

NOTICE

The Zoning Hearing Board of Upper Providence Township, Montgomery County, pursuant to Act 15 of 2020 due to the current COVID-19 disaster emergency, will meet on Thursday, **October 8, 2020**, at **7:00 p.m.**, virtually via ZOOM (a telephone and video conferencing service), and hold a public hearing to consider the following:

Application No. 20-07 of **Custom Sign Center, Inc.**, under and by authority of **Black Rock, L.P.**, owner of legal title; **CONCERNING** certain premises situate at 1540 Egypt Road, Upper Providence Township, in the NC Neighborhood-Convenience Commercial District, being an commercial condominium in the Oaks Shopping Center which is currently improved, leased and used for the operation of a Wendy's restaurant, and which contains an existing ground mount sign identifying the Wendy's restaurant use; **REQUESTING** a variance from Section 182-148.A.(1) of the Upper Providence Township Zoning Ordinance (providing for the types of signs permitted for individual tenants in shopping centers); **TO PERMIT** the modification of the existing ground mount sign to a 12-foot high monument sign.

A copy of Application No. 20-07 is available for review on the Upper Providence Township website at www.uprov-montco.org by following the posted link to the Application.

All citizens and interested persons may attend the hearing via ZOOM and will be given the opportunity to participate and be heard. Any citizen or interested person wishing to attend and participate in the hearing may do so by visiting the above Township website prior to the commencement of the hearing, and register as a participant in accordance with the instructions posted on the website. In the alternative, any citizen or interested person may participate in the hearing by submitting written comments on Application No. 20-07 via U.S. mail (first-class postage prepaid) addressed to the Upper Providence Township Zoning Hearing Board at 1286 Black Rock Road, Phoenixville, PA 19460, or via e-mail to Geoffrey Grace, Township Director of Planning and Zoning, at ggrace@uprov-montco.org. All such written comments must be **received by 2:00 p.m. on October 8, 2020**, and must include the full name and address of the citizen or interested person submitting the comments, and a reference to Application No. 20-07 in the reference or subject line of the written comments.

The Zoning Hearing Board reserves the right, at the meeting, to consider such other matters and to conduct such other business as may properly come before the Board.

Terrence J. McKenna
Chairman
John A. Koury, Jr., Esquire
Solicitor

John A. Koury, Jr.
Richard D. Linderman
David S. Kaplan
Henry T. Zale
David A. Megay¹
Kathleen M. Martin, CELA^{2,4}
James C. Kovalski³
Michael B. Murray, Jr.⁵
Rebecca A. Hobbs, CELA^{2,4,5}
James R. Freeman
Gary L. Stein
Joseph K. Koury³
Melissa A. Iacobucci⁵
Thomas P. McCabe



O'Donnell, Weiss & Mattei, P.C.

Wm. A. O'Donnell, Jr. (1914-1971)
Emidio J. Mattei (1924-1981)
Alvin L. Weiss (Retired)

POTTSTOWN OFFICE

41 East High Street
Pottstown, PA 19464-5426
Tel: 610.323.2800
Fax: 610.323.2845

PHOENIXVILLE OFFICE

347 Bridge Street, Suite 200
Phoenixville, PA 19460
Tel: 610.917.9347
Fax: 610.917.9348

*PLEASE REPLY TO POTTSTOWN OFFICE

¹Also Member, Colorado Bar
²Certified as an Elder Law Attorney by the National Elder Law
Foundation as authorized by the Pennsylvania Supreme Court
³LL.M. in Taxation
⁴Member, National Assoc. of Elder Law Attorneys
⁵Also Member, New Jersey Bar

September 21, 2020

Email: jkoury@owmlaw.com
Website: www.owmlaw.com

Custom Sign Center, Inc.
Attention: Doug Mann, Permit Procurement
3200 Valleyview Drive
Columbus, Ohio 43204

**TRANSMITTED BY REGULAR FIRST CLASS MAIL
AND E/MAIL (doug@customsigncenter.com)**

**RE: Upper Providence Township Zoning Hearing Board –
Application No. 20-07 of Custom Sign Center, Inc., under and
by authority of Black Rock, L.P.**

Dear Applicant:

I am the Solicitor for the Upper Providence Township Zoning Hearing Board.

Enclosed is a copy of a Notice of a public hearing upon your above-referenced Application to be held virtually via ZOOM by the Zoning Hearing Board on **Thursday, October 8, 2020, at 7:00 p.m.**

By copy of this letter, I am providing a copy of the Notice to Black Rock, L.P., the owner of legal title of the subject property and to Wendy's, the tenant of the property.

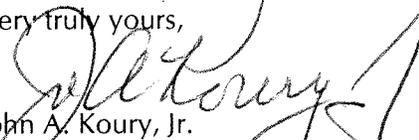
We understand that, while Black Rock, L.P., has authorized you to file the Application, Black Rock, L.P., has also authorized representatives of Wendy's to appear at the hearing and present testimony of witnesses, plans and other evidence at the hearing. Such testimony, plans and other evidence must be sufficient for the Zoning Hearing Board to grant the sign variance requested in the Application. Also, with respect to any plan submitted at the hearing, the person who prepared the plan must appear at the hearing and testify that the information shown on the plan is complete and accurate.

We also understand that an attorney has not been engaged to appear at the hearing and represent you, Wendy's or Black Rock, L.P., in support of the Application. While not mandatory, it is recommended that consideration be given to engaging an attorney to appear at the hearing and assist in presenting testimony, plans and other evidence sufficient to satisfy the technical legal standards for the grant of the requested variance, and otherwise address any legal issues which might arise at the hearing.

YOUR LIFE. YOUR BUSINESS. YOUR LAW FIRM.
SERVING CLIENTS SINCE 1955

Please contact Geoffrey Grace, Township Director of Planning and Zoning at (610) 933-9179, ext. 162, or via e-mail at ggrace@uprov-montco.org, for procedures to log into the ZOOM hearing and to present testimony, plans and other documentary evidence in support of the Application. Please contact Mr. Grace no later than 2:00 p.m. on Wednesday, October 7, 2020, to arrange for the digital display at the hearing of plans and other documentary evidence intended to be presented.

Very truly yours,



John A. Koury, Jr.

For O'DONNELL, WEISS & MATTEI, P.C.

JAK:par

Enclosure

cc: Black Rock, L.P.
Wendy's
Timothy J. Tieperman, Township Manager
Geoffrey Grace, AICP, Director Planning & Zoning



August 14, 2020

1286 Black Rock Road
Phoenixville, PA 19460
Phone: 610-933-9179
Fax: 610-983-0355

Visit Us Online:
www.uprov-montco.org

General Inquiries:
admin@uprov-montco.org

Board of Supervisors

Helene Calci, Chair
Albert Vagnozzi, Vice Chair
Laurie Higgins
John Pearson
Bill Starling

Township Manager/Secretary

Timothy J. Tieperman

Township Solicitor

Joseph E. Bresnan, Esq.

Jack Koury, Esq.
O'Donnell, Weiss & Mattei, P.C
41 East High Street
Pottstown PA 19464-5426

RE: Application #20-07, Black Rock LP Sign Variance

Jack,

Please see the enclosed plans and application requesting a variance from the sign requirements outlined within § 182-148.A.(1) for the Wendy's located in the Oaks Shopping Center at 1540 Egypt Road.

Unless advised differently, I will be assigning this application number ZHB 20-07.

If you have any questions or need other information from my office, please contact me at your earliest convenience.

Sincerely,

Geoffrey B. Grace, AICP

Zoning Officer/Director of Planning, Township of Upper Providence

Encl.: Application
cc: (via email unless otherwise noted)
Upper Providence Zoning Hearing Board



TOWNSHIP OF UPPER PROVIDENCE
1286 Black Rock Road, Phoenixville, PA 19460
610-933-9179 (phone) 484-391-2380 (fax)
www.uprov-montco.org

Application to the Zoning Hearing Board

1. Date:

2. Classification of Application (Check one or more if Applicable):

- A. Request for Variance (PA MPC, Section 909.1(a)(5)-910.2)
 B. Request for Special Exception (PA MPC, Section 909.1(a)(6)-912.1)
 C. Appeal of decision of the Zoning Officer (PA MPC, Section 909.1(a)(3)(4)(8))
 D. Challenge of the Validity of Ordinance or Map by person aggrieved by use or development permitted on land of another (PA MPC, Section 909.1(a)(1)(2))

3. Applicant:

Name (a) Custom Sign Center, Inc
Mailing Address (b) _____
3200 Valleyview Dr. Columbus, Ohio 43204
Phone Number (c) 614-279-6700 ext 262 Doug Mann doug@customsigncenter.com

Owner:

Name (a) Black Rock LP c/o Wendy's 1 Dave Thomas Blvd, Dublin, Ohio 43017
Mailing Address (b) _____
1 Dave Thomas Blvd, Dublin, Ohio 43017
Phone Number (c) 732-221-8351

4. Legal Status of Applicant (check one):

- Owner of Legal Title - Copy of deed must be attached as Exhibit A
 Owner of Equitable Title-Agreement of Sale must be attached as Exhibit A
 Tenant with the permission of Owner of Legal Title - Lease must be attached as Exhibit A
 Other (describe)

5. Applicant's Attorney, if any:

(a) Name GASPAR Giordano
(b) Mailing Address 1420 Meetinghouse Rd
SEA GIRT, NJ 08750
(c) Phone Number 732-221-8351

6. Property:

- (a) Present Zoning Classification _____
(b) Number and Street (if assigned pursuant to Township Ordinance No. 179, June 28, 1976, as amended):
1540 Egypt Rd
(c) Location, with reference to nearby intersections or prominent features:
Between Gumbes & Black Rock Rds



TOWNSHIP OF UPPER PROVIDENCE

1286 Black Rock Road, Phoenixville, PA 19460

610-933-9179 (phone) 484-391-2380 (fax)

www.uprov-montco.org

- (d) Tax Map Identification: Block _____ Unit _____
- (e) Dimensions: Area _____
Frontage: _____ Depth _____
- (f) Describe the size, construction and use of existing improvements or use of land, if unimproved:

7. Describe the proposed use or construction:

Wish to raise the existing monument sign to 12' Above Finished grade

8. Describe how the proposed use or construction differs from what is permitted:

Currently stand alone business are not allowed per code to have a monument, original variance

was granted for existing monument.

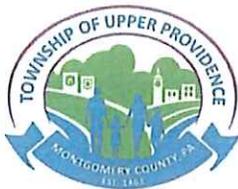
9. State legal grounds for appeal, cite specific sections of Pennsylvania Municipal Planning Code, Zoning Ordinance, Subdivision regulations or other acts of Ordinances:

Relief from Code section Upper Providence Township Chapter 182-148A.(1)

10. Has any previous appeal been filed concerning subject matter of this appeal?

Yes [] No [✓] If yes, specify: _____

NC Neighborhood Community Commercial



TOWNSHIP OF UPPER PROVIDENCE

1286 Black Rock Road, Phoenixville, PA 19460

610-933-9179 (phone) 484-391-2380 (fax)

www.uprov-montco.org

Instructions for Application to the Zoning Hearing Board

- 1) Complete all phases of application and submit with six (6) copies.
 - 2) For 2 (A) (B) or (C), seven (7) copies of the plan or plans must be attached to the Appeal. The plan(s) should be prepared by a professional engineer or surveyor, but the Board will accept any plan(s) which are complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan(s) must be prepared to state under oath at the formal hearing that the plan(s) is/are complete and accurate. The plan(s) must contain all information relevant to the Appeal, including but not limited to, the following: the property related to a street; the dimensions and area of the lot; the dimensions and location of existing buildings or improvements; the dimensions and locations of proposed uses, building or improvements.
 - 3) For 2 (D), seven (7) copies of the challenged Ordinance, Ordinance Section or Map must be attached to the Appeal.
 - 4) The application must be signed by all applicants; the term, "applicant" includes the owner of record and the individual or entity claiming to have an equitable interest in the premises.
 - 5) The person actually presenting the application before the Zoning Hearing Board must be one of the following:
 - a) Legal owner of the property
 - b) Equitable owner of the property
 - c) An attorney who is a member of the Pennsylvania Bar
 - 6) Documentation, whether it be a copy of the deed, agreement of sale, lease, or any other agreement confirming and describing the specific interest of the individual signing the application, should be attached to the application as Exhibit "A".
 - 7) Please see Current Fee Schedule for all applicable fees associated with the Zoning Hearing Board applications and charges to be submitted with the application.
- * Applicant will be required to pay any expenses incurred by the Township over and above these amounts.

If the applicant hereafter files an Appeal, or desires a transcript for any reason, he shall be liable for and deposit with the Township forthwith the Court Reporter's estimated charges for an original and two (2) copies of such transcript. If the actual charges differ from the estimate, the Township shall bill or make a refund to the applicant, as appropriate.



TOWNSHIP OF UPPER PROVIDENCE

1286 Black Rock Road, Phoenixville, PA 19460
610-933-9179 (phone) 484-391-2380 (fax)
www.uprov-montco.org

- 8) Any building permit or any other permits to which applicant may be entitled as a result of a decision of the Zoning Hearing Board shall be applied for within six (6) months of the date thereof. Failure to do so will render the decision null and void.
- 9) All checks shall be made payable to the order of UPPER PROVIDENCE TOWNSHIP and must be submitted with the application.

APPLICATION NO. 20-07

FEE AMOUNT: \$ 2000.00

DATE FILED: 8.13.2020

TIME FILED: 12:00p

SPA-24487 CNI 5c
13.00
13.00
5.00
2.00

THIS INDENTURE, made this *13th* day of *November*, 1998

BETWEEN,

WILLIAM FREDERICK WALKER and ELEANOR J.Z. WALKER Husband and Wife and H. THOMAS WALKER, III and SAMUEL BRIGHT WALKER ADMINSTRATORS D.B.N.C.T.A. OF THE ESTATE OF H. THOMAS WALKER, JR., deceased, (hereinafter called the Grantors), of the one part and

BLACK ROCK, L.P. (A PA LIMITED PARTNERSHIP) (hereinafter called the Grantee), of the other part.

WITNESSETH, That the said
, lawful money of the United States of America unto them well and truly paid by the said Grantee, at or before the sealing and delivery of these presents the, receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns, as partnership property

ALL THAT CERTAIN TRACT OR PIECE OF GROUND, SITUATE IN UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, DESCRIBED ACCORDING TO A SURVEY AND PLAN MADE BY WILL D. HILTNER, REGISTERED ENGINEER, NORRISTOWN, PENNSYLVANIA ON OCTOBER 22ND, 1946, AS FOLLOWS,

BEGINNING AT A SPIKE IN THE BED OF EGYPT ROAD, A CORNER OF LAND OF EDWIN GRANT KEYSER, THENCE ALONG LAND OF SAID EDWIN GRANT KEYSER NORTH ONE DEGREE SEVEN MINUTES EAST FOUR HUNDRED AND EIGHTY-FOUR FEET AND EIGHTY-FIVE ONE-HUNDREDTHS OF A FOOT TO A STAKE IN THE SOUTHEAST RIGHT OF WAY LINE OF THE PERKIOMEN RAILROAD (EIGHTY FEET WIDE); THENCE STILL EXTENDING NORTH ONE DEGREE SEVEN MINUTES EAST CROSSING SAID RIGHT OF WAY OF THE PERKIOMEN RAILROAD ONE HUNDRED AND THIRTY-SEVEN FEET AND FORTY-EIGHT ONE-HUNDREDTHS OF A FOOT TO THE NORTH WEST RIGHT OF WAY LINE OF SAID PERKIOMEN RAILROAD; THENCE STILL EXTENDING NORTH ONE DEGREE SEVEN MINUTES EAST ALONG LAND NOW OR LATE OF DR. CHARLES GUMBES ONE HUNDRED AND FORTY-SEVEN FEET AND NINETY-SIX ONE-HUNDREDTHS OF A FOOT TO A POST; THENCE EXTENDING STILL ALONG LAND NOW OR LATE OF DR. CHARLES GUMBES NORTH SEVENTY-NINE DEGREES THIRTY-FOUR MINUTES EAST ONE HUNDRED AND TWENTY-FIVE FEET AND TWENTY-SIX ONE-HUNDREDTHS OF A FOOT TO THE NORTHWEST RIGHT OF WAY LINE OF THE PERKIOMEN RAILROAD; THENCE STILL EXTENDING NORTH SEVENTY-NINE DEGREES THIRTY-FOUR MINUTES EAST RECROSSING SAID RIGHT OF WAY OF THE PERKIOMEN RAILROAD ONE HUNDRED AND SEVENTEEN FEET AND SIXTY ONE-HUNDREDTHS OF A FOOT TO THE SOUTHEAST RIGHT OF WAY LINE OF SAID PERKIOMEN RAILROAD; THENCE EXTENDING ALONG SAID RIGHT OF WAY LINE AND ALONG LAND OF HARRY T. WALKER, SOUTH THIRTY-SIX DEGREES FORTY-TWO MINUTES WEST FORTY-SEVEN FEET AND SEVENTY-ONE ONE-HUNDREDTHS OF A FOOT TO A STAKE; THENCE EXTENDING ALONG LAND OF HARRY T. WALKER SOUTH EIGHTY-FOUR DEGREES FIFTY-EIGHT MINUTES EAST FIVE HUNDRED AND FIFTY-SEVEN FEET AND FORTY-TWO

AM 8:47

CD:
CJ1
N
Ui

000)
.....J

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
61-00-00375-00-:3 UPPER PROVIDENC
BLACK ROCK FW
i:IAf::ER TACY E ;;;, WTU TAM F
B 042 LI 012 L 2110 DATE: 11/20/98

Q, 13 11
0

REA	TRANS. TAX PAID
STATE	24,100.00
LOCAL	24,100.00
PER	<i>[Signature]</i>

ONE-HUNDREDTHS OF A FOOT TO A SPIKE IN THE BED OF A ROAD; THENCE EXTENDING ALONG THE BED OF SAID ROAD AND ALONG LAND OF ST. PAULS MEMORIAL CHURCH AND ALONG LAND NOW OR FORMERLY OF CRESSON SOUTH TWENTY-TWO DEGREES TWENTY MINUTES EAST SIX HUNDRED AND TWENTY-ONE FEET AND THIRTY-FOUR ONE-HUNDREDTHS OF A FOOT TO A SPIKE IN THE BED OF EGYPT ROAD.; THENCE EXTENDING ALONG THE BED OF EGYPT ROAD SOUTH EIGHTY-ONE DEGREES TWENTY-NINE MINUTES WEST ONE THOUSAND TWENTY-NINE FEET AND FIFTY ONE-HUNDREDTHS OF A FOOT TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING PARCEL NO. 61-00-00395-00-3.

BEING THE SAME PREMISES WHICH ANNA S.F. WALKER, WIDOW BY INDENTURE BEARING DATE THE 28TH DAY OF DECEMBER AD, 1976 AND RECORDED AT NORRISTOWN IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY ON THE 29TH DAY OF DECEMBER AD, 1976 IN DEED BOOK NO. 4168 PAGE 578 ETC., GRANTED AND CONVEYED AN UNDIVIDED ONE HALF INTEREST UNTO HARRY THOMAS WALKER, JR. AND TACY E. WALKER, HIS WIFE AND THE REMAINING UNDIVIDED ONE HALF INTEREST UNTO WILLIAM FREDERICK WALKER AND ELEANOR J.Z. WALKER, HIS WIFE, IN FEE.

AND BEING THE SAME PREMISE WHICH H. THOMAS WALKER, JR. AND TACY E. WALKER, HIS WIFE BY DEED DATED 12/27/1988 AND RECORDED IN MONTGOMERY COUNTY IN DEED BOOK PAGE 4900 PAGE 1283 GRANTED AND CONVEYED THEIR UNDIVIDED ONE HALF INTEREST UNTO H. THOMAS WALKER, JR., IN FEE.

AND THE SAID H. THOMAS WALKER, JR. DEPARTED THIS LIFE ON 02/05/1991 LEAVING A LAST WILL AND TESTAMENT PROBATED AND REGISTERED IN MONTGOMERY COUNTY UNDER WILL NO. 91-0429 WHEREIN HE APPOINTED TACY E. WALKER EXECUTRIX TO WHOM LETTERS WERE GRANTED ON 02/11/1991.

AND THE SAID TACY E. WALKER DEPARTED THIS LIFE ON 12/07/1995.

AND WHEREAS THE SAID H. THOMAS WALKER, III AND SAMUEL BRIGHT WALKER WERE APPOINTED ADMINISTRATORS D.B.N.C.T.A. OF THE ESTATE OF H. THOMAS WALKER, JR. ON 06/13/1996.

AND BEING THE SAME PREMISES WHICH WILLIAM FREDERICK WALKER AND ELEANOR J.Z. WALKER, HIS WIFE BY DEED DATED 10/01/1992 AND RECORDED IN MONTGOMERY COUNTY IN DEED BOOK 5023 PAGE 935 GRANTED AND CONVEYED UNTO WILLIAM FREDERICK WALKER AND ELEANOR J.Z. WALKER, HIS WIFE, IN FEE.

EXCEPTING AND RESERVING THEREOUT, HOWEVER, ALL RIGHT, TITLE AND INTEREST OF, IN, AND TO CONDEMNATION PROCEEDS FOR THE WIDENING OF EGYPT ROAD AND BLACK ROCK ROAD AND THE INTERSECTION OF THESE TWO ROADS LOCATED ON THE SOUTHEAST CORNER OF THE PREMISES, AS DESIGNATED BY PLOT PLAN OF THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, LEG. RTE. 1046, SECTION NO. 2A R/W, UPPER PROVIDENCE

TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, PARCEL NO. 27, VERIFICATION DATE APRIL 22, 1974, AS IT NOW EXISTS OR AS IT MAY BE AMENDED FROM TIME TO TIME BY THE COMMONWEALTH OF PENNSYLVANIA.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT ALL THAT CERTAIN LOT AS DESCRIBED IN DEED BOOK 4947 PAGE 435.

TOGETHER with all and singular the buildings and Improvements, Ways, Streets, Alleys, Passages, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto belonging, or 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 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 with the improvements therein erected, Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantee, his Heirs and Assigns, to and for the only proper use and behoof of the said Grantee, his Heirs and Assigns, forever,

AND the said Grantors, for themselves, their heirs, executors and administrators do by these presents, covenant, grant and agree, to and with the said Grantee his Heirs and Assigns that they the said Grantors, have not done, committed or knowingly or willingly suffered to be done for committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

#23834	
U. PRO. IDEN (E) NW	74 P. 11: (C) 0
STATE STAMP	: 14 110 (, 00)
TOTAL	4EE20L 1 (V 1
CHE (t<	;; 4. 10i). r 1
(: HE (¥	L 410 (C 1) 00
ITEM	
12-07- . 8 MON TH	CASH-11 7452 12 171M

IN WITNESS WHEREOF, the said **WILLIAM FREDERICK WALKER and ELEANOR J.Z. WALKER** Husband and Wife and **H. THOMAS WALKER, III and SAMUEL BRIGHT WALKER** ADMINSTRATORS D.B.N.C.T.A. OF THE ESTATE OF **H. THOMAS WALKER, JR.**, deceased, hath hereunto set their hands and seals, Dated the day and year first above written.

Sealed and Delivered in the presence of:

William Frederick Walker
WILLIAM FREDERICK WALKER

Eleanor J.Z. Walker
ELEANOR J.Z. WALKER
H. Thomas Walker, III
H. THOMAS WALKER, III
CO-ADMINISTRATOR D.B.N.C.T.A. OF THE ESTATE OF H. THOMAS WALKER, JR., deceased



Maryanna Rydzimbracka

Samuel Bright Walker
SAMUEL BRIGHT WALKER,
CO-ADMINSTRATOR D.B.N.C.T.A. OF THE ESTATE OF H. THOMAS WALKER, JR., deceased

Commonwealth of Pennsylvania: County of Montgomery:

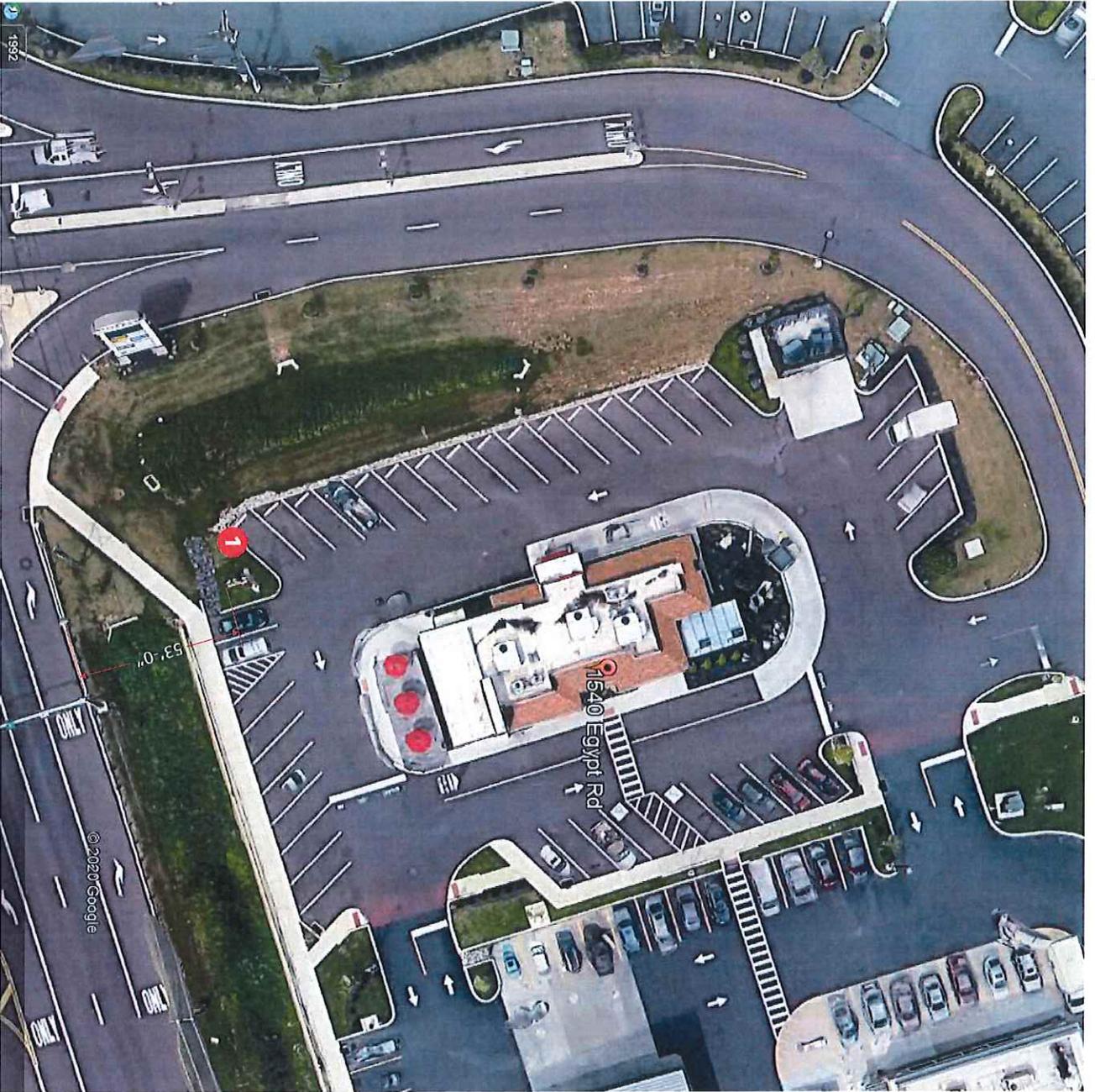
On this, the 11th day of June, 1998, before me, the undersigned officer, personally appeared **WILLIAM FREDERICK WALKER and ELEANOR J.Z. WALKER** Husband and Wife and **H. THOMAS WALKER, III and SAMUEL BRIGHT WALKER** ADMINSTRATORS D.B.N.C.T.A. OF THE ESTATE OF **H. THOMAS WALKER, JR.**, deceased, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

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

Dawn S. Miff
Notary Public

AND THE ADDRESS OF THE GRANTEE IS:
cf: 11
11 121 / < 11





Wendy's Site #069107
1540 Egypt Road
Phoenixville, PA 19460



SCALE: 1" = 50'

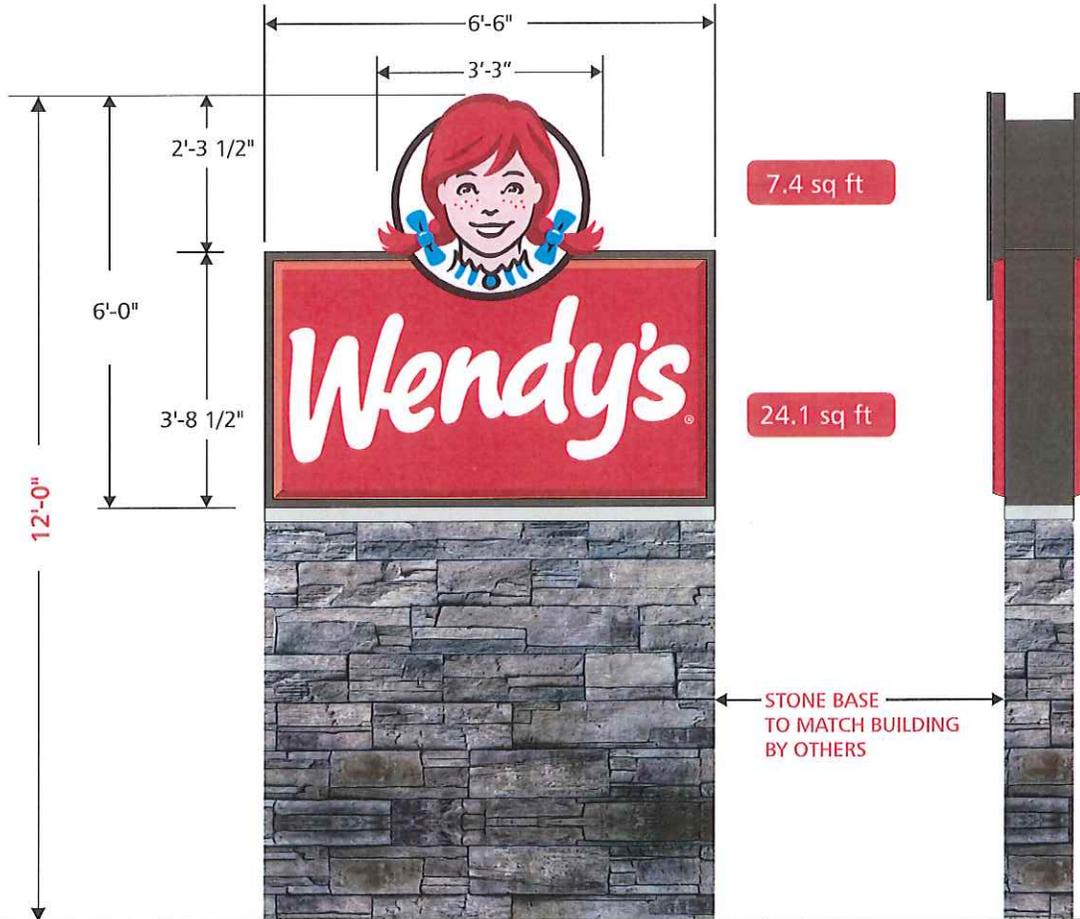
SIGN KEY

1 Monument Sign

EXISTING SIGN REINSTALLED AT 12' OAH

31.5 total sq ft

SURVEY REQUIRED



EXISTING



SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/> ILLUMINATED <input checked="" type="checkbox"/> GROUND	- EXISTING SIGN RAISED TO 12' OAH - NEW FOUNDATION & GROUND STEEL	<input checked="" type="checkbox"/> CLASSIC BRONZE <input checked="" type="checkbox"/> PMS 186 RED <input checked="" type="checkbox"/> WHITE <input checked="" type="checkbox"/> PMS 186 RED HAIR <input checked="" type="checkbox"/> PMS 201 BURGUNDY HAIR <input checked="" type="checkbox"/> PMS 299 BLUE <input checked="" type="checkbox"/> PMS 698 PINK <input checked="" type="checkbox"/> PMS 439 BROWN	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

Full Service Sign Company
custom SIGN Center, Inc.
 3200 Valleyview Drive Columbus, OH 43204
 PH: 614-279-6700 FX: 614-279-7525

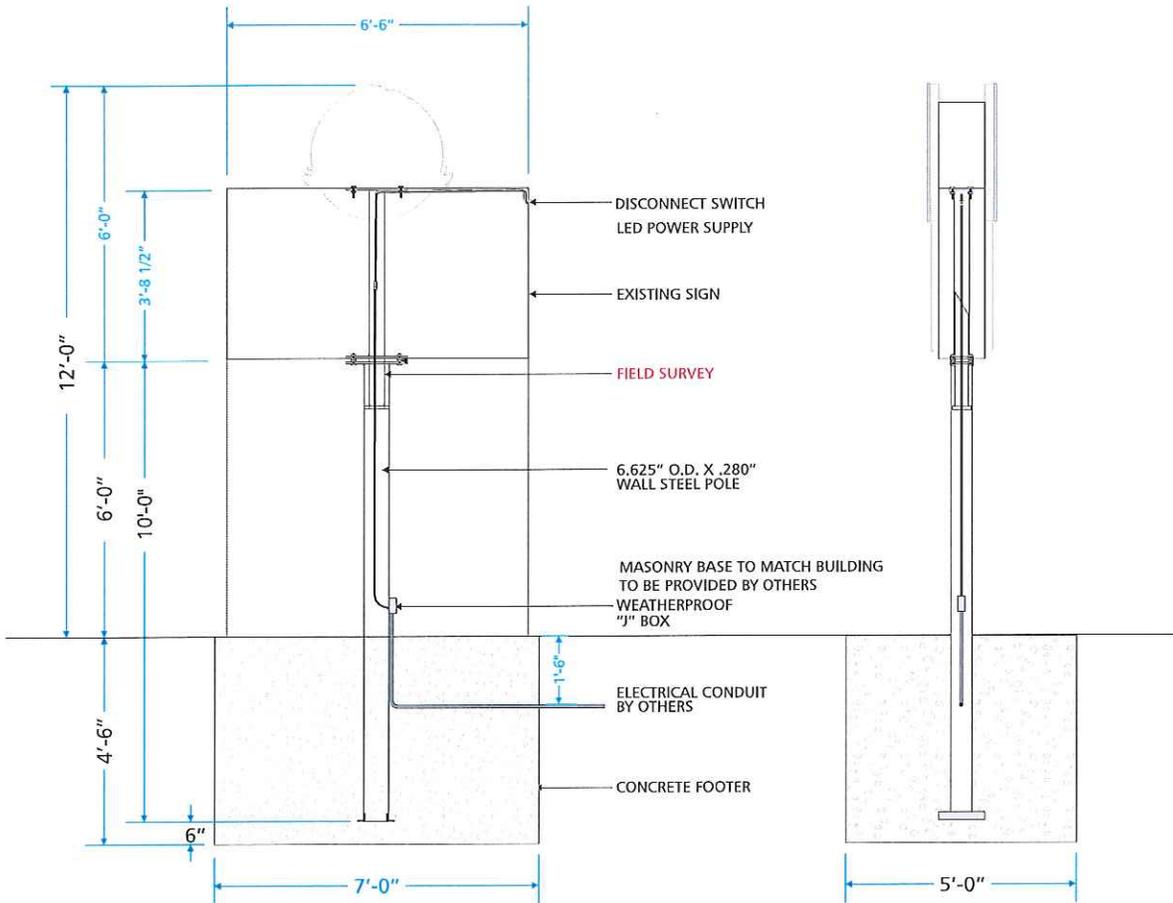
FILENAME: U0601-IA-WM25-LED REV# SCALE: 3/8" = 1' Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals. CUSTOMER: _____ DATE: _____
 DATE: 6/11/20 REV. DATE: DGNR: TH SALES: T. SHEEHY LANDLORD: _____ DATE: _____

This original design and all information herein are the property of Custom Sign Center, Inc. Artwork is subject to return if not purchased. Any unauthorized use is forbidden. © Copyright 2005 All rights reserved.

DESIGN CRITERIA:

120 MPH WIND LOAD
SOIL COMPACTNESS = 2,000 PSF
CONCRETE FOUNDATION - 3,000 PSI - 5 BAG, 28 DAY MIN.

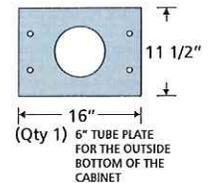
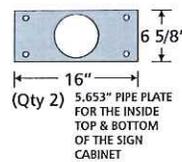
EXISTING SIGN REINSTALLED AT 12' OAH



SCALE 1/4" = 1'-0"

ELECTRICAL REQUIREMENTS

- (1) ELECTRONIC LED POWER SUPPLY (.63 AMPS EA)
- (8) 42" LED LAMPS, 21W EACH
- (1) 20 AMP CIRCUIT REQUIRED



1/2" THICK STEEL MOUNTING PLATES

SCALE 1/2" = 1'-0"



3200 Valleyview Drive • Columbus, OH 43204-2080
Phone 614-300-4262, 614-279-6700 Fax 614-279-7525

TRANSMITTAL

To: *Township of Upper Providence
1286 Black Rock Rd
Attn: Building / Zoning
Phoenixville, PA 19460*

From: Doug Mann
Date: 08/11/2020

Re: Zoning Hearing Board – Wendy’s 11188 – 1540 Egypt Rd.

Please find enclosed application and 10 sets of drawings and Check for application fees, please let me know if there is anything else that might be required.

Thank you very much,

Doug Mann

Permits & Procurement Direct # 614-300-4262

doug@customsigncenter.com or permits@customsigncenter.com

Black Rock, Inc.
c/o CBRE
555 E. Lancaster Avenue, Suite 120
Radnor, PA 19087

September 3, 2020

Geoffrey Grace, AICP
Director of Planning/Zoning Office
Upper Providence Township
1286 Black Rock Road
Phoenixville, PA 19460

Re: Wendy's #11888 – 1540 Egypt Road, Phoenixville, PA

Geoffrey,

Please let this serve as authorization from Black Rock, L.P., the owner of the above referenced property, to Custom Sign Center, to file an application with the Upper Providence Township Zoning Hearing Board for relief necessary for the proposed sign for our tenant, Wendy's. A representative of Wendy's, as tenant, shall appear at the ZHB hearing and present testimony and other evidence in support of the application and to accept any conditions requested by the Zoning Hearing Board relating to the grant of the zoning relief requested. Please let me know if you need anything additional. Thank you.

Sincerely,



Signed for Black Rock, L.P. by: Anthony Dorsogna, VP (610)721-5766

Title: Vice President

Date: 09/09/2020