

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

IN RE:       APPLICATION OF  
              GSS VENTURES, LLC

NO. 2025-11

**DECISION**

The Applicant, GSS Ventures, LLC, tenant with the permission of the owner, proposes to install internally illuminated signs and modernize the freestanding sign related to the gas station operating at 3001 Germantown Pike, Worcester Township, Montgomery County, PA, TPN 67-00-01492-00-7, located in the C-Commercial Zoning District. A public hearing on the above Application was held on January 6, 2026 at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance, as amended (hereinafter “Zoning Ordinance”) and the Pennsylvania Municipalities Planning Code. Upon consideration of the evidence and testimony presented regarding the Application, the Zoning Hearing Board of Worcester Township enters the following Order:

**ORDER**

Variations from Zoning Ordinance §150-147.C(1), §150-147.C(3), §150-147.F(3), and §150-150.F, to permit the signs as proposed, are **GRANTED**.

This Decision is subject to the following conditions:

1. The Applicant shall cause the use of the property to substantially conform to the exhibits and testimony. The signage and illumination approved shall only apply to a gas station use. The internal illumination permitted shall only apply to the top two (2) panels shown on the sign plan marked as Exhibit A-7. The bottom panel shown in Exhibit 7 as a blank sign for future use shall not be internally illuminated, except upon further application and approval by the Zoning Hearing Board.

2. The brightness of the pylon sign and price signs shall not exceed 670 lumens/square foot during daytime hours, and shall not exceed one-half of the daytime illumination during nighttime hours. The signs shall emit light in a steady fashion, and shall not blink or flash. The price sign shall not change more than two (2) times per day. The Applicant shall cause the illumination to be extinguished from 10:00 PM to 5:00 AM daily.

3. The Applicant shall apply for and obtain all applicable Township, County and State permits and approvals relative to the use and construction in a timely manner.

4. 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.

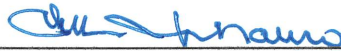
5. Except as permitted by prior Decisions of this Board, the use of the subject property shall otherwise comply with the Worcester Township Code, including, but not limited to, all storm water management, fencing, setback, parking, lighting, sign, and noise regulations, and all other codes, regulations and ordinances of Worcester Township.

6. Pursuant to Section 150-225 of the Worcester Township Zoning Ordinance, a special exception or variance shall expire if the Applicant fails to obtain a permit in connection therewith within one (1) year of the date of authorization thereof. When land development/subdivision approval is required, the special exception or variance shall expire if the Applicant fails to make a diligent effort to obtain such approval within six (6) months following the date of the Zoning Hearing Board's Order. Upon receipt of land development/subdivision approval, the special exception or variance shall expire if a building permit is not obtained within six (6) months of the date of the land development/subdivision approval.

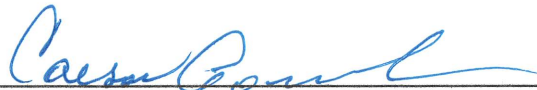
WORCESTER TOWNSHIP ZONING HEARING BOARD



Michael Libor, Chair



John D'Lauro, Vice Chair



Caesar Gambone, Secretary

Bradford Smith

Order entered and mailed this date:

1/12/2026

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 mailing date set forth above. The Board reserves the right to prepare Findings of Fact and Conclusions of Law in support of this Decision if an appeal is filed.

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

IN RE:       APPLICATION OF  
              JENNA KRISHMAN AND  
              JAVIER SANCHEZ

NO. 2025-12

**DECISION**

The Applicants/Owners, Jenna Krishman and Javier Sanchez, propose to install a swimming pool on the property located at 2660 Hawthorn Drive, Worcester Township, Montgomery County, PA, TPN 67-00-03469-74-2, located in the R-AG-200 Residential/Agricultural Zoning District. A public hearing on the above Application was held on January 6, 2026, at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance, as amended (hereinafter “Zoning Ordinance”) and the Pennsylvania Municipalities Planning Code. Upon consideration of the evidence and testimony presented regarding the Application, the Zoning Hearing Board of Worcester Township enters the following Order:

**ORDER**

The following relief is **GRANTED**:

Variances from Zoning Ordinance §150-177.A(3), so as to permit a 23-foot side yard setback and a 20-foot rear yard setback for the pool, rather than the 25 feet required, and to permit the pool equipment to be located 2.5 feet from the house, rather than the 10 feet required.

A variance from Zoning Ordinance §150-177.A(1), so as to permit the storage shed to be located less than 10 feet from the side and rear property lines.

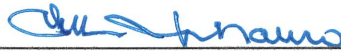
This Decision is subject to the following conditions:

1. The Applicants shall install the pool and maintain the shed in the locations as shown on the plan marked as Exhibit A-2, modified to show a 2-foot side yard variance for the pool. No power shall be extended to the shed for lighting or any other purpose.
2. The Applicants shall install evergreen landscaping, 6 feet in height at time of planting, to shield the view of the pool from surrounding properties. The Applicants shall comply with all requirements of the Township Engineer with respect to the installation and maintenance of storm water controls.
3. The Applicants shall apply for and obtain all applicable Township, County and State permits and approvals relative to the construction in a timely manner.
4. 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.
5. Except as permitted by prior Decisions of this Board, the use of the subject property shall otherwise comply with the Worcester Township Code, including, but not limited to, all storm water management, fencing, setback, parking, lighting, sign, and noise regulations, and all other codes, regulations and ordinances of Worcester Township.
6. Pursuant to Section 150-225 of the Worcester Township Zoning Ordinance, a special exception or variance shall expire if the Applicant fails to obtain a permit in connection therewith within one (1) year of the date of authorization thereof. When land development/subdivision approval is required, the special exception or variance shall expire if the Applicant fails to make a diligent effort to obtain such approval within six (6) months following the date of the Zoning Hearing Board's Order. Upon receipt of land development/subdivision approval, the special exception or variance shall expire if a building permit is not obtained within six (6) months of the date of the land development/subdivision approval.

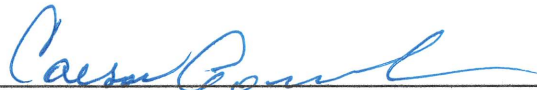
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