

HANOVER TOWNSHIP ZONING HEARING BOARD

OF NORTHAMPTON COUNTY, PENNSYLVANIA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Petition of: : Columbia Wegman Hanover, LLC
Application received : October 18, 2021
Property : 4720 Bath Pike

The Hanover Township Zoning Hearing Board after conducting a hearing on Thursday, December 2, 2021, and approving the Petitioner's requested sign variances, hereby makes the following Findings of Fact and Conclusions of Law in support thereof:

1. The subject property has an address of 4720 Bath Pike and is located in a PIBD – Planned Industrial Business District.

2. Appearing on behalf of the Petitioner was their development manager, Brit Funk. She presented plans for the record consisting as follows:

- a. Site plan drawn by Cornerstone Consulting Engineers and Architectural, Inc., being Sheet 2 of 27, dated November 22, 2017, and last revised 1/9/2020. This plan shows the proposed location of the monument sign.
- b. Plan A001 by Ascent Architecture and Interiors last revised as 1/17/2020, with general notes concerning the development.
- c. Plan A101 by Ascent Architecture and Interiors last revised 1/17/2020, referring to the lighting of the monument sign
- d. Plan A114 by Ascent Architecture and Interiors, last revised 1/17/2020, giving details of the monument sign, including its overall dimensions of six feet in height and eight feet in width.
- e. Plan E003 by Ascent Architecture and Interiors, last revised 1/17/2020, with the details of the proposed lighting highlighted in yellow.

- f. Plan E101 by Ascent Architecture and Interiors, last revised 1/17/2020, showing the monument sign and the location of the proposed lighting to illuminate the sign.

3. Section 185.19D(3)(a) provides that one free-standing sign is permitted per building. The Petitioner has only one building and this will be its only free-standing sign.

4. No request was made for variances from any other provisions of the sign ordinance other than the provision dealing with the maximum square footage of a free-standing sign.

5. Section 185.19B(4)(b) provides that the maximum size of a free-standing sign shall be thirty square feet and Section 185.19B(4)(c) indicates that the calculation of the total square footage shall include both sides of a two-sided sign.

6. According to the Zoning Officer the calculation with respect to the square footage of the sign in the present case would be forty-eight square feet on each side for a total of ninety-six square feet. This calculation includes the base of the sign pursuant to Section 185.19B(5).

7. If the base were excluded from the calculation, the sign would still be four feet by six feet or a total of twenty-four square feet, which since it is a two-sided sign would be forty-eight square feet and still exceed the maximum of thirty square feet.

8. The Petitioner's witness testified that in her opinion, if the sign were limited to the maximum square footage as set forth in the ordinance, it would be inappropriate for the size of the lot as well as the size of the structure on the lot. In this case, the lot is 8.81 acres, and the building accommodates 140 beds.

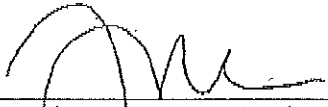
9. In addition, the Petitioner's witness indicated that she believed that if the proposed sign were limited to the maximum size as set forth in the ordinance, it would not be large enough to alert motorists on the highway in a sufficient time for turning in and out of the facility.

10. The Board believes that the Petitioner's witness has demonstrated that there is a need for a larger sign than what is otherwise permitted under the ordinance. The Board further believes that the grant of the variance will not be detrimental to the public welfare.

WHEREFORE, the Hanover Township Zoning Hearing Board grants the variance from the maximum square footage requirements of a free-standing sign to permit the sign as proposed and with the dimensions as set forth in the plan A114 submitted to the Board at the time of the hearing.

HANOVER TOWNSHIP
ZONING HEARING BOARD

By: _____


Barbara I. Baldo, Esquire,
Chairperson

Dated: Jan. 12, 2022