

**Nether Providence Township
Zoning Hearing Board Public Notice**

The Zoning Hearing Board of Nether Providence Township will conduct a public hearing on Monday May 15, 2023, at 7:30 pm in the Municipal Building, 214 Sykes Lane in Wallingford, Pennsylvania to hear and consider the following applications:

Continued: #23-06 – That of Joseph J. McMahon, Jr. & Mary Beth McMahon, 35 Medbury Lane, Wallingford requesting variances from Section 300-27. Side yards. to permit a minimum side yard of 10 feet, in lieu of the required 15 feet, and an aggregate side yard of 25 feet, in lieu of the required 40 feet and Section 300-28 Rear Yard to permit a minimum of rear yard of 22 feet, to permit the construction of a 16’ by 12’ deck. This property is located in the R-3 Residence Zoning District.

Continued: #23-08 – That of Richard & Beverly Mathis, 42 Green Valley Road, Wallingford requesting a variance from Section 300-12. Side yards. to permit a minimum side yard of 12 feet, in lieu of the required 25 feet and aggregate of 70’ to 49’, to permit the construction of a 297 sq. ft. addition. This property is located in the R-1 Residence Zoning District.

Continued: #23-09 – That of Ekaterina Maslennikova & Sergei Solodov, 606 E. Baltimore Pike, 2nd Floor, Media requesting a variance to allow a use other than those permitted in Section 300-94. Permitted Uses so that the applicants may use the property for a ballroom dance instructional business. This property is located in the P-O Professional Office Zoning District.

#23-10 – That of the Wallingford Swarthmore School District, 200 S. Providence Road, requesting a variance from Section 300-116.2(C) - This Section states that flashing, animated or moving signs and billboards shall not be permitted in any district. Applicant requests a variance to permit a flashing, animated, or moving sign on the Property; Section 300-116.2(E) - This Section states that signs and billboards lawfully existing at the time of the passage of the Zoning Ordinance which do not conform to the requirements of the Zoning Ordinance shall be considered nonconforming signs, and once removed shall be replaced only with conforming signs. Applicant requests a variance to replace the existing road sign with a nonconforming sign. Applicant is seeking to replace the existing non-conforming road sign with a LED-digital/animated sign. Section 300-116.2(F) - This Section states that no signs, except those specifically permitted by PennDOT or other another governmental body, shall be allowed within the street rights-of-way. Applicant requests a variance to permit a sign within the street rights-of-way. Section 300-116.2(M)(1) - This Section states that illuminated signs, either internally lit and/or externally lit, are permitted in any residential districts, provided that the illumination is by white light only. Applicant requests a variance to permit a sign that is not solely illuminated by white light. Section 300-116.2(M)(2) - This Section states that illuminated signs, either internally lit and/or externally lit, are permitted in any residential districts, provided that the illumination does not project across any property lines. Applicant requests a variance to permit a sign that projects across property lines. Section 300-116.2(0) - This Section states that in the event that the location of a sign creates sight-view problems, then there must be a minimum of seven (7) feet of clearance between the ground and the lowest portion of the face of any sign except those permitted in any residential district. This is an existing nonconforming condition as Applicant is proposing to utilize the existing road sign base for the proposed Road Signs. The base of the existing road sign does not provide seven (7) feet of clearance and is therefore an existing nonconforming condition which should not require zoning relief. Applicant is requesting a variance from this Section to permit a sign that does not provide a minimum of seven (7) feet of clearance between the ground and lowest portion of the face of the sign. Section 300-116.3(F) - This Section states that signs of schools, relating exclusively to the institutions erecting the same, may be erected and maintained, provided that the size of any such sign is not in excess of twenty-five (25) square feet and not more than one (1) sign is

placed on a property in single or separate ownership, unless such property fronts upon more than one (1) street, in which event not more than two (2) such signs may be erected, one (1) on each frontage. As it stands, there are more than two (2) signs on the Property. Additionally, the existing road signs are forty (40) square feet, i.e., more than twenty-five (25) square feet. Thus, this is an existing non-conforming condition(s). Applicant is proposing to utilize the existing road sign base for the proposed Road Signs. However, to the extent necessary, Applicant is requesting a variance to permit a sign that is in excess of twenty-five (25) square feet and to have more than two (2) signs to be installed on each frontage of a property that fronts upon more than one (1) street frontage. Section 300-116.3(1) - This Section states that real estate signs or bulletin boards for a school, as permitted herein, may be erected within ten (10) feet of the right-of-way of any street or highway, provided that such sign or bulletin board does not obstruct traffic visibility at street or highway intersections. This is an existing non-conforming condition as Applicant is proposing to utilize the existing road sign base for the proposed Road Signs. Applicant requests a variance to permit a sign that is erected within ten (10) feet of the right-of-way of a street that obstructs traffic visibility at the street intersection. Section 300-116.2(0) - Applicant requests a variance to permit a directional sign that does not provide a minimum of seven (7) feet of clearance between the ground and lowest portion of the face of the sign. Section 300-116.3(F) - This Section states that signs of schools, relating exclusively to the institutions erecting the same, may be erected and maintained, provided that the size of any such sign is not in excess of twenty-five (25) square feet and not more than one (1) sign is placed on a property in single or separate ownership, unless such property fronts upon more than one (1) street, in which event not more than two (2) such signs may be erected, one (1) on each frontage. Applicant is requesting a variance to have more than two (2) signs to be constructed on each frontage of a property that fronts upon more than one (1) street. This property is located in the R-2 residential zoning district.

#23-11 – That of the Wallingford Swarthmore School District, 205 S. Providence Road, requesting a variance Section 300-116.2(C) - This Section states that flashing, animated or moving signs and billboards shall not be permitted in any district. Applicant is requesting a variance to permit a flashing, animated, or moving sign on the Property. Section 300-116.2(E) - This Section states that signs and billboards lawfully existing at the time of the passage of the Zoning Ordinance which do not conform to the requirements of the Zoning Ordinance shall be considered nonconforming signs and once removed shall be replaced only with conforming signs. The existing road sign is nonconforming because it is twenty-eight and four tenths (28.4) square feet when only twenty-five (25) square feet is permitted. Applicant requests a variance to replace the existing nonconforming road sign with a new nonconforming sign. Applicant is seeking to replace the existing road sign with a LED-digital/animated sign. Section 300-116.2(F) - This Section states that no signs, except those specifically permitted by PennDOT or other another governmental body, shall be allowed within the street rights-of-way. Applicant requests a variance to permit a sign within the street rights-of-way. Section 300-116.2(M)(1) - This Section states that illuminated signs, either internally lit and/or externally lit, are permitted in any residential districts, provided that the illumination is by white light only. Applicant requests a variance to permit a sign that is not solely illuminated by white light. Section 300-116.2(M)(2) - This Section states that illuminated signs, either internally lit and/or externally lit, are permitted in any residential districts, provided that the illumination does not project across any property lines. Applicant requests a variance to permit a sign that projects across property lines. Section 300-116.2(0) - This Section states that in the event that the location of a sign creates sight-view problems, then there must be a minimum of seven (7) feet of clearance between the ground and the lowest portion of the face of any sign except those permitted in any residential district. Applicant requests a variance from this Section to permit a sign that does not provide a minimum of seven (7) feet of clearance between the ground and lowest portion of the face of the sign. Section 300-116.3(F) - This Section states that signs of schools, relating exclusively to the institutions erecting the same, may be erected and maintained, provided that the size of any such sign is not in excess of twenty-five (25) square feet and not more than one (1) sign is placed on a property in single or separate ownership, unless such property fronts upon more than one (1) street, in which event

not more than two (2) such signs may be erected, one (1) on each frontage. Applicant requests a variance to permit a sign that is in excess of twenty-five (25) square feet and to have more than two (2) signs to be constructed on each frontage of a property that fronts upon more than one (1) street frontage. Section 300-116.3(1) - This Section states that real estate signs or bulletin boards for a school, as permitted herein, may be erected within ten (10) feet of the right-of-way of any street or highway, provided that such sign or bulletin board does not obstruct traffic visibility at street or highway intersections. Applicant requests a variance to permit a sign that is erected within ten (10) feet of the right-of-way of a street that obstructs traffic visibility at the street intersection. Section 300-116.2(0) - This Section states that, in the event that the location of a sign creates sight-view problems, then there must be a minimum of seven (7) feet of clearance between the ground and lowest portion of the face of any sign except those permitted in any residential district. Applicant requests a variance to permit a directional sign that does not provide a minimum of seven (7) feet of clearance between the ground and lowest portion of the face of the sign. Section 300-116.3(F) - This Section states that signs of schools, relating exclusively to the institutions erecting the same, may be erected and maintained, provided that the size of any such sign is not in excess of twenty-five (25) square feet and not more than one (1) sign is placed on a property in single or separate ownership, unless such property fronts upon more than one (1) street, in which event not more than two (2) such signs may be erected, one (1) on each frontage. Applicant is requesting a variance to have more than two (2) signs to be constructed on each frontage of a property that fronts upon more than one (1) street frontage. Section 300-116.3(F) - This Section states that signs of schools, relating exclusively to the institutions erecting the same, may be erected and maintained, provided that the size of any such sign is not in excess of twenty-five (25) square feet and not more than one (1) sign is placed on a property in single or separate ownership, unless such property fronts upon more than one (1) street, in which event not more than two (2) such signs may be erected, one (1) on each frontage. Applicant is requesting a variance to permit a sign that is in excess of twenty-five (25) square feet and to have more than two (2) signs to be constructed on each frontage of a property that fronts upon more than one (1) street. This property is located in the R-2 residential zoning district.

Maureen Feyas
Zoning Officer