

NOTICE OF PUBLIC HEARING

The Zoning Hearing Board of Plymouth Township will hold a public hearing on Monday, August 21, 2017, commencing at 7:00 p.m., in the Plymouth Township Building, 700elvoir Road, Plymouth Meeting, PA 19462 on the following applications:

PR PLYMOUTH LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP: On an application for a modification of the Decision & Order dated February 29, 2016 in the application of Preit Services LLC (Legoland Discovery Center), to permit a modification to the amount of signage that was previously approved.

The property is located at 500 W Germantown Pike, Suite 1055 in "Shopping Center" Zoning District.

AGNIESZKA (AGNES) M. DYKIEL: On an Application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XIX, Section 1908.1.

The Variance requested is as follows: To allow an 8' x 15' shed, where a maximum of 12' x 12' is permitted.

The property is located at 3 Arthurs Court in "A" Residential Zoning District.

THOMAS DENICOLO (MARC & ALICE ANTRIM): On an Application for Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article VII, Section 702.C.1.

The Variance requested is as follows: To allow an aggregate side yard setback of 20', where a minimum of 30' is required; to allow a side yard setback of 4', where a minimum of 12' is required.

The property is located at 119 Boulder Road in "C" Residential Zoning District.

PLYMOUTH MEETING, PA (NWC GERMANTOWN PIKE AND HICKORY) LLC: On an application for a modification of condition 6 imposed by the Zoning Hearing Board on its Order dated June 10, 2016 in the application of Plymouth Meeting, PA (NWC Germantown Pike and Hickory) LLC, as well as Special Exceptions and Variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article XVI, Section 1601.C.2 & 1601.C.3.b and Article XXVIII, Section 2800.D.1.

The Special Exceptions and Variances requested are as follows: To allow a total of 326.5 square feet of signage (169.7 square feet for proposed restaurant and 156.8 square feet for proposed retail store), where a maximum of 130 square feet (65 square feet per business) of signage is permitted by Special Exception, or in the alternative, a variance to allow a total of 326.5 square feet of signage (169.7 square feet for proposed restaurant and 156.8 square feet for proposed retail store), where a maximum of 80 square feet of signage (40 square feet per business) is permitted; to allow a restaurant use with take-out food and beverage service.

The property is located at 601 W Germantown Pike in a "Limited Commercial" Zoning District.

LAINE WALKER D/B/A MARIA'S HOUSE MONTESSOURI SCHOOL (RONDEAU BROTHERS, LLC): On an application for a Special Exception from Plymouth Township Zoning Ordinance No. 342, as amended, Article IV, Section 500.B.

The Special Exception requested is as follows: To permit an educational use.

The property is located at 676 West Germantown Pike in "A" Residential Zoning District.

TYLER W. MULLER, ESQ., STRADLEY RONON STEVENS AND YOUNG, LLP (JAMES D DANELLA, T/A DANELLA PROPERTIES): On an application for Variances from Plymouth Township Zoning Ordinance No. 342, as amended, Article XXVI, Sections 2600.2.B, 2600.2.D, and 2600.2.G.

The Variances requested are as follows: To permit a total of 728 square feet of signage, where a maximum of 600 square feet is permitted; to permit an off-site advertising sign, with a length of 35.5', where a maximum of 20' is permitted; 520' from another off-site advertising sign, where a minimum of 1,000' is required; illuminated 24 hours per day, instead of being off from 10pm to 6am; and to permit the image/copy to change every 8 seconds, instead of once every 60 seconds as required.

The property is located on Conshohocken Road, Parcel ID 49-00-02854-00-4, in "Limited Industrial" and "Off-Site Outdoor Sign Overlay" Zoning Districts.

Any citizen of Plymouth Township or interested party may attend the public hearing and have an opportunity to be heard.

**PLYMOUTH TOWNSHIP ZONING
HEARING BOARD
David Conroy, Zoning Officer**

dc:db
nph8-21-17.not.doc



STRADLEY ROTON STEVENS AND YOUNG, LLP
 PREPARED FOR
PARCEL 49-00-02854-00-4
 SITE SITUATION
 PLUMBOOTH TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

DIGITAL SIGNBOARD
 PROJECT NUMBER: 49-00-02854-00-4
 DRAWING TITLE: DIGITAL SIGNBOARD
 DATE: 08/20/15
 PLAN SHEET NUMBER: 1 of 1
 GRAPHIC SCALE: 1" = 100'

1. ALL UTILITIES SHALL BE DEPTH MARKED BY THE PENNSYLVANIA DIVISION OF HIGHWAY AND TRANSPORTATION (DOT) PRIOR TO CONSTRUCTION.
 2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. ALL UTILITIES SHALL BE DEPTH MARKED BY THE PENNSYLVANIA DIVISION OF HIGHWAY AND TRANSPORTATION (DOT) PRIOR TO CONSTRUCTION.
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GENERAL NOTES
 1. ALL UTILITIES SHALL BE DEPTH MARKED BY THE PENNSYLVANIA DIVISION OF HIGHWAY AND TRANSPORTATION (DOT) PRIOR TO CONSTRUCTION.
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METES AND BOUNDS TABLE

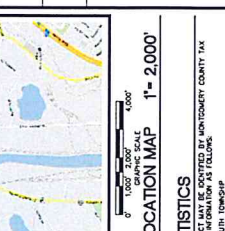
SEG	M/T/S/DEGS	WIDTH OF SIGN FACE
1	563.592 314 W	57.97'
2	512.292 007 W	9.84'
3	563.592 314 W	22.44'
4	R=2972.49	A=49.50'
5	R=2972.49	A=49.50'
6	R=2972.49	A=49.50'
7	512.292 007 W	9.84'
8	563.592 007 W	28.75'
9	R=2972.49	A=49.50'
10	R=2972.49	A=49.50'
11	559.292 007 W	104.99'

KEY MAP
 SCALE: 1" = 500'
 Shows the location of the site within the larger context of the township and county. Key features include Conshohocken Road (S.R. 3013), Pennsylvania Turnpike (I-76), and various other roads and landmarks.

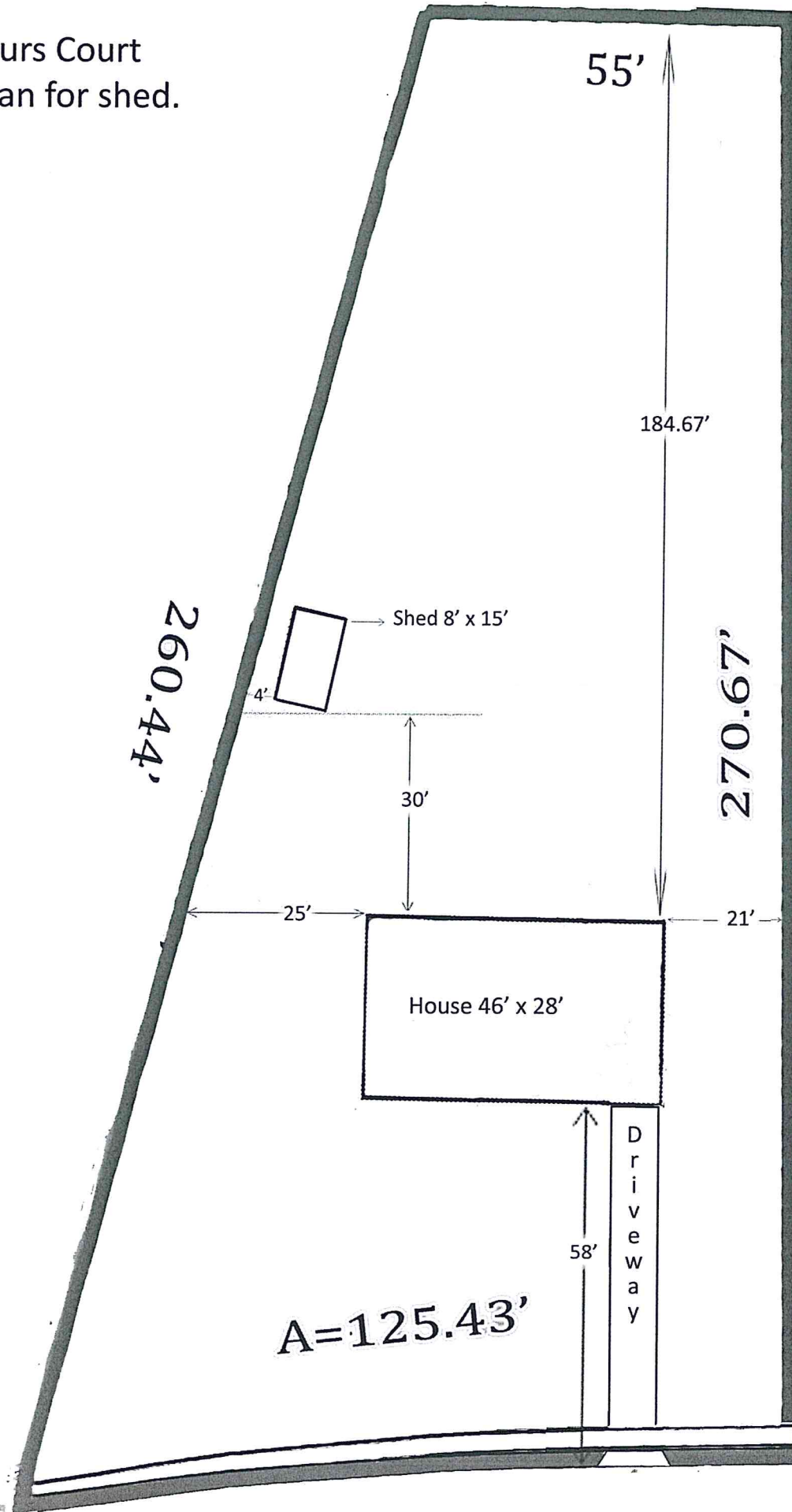
AREA STATISTICS
 1. TOTAL AREA: 10.13 AC
 2. COVERED AREA: 1.15 AC
 3. OPEN AREA: 8.98 AC
 4. PERCENT COVERED: 11.45%

ZONING DATA
 ZONING DISTRICT: M-1
 ZONING REGULATIONS: 101 Pa.C.S. § 5102
 ZONING MAP: 101 Pa.C.S. § 5102
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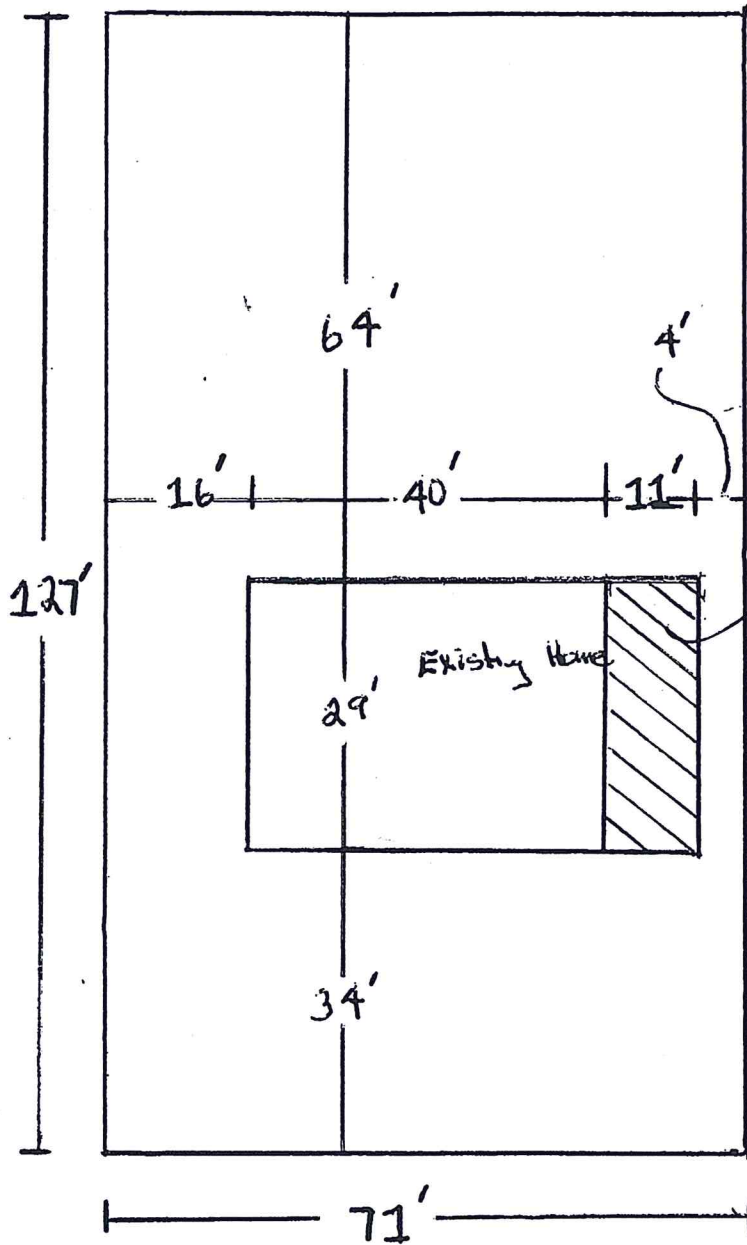
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3 Arthurs Court
Site plan for shed.



Bella Brothers Contruction, Inc
1872 Hulmeville Rd, Bensalem PA 19020
Bucks #215 633 0333 Phila #215 742 2400
Fax # 215 633 0133
www.bellabrothers.com



Existing CAR port
Proposed to enclose

119 Boulder Rd

Scale $3/64 = 1'$

FWO No.: 106910 Date: 20/17
 Client: Legoland Discovery Center
 Project: Plymouth Meeting, PA

Submittal Comments

Sign Type: **12.2E**
 Description: Exterior Dimensional Logo

Please Check One:
 Approved As Submitted
 Approved As Noted
 Revise And Resubmit

Product Code: LF
 Size: 116-1/4" x 314-3/8" Overall
 Quantity: 1 Set

Graphics Process: Fabricated Channel Lettering
 Typographic: Simplified Roof Graphic By ASI; All Other Logo Elements Per Client Provided Artwork

Legoland & LEGO Logo Box - 5" Depth Face Lit Fabricated Channel Letter
 All Other Graphics - 3" Depth Face Lit Fabricated Channel Letter

Graphics Color: LEGO Logo Box - Gerber Translucent Red/Gerber Translucent Yellow & Matte Black Per Art
 All Other Graphics Per Notes In Drawing (See Attached Construction Details)
 Frames & Fixtures: N/A

Reviewed By:

Date:

Additional Notes:

Background Color: Per Notes In Drawing (See Attached Construction Details)

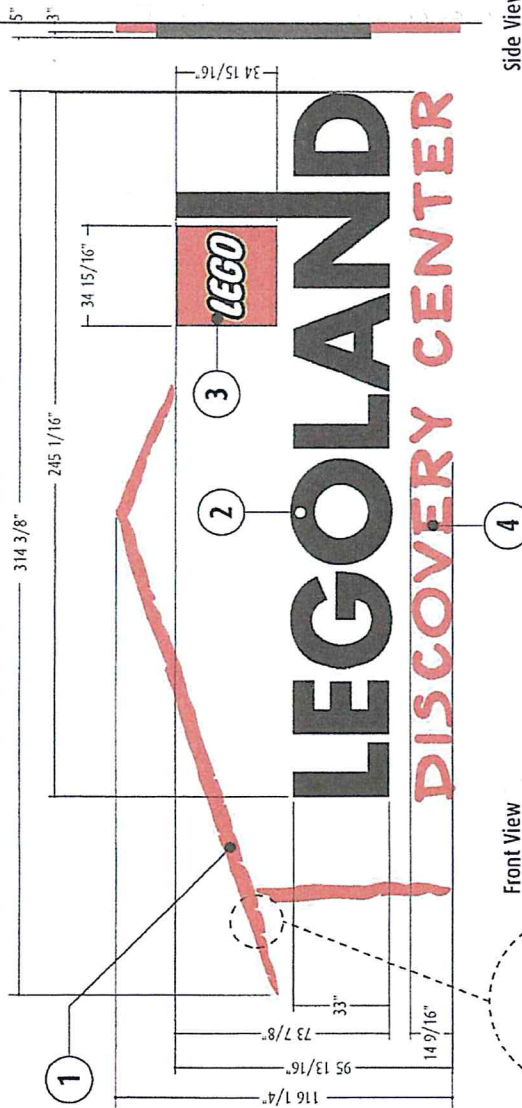
Installation Method: Stud Mount (See Attached Construction Details)

Production Notes: Internal Illumination Via LED Strand with Remote Mount Power Supplies, Red & White Modules, Linear Footage Of LED Strand & Number Of 60W Power Supplies TBD, UL Listed.



Drawings Shown In Proportion But Not To Scale
 Dwg: AE Page 1 of 1 Proofed:

This drawing is the property of ASI. This drawing is submitted under a confidential relationship for a specified purpose and the recipient, by accepting this document, assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except to meet the purpose for which it was delivered without express written permission.



Front View

Note:

LAYOUT REFLECTS FINAL SIZES

Simplified Roof Graphic By ASI

All Other Logo Elements Per Client Provided Artwork

Side View

Actual Copy: (As Shown)

Enlarged Detail

Hand Cut & Shaped Roof Cans

- 1 Roof Logo - 3" Depth; Red Trim & Returns; 3/16" Thickness 2283 Red Acrylic Faces; Red LED Illumination
- 2 LEGOLAND - 5" Depth; Black Trim & Returns; 3/16" Thickness Black Day/White Night Acrylic Faces; White LED Illumination
- 3 LEGO Logo - 5" Depth; Black Trim & Returns; 3/16" Thickness White Acrylic Faces w/ Surface Applied Translucent Vinyl Graphics; White LED Illumination
- 4 DISCOVERY CENTER - 3" Depth; Red Trim & Returns; 3/16" Thickness 2283 Red Acrylic Faces; Red LED Illumination





PLYMOUTH
MEETING MALL

MALL ENTRANCE # 5

LEGOLAND
FAMILY CENTER