance with a survey and plan dated June 8, 1968 as prepared by George C. Heilman Registered Surveyor Norristown, Pennsylvania as amended June , 1968.

BEGINNING at a point a corner in the center line of Germantown Pike said point being at the distance of one thousand twenty-three and eighty-seven one hundredths feet measured Southeasterly from a point of intersection on the center line's of Germantown Pike and the center line of Grange Avenue; thence from said beginning point North forty-seven degrees twenty-three minutes twenty seconds east along the South-easterly side of a sixty foot wide easement for Future Road six hundred forty-two and sixteen one hundredths feet to a point a corner; thence South forty-nine degrees three minutes forty seconds east four hundred sixty-six and fifty-eight one hundredths feet to a point a corner in line of lands now or late of Thomas Lord; thence along the same South forty-nine degrees forty-one minutes forty-five seconds West two hundred forty-two and eighty six one hundredths feet to a point a corner; thence still along the same North fifty two degrees thirty minutes fifteen seconds West one hundred eighty-nine and twenty-seven one-hundredths feet to a point a corner; thence still along the same South forty-two degrees thirty-two minutes forty-five seconds West

three hundred eighty-six and seventy-eight one hundredths feet to a point a corner the center line of Germantown Pike (fifty feet wide); thence along the center line of Germantown Pike North forty-nine degrees two minutes fifteen seconds West three hundred two and thirteen one hundredths feet to the place of beginning.

CONTAINING 5.176 Acres of land.

BEING the same premises which Norristown Excavating Contractors, Inc., by Deed dated June 20, 1960, and recorded in Montgomery County, Pennsylvania, in Deed Book 3516, Page 1049, et seq., granted and conveyed unto Joint Apprenticeship Training Committee for the Outside Electrical Industry, its successors and assigns, in fee.

Parcel # 67-00-01366-00-7 *9/21/99*
REGISTERED

REALTY TRANSFER TAX PAID	
STATE	1899.00
LOCAL	1899.00
TOTAL	3798.00

MONTGOMERY COUNTY, PENNSYLVANIA	
REGISTERED	999.00
MONTGOMERY COUNTY, PENNSYLVANIA	
REGISTERED	280.00

BOOK 4455 PG 33

Together with all and singular the _____
Improvements, Ways, Streets, Alleys, Passages, Waters, Water-courses, Rights, Liberties, Privileges,
Hereditaments and Appurtenances, whatsoever thereunto belonging, in any wise appertaining, and
the Reversions and Remainders, Rents, Issues and Profits thereof; and all the Estate, Right, Title,
Interest, Property, Claim and Demand whatsoever of the said Grantor
in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground above described,
Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurte-
nances, _____ unto the said Grantee, its successors
and Assigns, to and for the only proper use and behoof of the said Grantee, its successors
and Assigns, forever.

And the said Grantor, for itself and its successors and assigns
_____ does by
these presents, covenant, grant and agree, to and with the said Grantee, its successors
and Assigns, that it the said Grantor, its successors and assigns, _____
_____ all and singular the _____

Hereditaments and Premises herein above described and granted, or mentioned and intended so to be,
with the Appurtenances, unto the said Grantee, its successors
_____ and Assigns,
against it the said Grantor, its successors and assigns and against all and every
Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from
or under it, them, _____ or any of them, _____
shall and will _____ WARRANT and forever DEFEND.

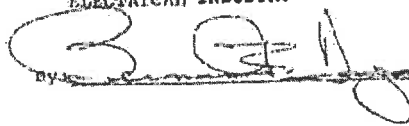
In Witness Whereof the part said Grantor has caused these presents
to be duly executed under seal the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

JOINT APPRENTICESHIP TRAINING
COMMITTEE FOR THE OUTSIDE
ELECTRICAL INDUSTRY

Attest:





Commonwealth of Pennsylvania

County of MONTGOMERY

On this, the 16TH day of JULY

, 1979, before me, JAMES E. O'NEILL

the undersigned officer,

personally appeared BERNARD F. HAGAN who acknowledged himself (herself) to be the TRUSTEE of JOINT APPRENTICESHIP COMMITTEE a corporation, and that he as such TRUSTEE being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as TRUSTEE

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

James E. O'Neill

JAMES E. O'NEILL
Notary Public in and for the County of
Montgomery, Pa., on April 21, 1980

DECEA.

JOINT APPRENTICESHIP TRAINING
COMMITTEE FOR THE OGBSIDE
ELECTRICAL INDUSTRY

TO

TRUSTEES OF THE LOCAL UNION
NO. 126 OCCUPATIONAL SAFETY,
HEALTH AND EDUCATION TRUST
FUND

729-5 John C. Clark Co., Phila 31-22

Montgomery County S. S.

Recorded in the Office for Recording of Deeds & c.
in and for said county in Book book
No. 4455 Page 32 & c.
Witness my hand and seal of office this 20th
day of August, 19 79

William J. Redinger
Recorder

This address of the above-named Grantee
is 3455 Germantown Pike
Collegeville, Pa.
On behalf of the Grantee

BOOK 4455 PG 35

BEFORE THE ZONING HEARING BOARD OF THE TOWNSHIP
OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA

IN RE: APPLICATION 13-06 OF : REQUEST FOR A
TRUSTEES OF THE LOCAL UNION : SPECIAL EXCEPTION
NO. 126 OCCUPATIONAL SAFETY, : AND VARIANCES
HEALTH & EDUCATION TRUST FUND :

DECISION

A Public Hearing on the above Application having been held on July 23, 2013, at 6:30 P.M. at the Worcester Township Fire Hall, 1725 Valley Forge Road, Worcester, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance of 1973, as amended, (hereinafter "Ordinance") and the Pennsylvania Municipalities Planning Code, and having considered the evidence and testimony presented, the Zoning Hearing Board of Worcester Township enters the following Decision:

ORDER


Upon consideration of the evidence and testimony presented, Applicant's request for relief from the Ordinance in order to permit the expansion of the existing use on the property with the construction of a 2 story building for vocational/technical classrooms and offices on the property located at **3455 Germantown Pike, Colledgeville, Worcester Township, Pennsylvania**, in the AGR District, for a Special Exception and Variance pursuant to §150-166.B. to permit the expansion of a nonconforming use for a total of 27,505 square feet for the addition; a Variance from §150-

13.B.(2) to permit a front yard setback of 180 feet; a Variance from §150-13.B.(2) to permit side yard setbacks of 47 feet and 106 feet respectively; a Variance from §150-14.A & B. to permit a maximum building coverage of 12.22% and a maximum impervious coverage of 34%; and a Variance from §150-16.B.(1) & (2) to permit parking within the front and side yard setbacks within 100 feet of the property line, are **GRANTED** subject to the following conditions:

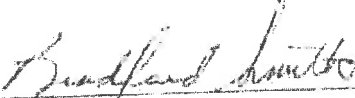
1. Applicant shall obtain Land Development Plan Approval; and
2. The use shall be office, classroom, training, and auditorium, consistent with the testimony.

The Board reserves the right to prepare full Findings of Fact and Conclusions of Law to support this Decision if an Appeal is filed.

Worcester Township
Zoning Hearing Board



John D'Lauro



Bradford Smith

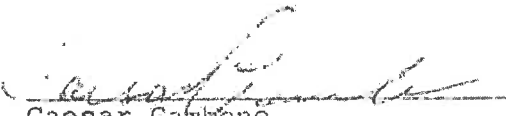
Order Entered: July 23, 2013

Circulation Date:

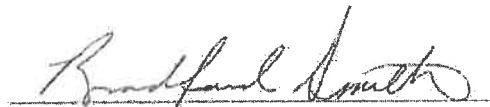
granted on July 23, 2013 pursuant to Application No. 13-06 shall be reinstated and the Applicant's extension of time shall expire on January 28, 2016.

The Board reserves the right to prepare full Findings of Fact and Conclusions of Law to support this Decision if an Appeal is filed.

Worcester Township
Zoning Hearing Board


Caesar Galbone


John D'Lauro


Bradford Smith

Order Entered: January 28, 2014

Circulation Date: *March 4, 2014*

**BEFORE THE ZONING HEARING BOARD OF THE TOWNSHIP
OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA**

**IN RE: APPLICATION 15-04 OF TRUSTEES : REQUEST FOR
 OF THE LOCAL UNION NO. 126 : A VARIANCE
 OCCUPATIONAL SAFETY, HEALTH : :
 & EDUCATION TRUST FUND : :**

DECISION

A Public Hearing on the above Application having been held on December 22, 2015, at 6:30 P.M. at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance of 1973, as amended, (hereinafter "Ordinance") and the Pennsylvania Municipalities Planning Code, and having considered the evidence and testimony presented, the Zoning Hearing Board of Worcester Township enters the following Decision:

ORDER


Upon consideration of the evidence and testimony presented regarding **Application No. 15-03 of The Trustees of the Local Union No. 126 Occupational Safety, Health & Education Trust Fund**, for the property located at 3455 Germantown Pike, Colledgeville, Pennsylvania, a Variance from §150-225 of the Ordinance to permit an extension of time for the zoning relief granted under Application No. 13-06, in order for Applicant to obtain Land

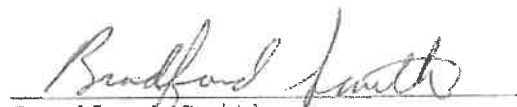
Development Approval from Worcester Township for the project, is hereby **GRANTED**. The relief granted on July 23, 2013 pursuant to Application No. 13-06 shall be reinstated and the Applicant's extension of time shall expire on January 28, 2018.

The Board reserves the right to prepare full Findings of Fact and Conclusions of Law to support this Decision if an Appeal is filed.

Worcester Township
Zoning Hearing Board

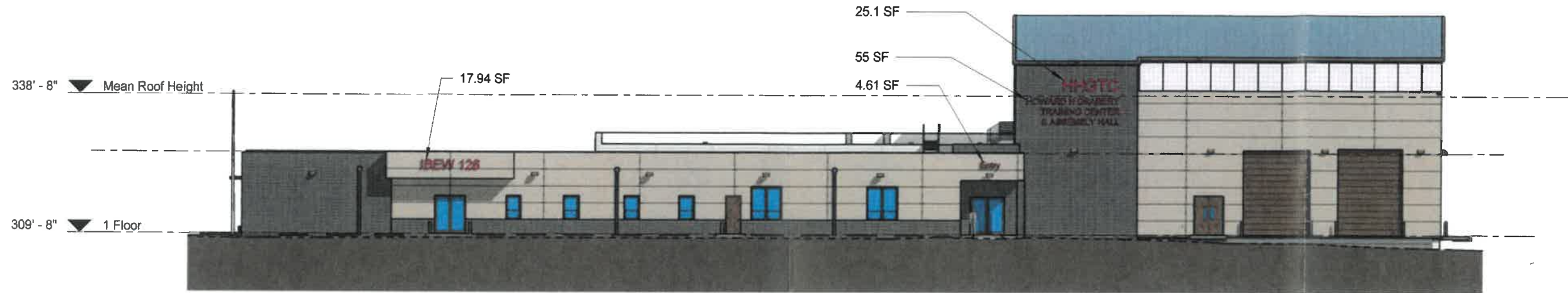

Caesar Gambone


John D'Lauro


Bradford Smith

Order Entered: December 22, 2015

Circulation Date: *January 19, 2016*



3 **SIGNAGE East Elevation**
SK133 1" = 20'-0"



4 **SIGNAGE South Elevation**
SK133 1" = 20'-0"

WALL MOUNTED INFO SIGN -
AT OTHER DOORS ALSO?
DETAILED INFO &
DIRECTIONAL
EXAMPLE ==>>

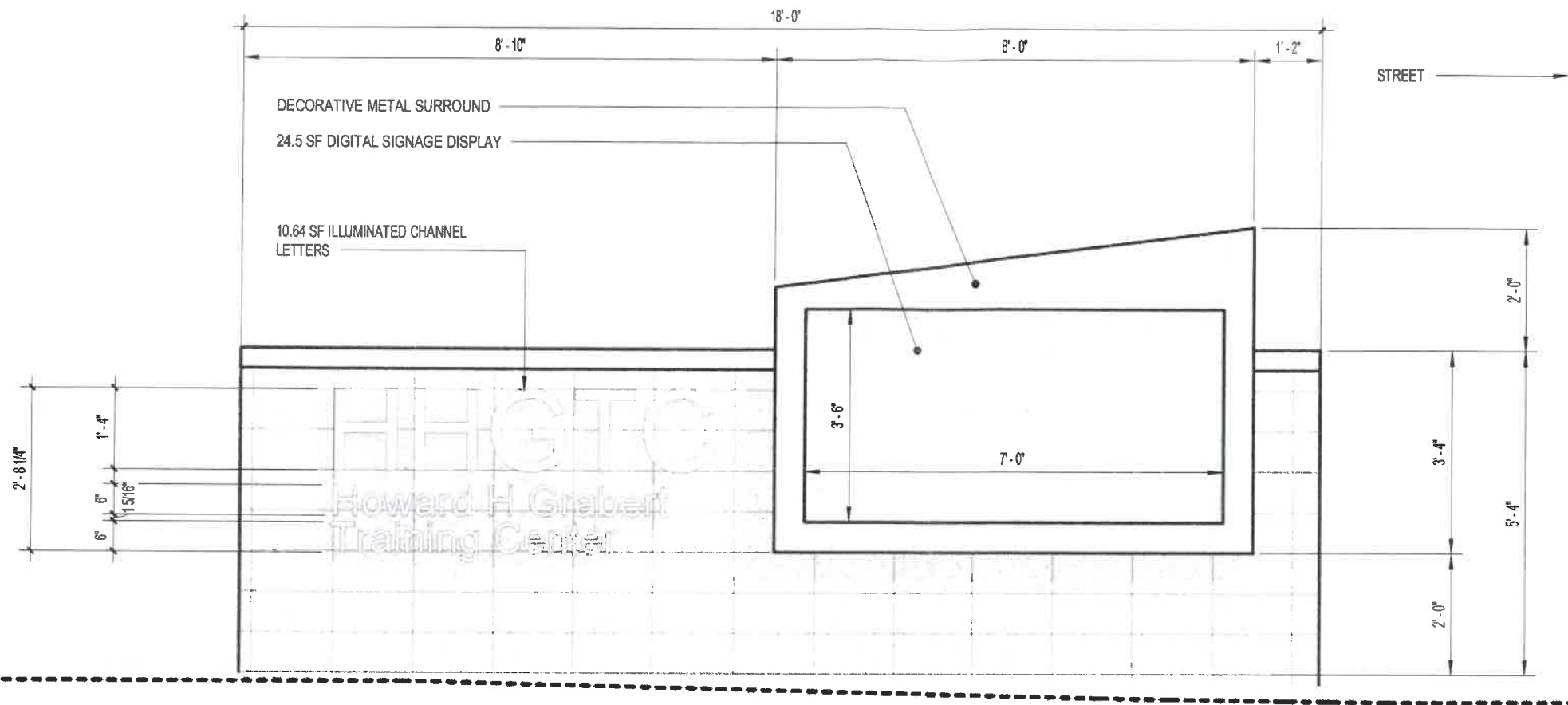
MAIN OFFICES
International Brotherhood of
Electrical Workers
I.B.E.W. Local Union 126
3455 Germantown Pike,
Collegeville, PA 19426

TRAINING CENTER
Entrance At Side =>

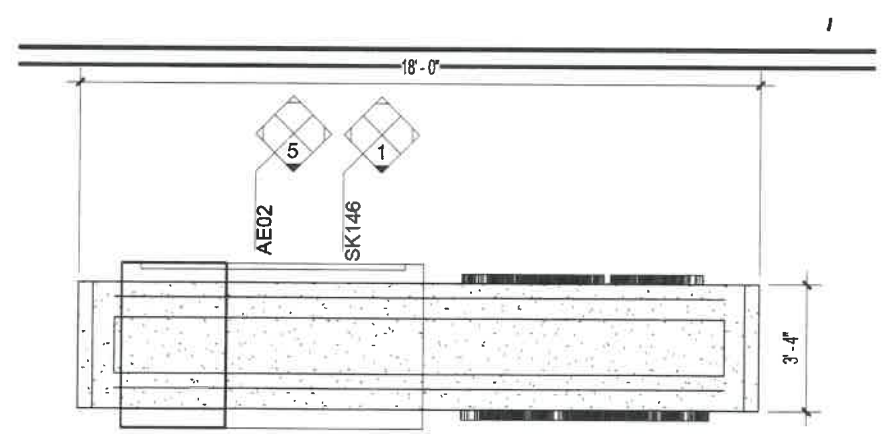
design/
buildllc
www.designbuildllc.com

SK133
SIGNAGE

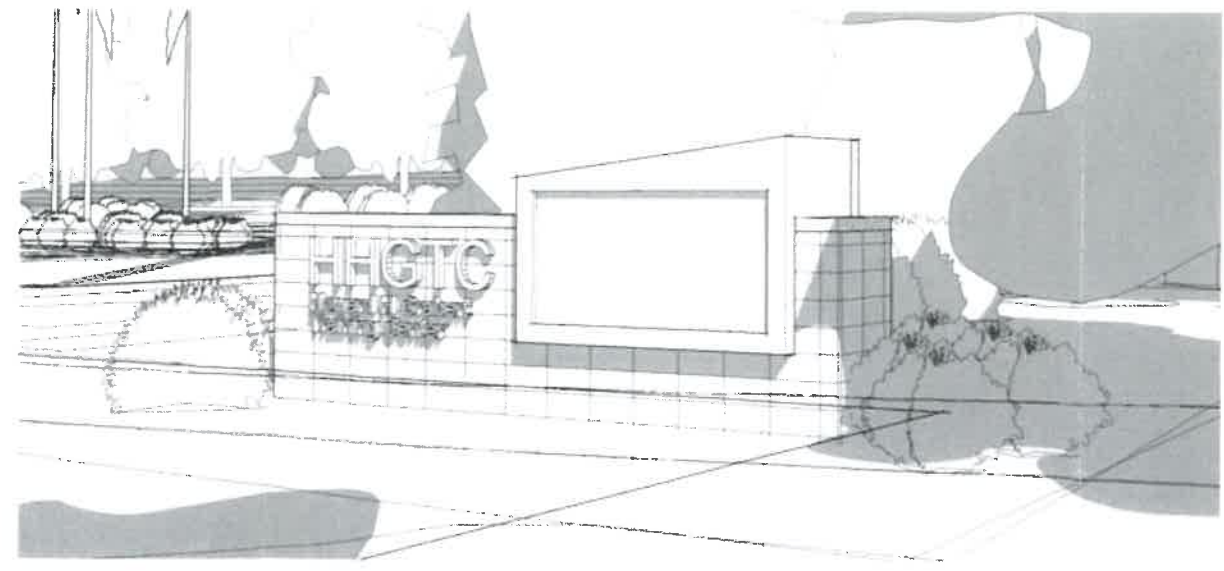
**International Brotherhood of Electrical Workers Training
Facility & Offices**
3455 Germantown Pike, Collegeville, PA 19426
1/22/2019 5:24:19 PM



1 SIGNAGE BOLLARD ELEVATION
 SK146 1/2" = 1'-0"



2 SIGNAGE BOLLARD PLAN
 SK146 1/4" = 1'-0"



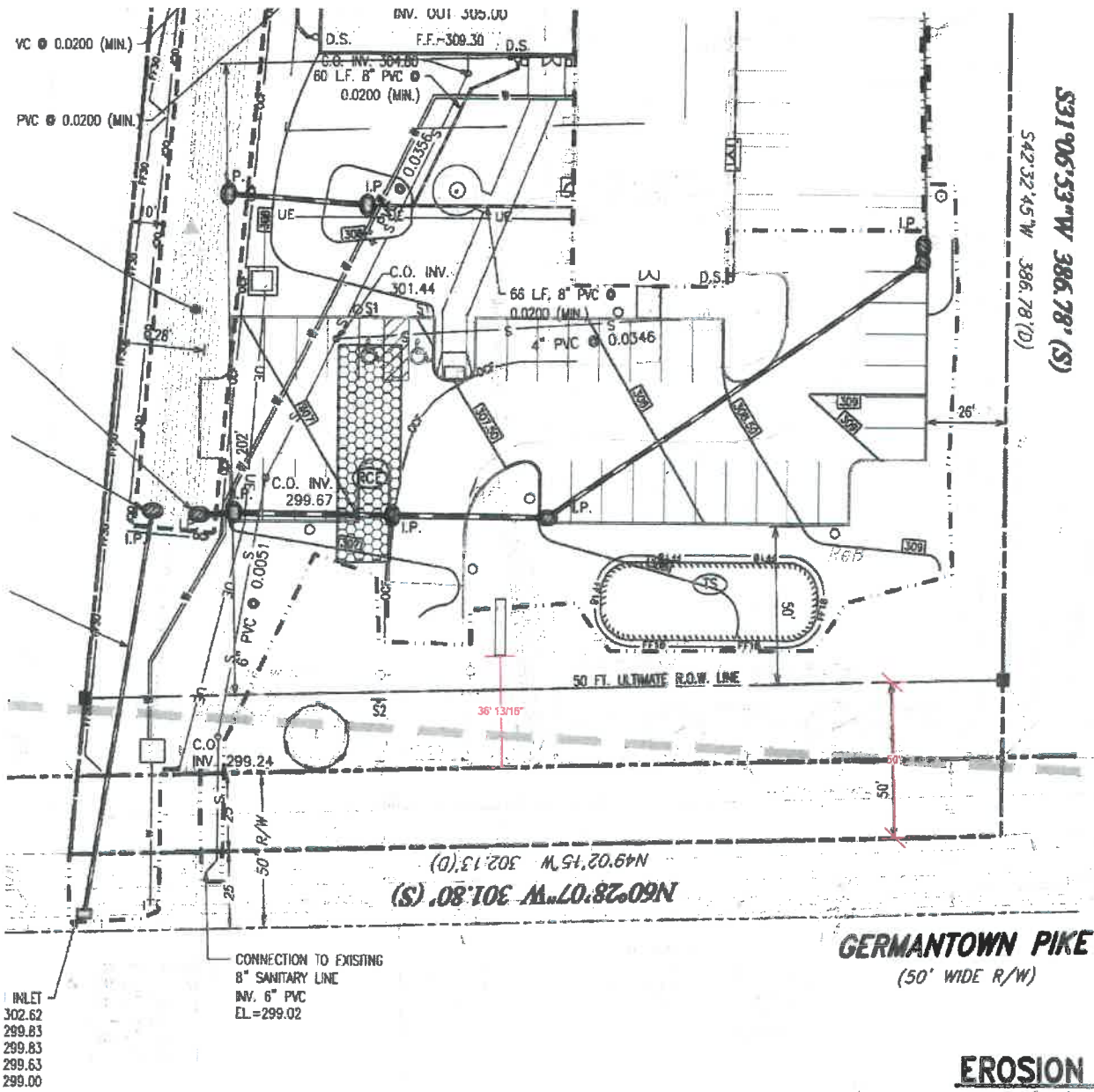
3 Sign Bollard Perspective
 SK146

design/
 buildllc
 www.designbuildllc.com

SK146
 SIGN BOLLARD

International Brotherhood of Electrical Workers Training
 Facility & Offices
 3455 Germantown Pike, Collegeville, PA 19426
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[IBEW]



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