



ZONING HEARING BOARD APPLICATION

1

2026-01

1. MUNICIPAL USE ONLY		
Permit Received: 3 113 126	When ready: <input type="checkbox"/> Email <input type="checkbox"/> Call	Received as: <input checked="" type="checkbox"/> Walk-in <input checked="" type="checkbox"/> Mail
Application Received by: <i>DB / Lynn</i>		<input checked="" type="checkbox"/> Email
Received:	<input type="checkbox"/> 20 Location maps MUST INCLUDE property lines/road names, adjacent properties, other properties owned by applicant <input checked="" type="checkbox"/> 20 Plot plans: MUST INCLUDE old and new structures, contour lines, setbacks, wells/septic systems, water constraints, trees <input type="checkbox"/> Names/addresses of all property owners within a radius of 500' (Instructions at back of packet) <input checked="" type="checkbox"/> PDF of plot plan and location map emailed through website	
Permit Fees (DUE AT SUBMISSION): * See current Fee Schedule		<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check # 2122126 Date Received: / /

DO NOT ACTIVATE APPLICATION UNTIL ALL ITEMS HAVE BEEN RECEIVED

INFORMATION FOR APPLICANTS

As an applicant presenting a request to the Zoning Hearing Board, you should be aware of the following:

- The Zoning Hearing Board will schedule a hearing within sixty (60) days of your completed application.
- At the hearing, you should be prepared to discuss the proposed use or change of use, as well as any new construction or building planned. If a new building(s) is to be constructed or existing building(s) rehabilitated, you should have a building plan showing the proposal (e.g. floor plans, elevations).
- The Zoning Hearing Board will officially notify all property owners within 500 feet (500') of the applicant's property (from the list accompanying the application). You may, however, want to be prepared to discuss what their positions are, if any, regarding your proposal. Directions on how to create the "500 Feet" list are located at the back of this application. It is the applicant's responsibility to create/provide this list with the application.
- If relevant to the proceedings, you should have photographs of the property and surrounding neighborhood in order to fully inform the Board of the nature of the proposed use and how it fits into the surrounding uses.
- Since Zoning Hearing Board decisions are based on compliance with specific ordinance provisions, the applicant should consult the Township Zoning Ordinance regarding hearing procedures and standards for review of applications.
- It is strongly recommended by the Zoning Hearing Board that you be represented by an attorney. A zoning hearing is a legal proceeding.
- You will need to provide a minimum of twenty (20) copies of plot plans AND twenty (20) copies of a location map that shows: road names/property lines, adjacent properties, location of any property you may own adjacent to or in the immediate vicinity of the property in question.



WEST VINCENT

ZONING HEARING BOARD APPLICATION

2. LOCATION OF PROPERTY	
Site Address: 1325 Pottstown Pike, Glenmoore, PA 19343	
Tax Parcel ID: 25 - <u>6</u> - <u>1.1</u>	Lot # (if applicable):
Is this a historical structure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	

3. OWNER	Email: President@ludwigscornerfire.com	
Name: Ludwig's Corner Fire Company, No. 1	Phone:	
Address/City/State/Zip: 1325 Pottstown Pike, Glenmoore, PA 19343		

4. APPLICANT	Email:	<input checked="" type="checkbox"/> Same as owner
Name:	Relationship to owner:	
Company (if applicable):	Phone:	
Address/City/State/Zip:		
<input type="checkbox"/> If applicant is not the owner, please provide copy of agreement of sale, lease or other proof of legal interest.		

5. REASON FOR APPLICATION	
This application is:	
<input type="checkbox"/> Application for special exception pursuant to terms of Section(s) _____ of WVT Zoning Ordinance	
<input checked="" type="checkbox"/> Request for variance from Section(s) <u>390-127</u> of WVT Zoning Ordinance	
<input type="checkbox"/> Appeal from decision of WVT Zoning Officer	
<input type="checkbox"/> Other (please specify): _____	

6. PROPERTY INFORMATION	
Lot Size: <u>7.9</u> acres	Present use: Municipal Fire Station Proposed new use: No change in the use of the property is proposed.
Zoning District & Compliance: Most parcels will only be in one district, but some larger parcels may be in two adjacent districts. Check all that apply:	
<input type="checkbox"/> R-2 Residential <input type="checkbox"/> R-3 Residential <input type="checkbox"/> RC Residential Conservation <input type="checkbox"/> RM Residential Mix <input checked="" type="checkbox"/> M Municipal <input type="checkbox"/> BV Birchrunville Village <input type="checkbox"/> LVCC Village Center Commercial <input type="checkbox"/> KV Kimberton Village <input type="checkbox"/> PC/LI Planned Commercial/Limited Industrial	
Overlay District: (click all that apply)	
<input type="checkbox"/> FPC - Floodplain Conservation <input type="checkbox"/> HP - Historic Preservation <input type="checkbox"/> PRD - Planned Residential Development <input checked="" type="checkbox"/> Rte. 100 <input type="checkbox"/> SSC - Steep Slope Conservation <input type="checkbox"/> TDR - Transferrable Development Rights <input type="checkbox"/> UDA - Unified Development Area <input type="checkbox"/> VCR - Village Center Residential <input type="checkbox"/> WRP - Water Resource Protection <input type="checkbox"/> MHP - Mobile Home Park <input type="checkbox"/> Groundwater Protection - Zone A <input type="checkbox"/> Groundwater Protection - Zone B <input type="checkbox"/> Groundwater Protection - Zone C	



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Flood Zone (choose one) Yes No Unknown *If yes, is it being developed in that area?* Yes No
 If yes, attach one (1) of the flood hazard certifications mandated in section 1612.5 of the International Building Code. Owner/Agent shall verify that any proposed construction activity complies with the requirements of the National Flood Insurance Program and for PA Flood Plain Management Act (Act 166 1978, specifically section 60.3) (D).

Wetlands (choose one) Yes No Unknown *If yes, is it being developed in that area?* Yes No
 Owner/Agent shall verify that any proposed construction activity complies with the requirements of the Commonwealth of PA Department of Environmental Protection (25 PA Code Chapter 105).

Is there any known easement, conservation agreement or encumbrance attached to this property?
 Easement(s) Conservation agreement Encumbrance Unknown No

Indicate the type of work or improvement: (check all that apply)
 Agricultural Porch/patio Park/Recreational Shed Walkway Boarding stables Sign
 Deck, <30" Deck, >30" Building Accessory Building/Dwelling Other _____

7. DIMENSIONS AND IMPREVIOUS AREA

An impervious surface is a structure or paved area that hinders or blocks the absorption of water into the ground. Examples include, but are not limited to, rooftops, sidewalks, patios, driveways, parking lots, storage areas, concrete, asphalt, or gravel roads. Please provide best estimates of the property's impervious area totals:

Feature/Improvement	Existing Area	Area being removed	New area being added
<input type="checkbox"/> Primary building (house)	ft ²	ft ²	ft ²
<input type="checkbox"/> Barn	ft ²	ft ²	ft ²
<input type="checkbox"/> Shed	ft ²	ft ²	ft ²
<input type="checkbox"/> Pool house	ft ²	ft ²	ft ²
<input type="checkbox"/> Guesthouse (accessory dwelling, stand-alone)	ft ²	ft ²	ft ²
<input type="checkbox"/> Driveway (from road to primary garage)	ft ²	ft ²	ft ²
<input type="checkbox"/> Driveway (all other driveway and/or parking area)	ft ²	ft ²	ft ²
<input type="checkbox"/> Patios	ft ²	ft ²	ft ²
<input type="checkbox"/> Walkways	ft ²	ft ²	ft ²
<input type="checkbox"/> Decks	ft ²	ft ²	ft ²
<input type="checkbox"/> Porches	ft ²	ft ²	ft ²
<input type="checkbox"/> Pool (surface of water)	ft ²	ft ²	ft ²
<input type="checkbox"/> Pool coping	ft ²	ft ²	ft ²
<input type="checkbox"/> Pool deck or patio	ft ²	ft ²	ft ²
<input type="checkbox"/> Pond	ft ²	ft ²	ft ²
<input type="checkbox"/> Other (please list):	ft ²	ft ²	ft ²
	ft ²	ft ²	ft ²
	ft ²	ft ²	ft ²

Not Applicable. Proposal involves a de minimus increase in impervious area.
 No relief is requested from impervious limitations

12.	SIGNAGE (If needed)
<p>This section is needed if the project requires a sign permit. Refer to Article of the Zoning Ordinance for sign regulations. If you are installing duplicate signs, indicate so below. If you are installing multiple signs, provide information to questions A through C for each sign being installed. You may use additional sheets of paper or multiple copies of this page if necessary.</p>	
<p>A. EXISTING SIGNAGE Type of sign (i.e. wall sign): <u>Ground Sign</u> Size of sign: <u>Unknown; N/A</u> ft²</p>	
<p>B. PROPOSED SIGNAGE Total # of signs: <u>1</u> <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Temporary <input type="checkbox"/> Duplicate (# of same signs) _____ Size of sign: <u>14</u> ft²</p> <p>Use (select one): <input type="checkbox"/> Office <input type="checkbox"/> Institutional <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Supplemental <input type="checkbox"/> Political <input type="checkbox"/> Industrial <input type="checkbox"/> Shopping center <input type="checkbox"/> Recreation/open space</p> <p>Type of sign (select one): <input type="checkbox"/> Wall <input type="checkbox"/> Roof <input checked="" type="checkbox"/> Ground <input type="checkbox"/> Pylon <input type="checkbox"/> Billboard <input type="checkbox"/> Awning <input type="checkbox"/> Directional <input type="checkbox"/> Banner <input type="checkbox"/> Directory (multiple tenants) <input type="checkbox"/> Monument or Entrance</p>	
<p>C. STRUCTURAL SPECIFICATIONS (please be as accurate as possible) Amount of space occupied by sign: <u>Approximately 2.67</u> ft² (*Note - acreage of site noted in Item 6) Length of building frontage (width of tenant frontage at main entrance): <u>N/A</u> feet Height of building frontage (height of building at tenant entrance): <u>N/A</u> feet Will the sign be illuminated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, then how? _____</p>	

Instructions for finding Property Owner(s) Within 500 Feet of Property Line

1. Type the word 'Chescoviews' into your internet browser. Click on the entry for ChescoViews – Chester County, Pennsylvania.
2. A welcome screen appears. Click on the button which says 'Enter ChescoViews'.
3. On the top right, click on the search tool indicated by the magnifying glass icon. Enter the street address and name of street you are making an application for in the appropriate boxes. If the street name is common, you may have to enter the Municipality name in the appropriate box as well. Click 'Search'.
4. When you see the property is highlighted in red, click on the round button icon on the top right that is labeled 'Buffer Zone'. Enter '500' in the distance box and make sure 'feet' is chosen in the unit pulldown. Click 'Set Buffer' and select your red-highlighted property. A list of all owners in the Buffer Zone is indicated below the map.
5. At the top of the list of owners, click 'Export' and 'Download as CSV'. You can open or save directly to your hard drive, whichever you prefer.
6. Open the Excel spreadsheet created by the import of the property owners. Widen the columns so that all the mailing information can be easily seen. Print this spreadsheet (you may have to change the orientation to 'landscape') and submit with application.

ADDENDUM TO ZONING HEARING BOARD APPLICATION

WEST VINCENT TOWNSHIP

UPI No. 25-6-1.1

Ludwig's Corner Fire Company No. 1 (the "Applicant") is the record owner of certain real property located at 1325 Pottstown Pike, Glenmoore, Pennsylvania 19343, more specifically identified as UPI No. 25-6-1.1 (the "Property"). The overall Property is approximately 7.9 acres and is situated in the Municipal Zoning District of West Vincent Township ("Township"); however, the instant application is limited to a smaller, triangular-shaped portion of the Property that is bounded by Pottstown Pike to the east and Nantmeal Road to the east and north (the "Triangle Lot"). The Triangle Lot was created when an extension of Nantmeal Road was constructed and dedicated as public right-of-way.

By way of this Application, the Applicant is respectfully requesting variance relief to allow the construction of an identification sign on the Triangle Lot that identifies the location of a residential apartment community that is on a neighboring tax parcel, not the Applicant's Property. Specifically, the Applicant requests the following relief:

1. Dimensional variance relief from Section 390-127 to allow an Identification Sign to be located on a different premises from the use that is being identified, where an "Identification Sign" is defined in Section 390-127 as: "A sign located on the premises, other than a bulletin board or nameplate sign, indicating the name of a development, the name or address of a building, or the name of the management thereof" – to allow an Identification Sign that advertises an off-premises residential use; and
2. Any other variances, interpretations, and/or approvals deemed necessary to allow the proposed signage.

The Applicant shall present evidence and testimony in support of the requested relief at the time of the public hearing of this matter.

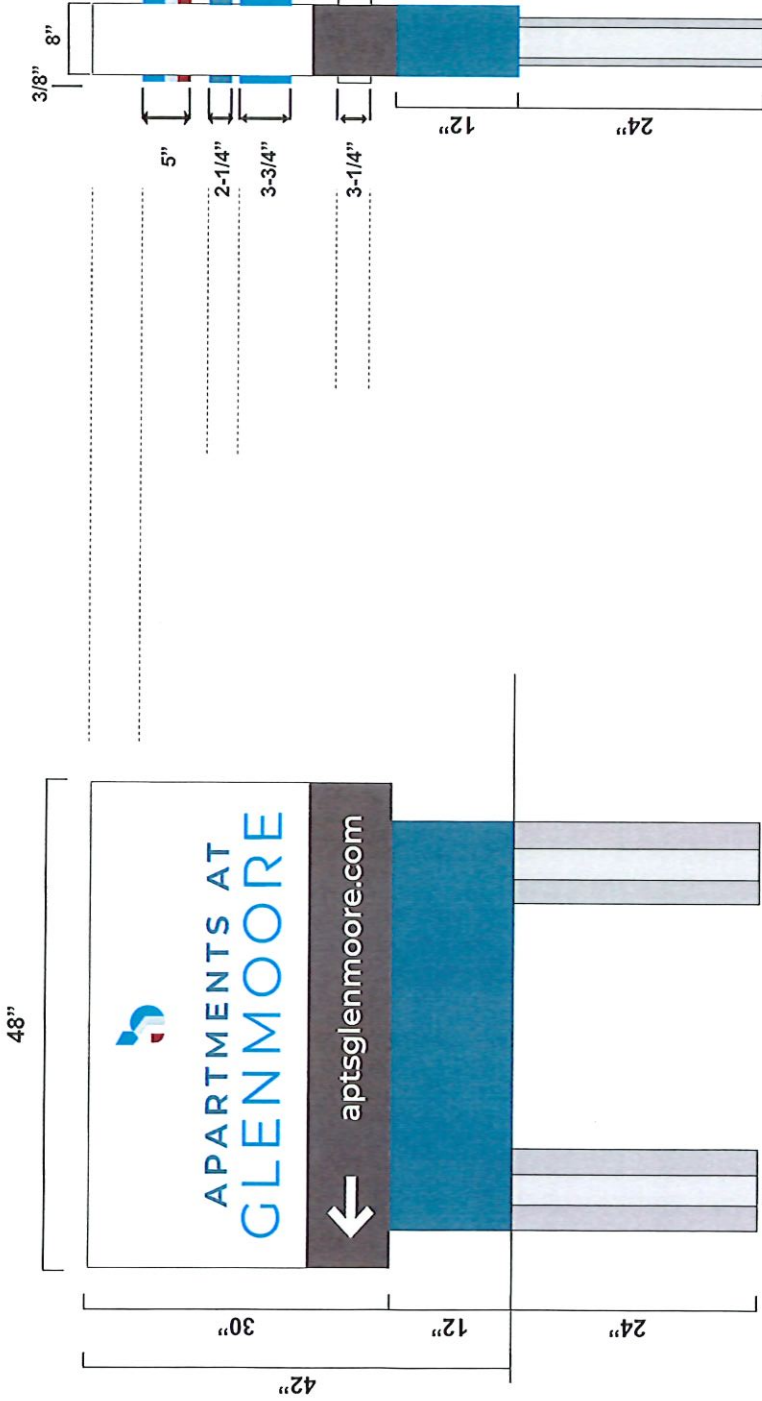


Project Manager: Dave JR Martino
Designer: Andre Pottinger

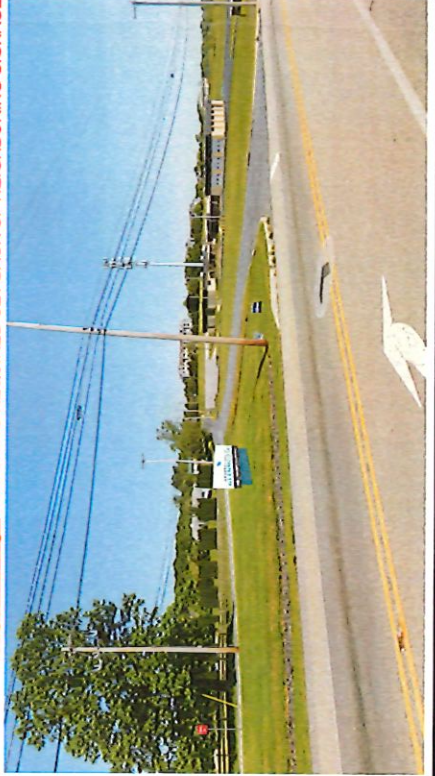
620 Grant Rd, Folcroft, PA 19032

Berger Communities
 900 Selwyn PI
 Glenmoore, PA 19343

Qty: One (1) Monument Sign



Proposed Sign MATCHING REQUIRED SET BACK OF NEIGHBORING SIGNAGE



(A) Front View
 1.0/Scale= 1"=1'-0"

Qty: ONE (1) Monument Sign

Manufacture and install ONE (1) D/F 42"H x 48"W x monument signs with 1"x1" aluminum cabinet construction with 0.060" aluminum panels and acrylic Flat Cut out letters and logo secured to faces with VHB 3M tape and silicone adhesive. Secure faces to both sides of monument sign with High-bond adhesive. 3" aluminum king post with 24" footers installed with high strength concrete.

Date: Approved
 Approved as noted
 Resubmit with revisions
Reviewed By:

This design/engineering is to remain the exclusive property of Martino Signs Inc. until approved and accepted through purchase by client named on drawing.

Revisions

Project #241060 # **1.0**
 Design Drawing