

On Thursday March 25, 2021 at 7:30pm, the Springfield Township Zoning Hearing Board will hold a public hearing at the Springfield Township Building, 50 Powell Road, Springfield, PA 19064. The purpose of the hearing will be to consider the application detailed below:

ZH-21-03: Application of Pramukh Swami Maharaj, LLC, owner/petitioner, by their attorney, is seeking the following dimensional, sign and certain TND requirement variances from the Springfield Township Zoning Ordinance of 2012, as amended, to permit the redevelopment of the property that consists of a 3,853 SF bank, a 5,585 SF Wawa convenience store with gasoline dispensing facilities, landscaping and other improvements: **1)** §143-55.B.(2)(e) to allow an impervious coverage greater than 60%. **2)** §143-55.B.(2)(f) and §148-89.B.(2) to allow parking spaces within 20 feet of any street line in a front yard. **3)** §143-55.B.(2)(h) to allow a gas canopy less than 50 feet from a side yard, wherein 37.1 feet is proposed. **4)** §143-93.I. that requires stacking lanes for a drive-through facility be separated from other aisles by a curb island and requiring a bypass lane. **5)** §143-98.B. to not require certain landscaping in parking areas and to not require landscaped islands at the end of parking rows. **6)** A determination pursuant to §143-96.A. that a designated loading area for the bank building is not required. In the alternative, a variance to allow the bank to have no designated loading area. **7)** §143-56.B.(1) to not require a 10 foot buffer for foundation plantings around the buildings. **8)** §143-56.C.(2) that requires a minimum 20 feet around the entire perimeter of the property be devoted to landscaping in accordance with Article XVII, §143-115 and §143-116. **9)** a partial variance from §143-87.B.(2) which requires that all new development and redevelopment located in the TND overlay district comply with the provisions set forth in the manual of written and graphic design guidelines. Applicant complies with many, but not all, of these provisions. **10)** §143-101.D.(3)(c)(2) to allow a parallel sign to exceed 50 square feet. **11)** §143-101.B.(16)(e) to allow more than one canopy sign and to allow the signs to be greater than 4 square feet in area. **12)** §143-101.B.(11)(a) to allow freestanding signs to be setback from any side lot line a distance less than the total height of such sign, as measured from the average ground level to the upper most point of the frame, structure or sign face. **13)** §143-101.B.(10) to allow the parallel surface of the freestanding signs to be more than 12 inches apart; the surfaces are approximately 2 feet apart. **14)** §143-101.D.(3)(d)[3] to allow more than one parallel sign per tenant. **15)** §143-101.D.(1)(f)[3] to allow certain directional signs to exceed two square feet in area and to exceed five feet in height. **16)** §143-101.C.(6)(b) to allow window signs on Bank of America door to exceed 10% of glass area. **17)** §143-102.B.(9) to allow the propane kiosk and ice machine to be adjacent to and outside of the building. **18)** §143-110.C.(2) to allow a driveway within 150

feet from the intersection from public street lines, wherein 116 feet is proposed. **19)** a determination that the sale of gasoline is a permitted accessory use to the Wawa convenience store and accordingly the Wawa is a permitted use under §143-53.A.(3). **20)** such other relief as shall be necessary to construct the improvements shown on this zoning plan.

The property is located in the “E” Business and TND-3 Overlay Districts, as depicted on the Zoning Map, and is known as: **675 Baltimore Pike.**

At the time and place noted, the applicant and all interested parties may attend and have an opportunity to be heard. Those wishing to attend the meeting **MUST** wear a face mask when entering the Township Building and adhere to the social distancing guidelines. A copy of the application will be available for review at the Township Building, Monday to Friday, between 8:30AM and 4:30PM.