



Eastburn and Gray, PC

Attorneys at Law

**Marc D. Jonas**

470 Norristown Road, Suite 302

Blue Bell, PA 19422

Direct: 215-542-9345

Fax: 215-542-9421

[mjonas@eastburngray.com](mailto:mjonas@eastburngray.com)

**DATE OF MAILING:** May 22, 2020  
**SENT BY EMAIL**

**VIA EMAIL**

Debra A. Shulski, Esq.  
Riley Riper Hollin & Colagreco  
717 Constitution Drive, Suite 201  
Exton, PA 19341  
[debbie@rrhc.com](mailto:debbie@rrhc.com)

**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2020-09  
Applicant: Park Ridge Hotel Development, L.P.  
Property: 480 N. Gulph Road**

Dear Debbie:

This letter is a corrected notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, May 20, 2020. The original notice incorrectly identified the application as Application No. 2020-07. The application is actually Application No. 2020-09.

The Zoning Hearing Board voted to grant a variance pursuant to section 165-168.A(3) of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit a wall sign that is not on the street frontage used to calculate allowable sign area.

This approval is subject to the condition that the number of wall signs for the occupancy shall be limited to 2 –one on the south\_building elevation, and a second on the north building elevation.

The approval is further conditioned upon construction conforming strictly to the testimony and exhibits presented at the hearing and set forth in the application, including, but not limited to the representation that total signage will not exceed 300 square feet and

May 22, 2020

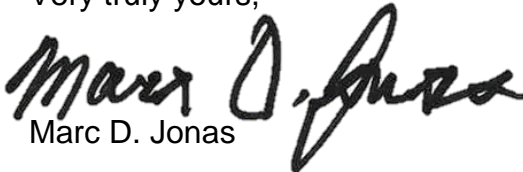
hearing exhibit A-5, the plan set entitled "Design Drawing," 14 sheets, prepared by Coast Sign Inc., dated September 19, 2019, last revised March 7, 2020, which accompanies this letter.

Because this application was granted and not contested, the Zoning Hearing Board will not issue a decision with findings of fact, conclusions of law and reasons.

The approval is subject to a 30-day appeal period beginning from the date of entry (mailing) of the notice of decision.

The applicant is directed to section 165-257 "Expiration of Special Exceptions or Variances" and applicable statutory provisions governing the expiration of special exceptions.

Very truly yours,



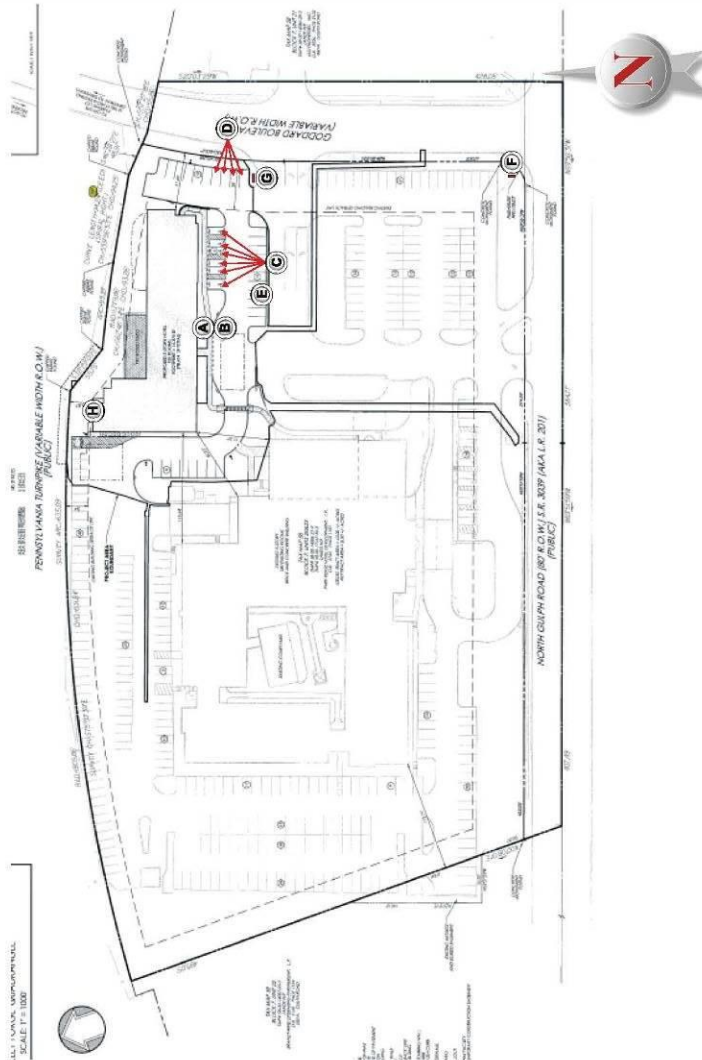
Marc D. Jonas

Enclosure:

- plan set entitled "Design Drawing," 14 sheets, prepared by Coast Sign Inc., dated September 19, 2019, last revised March 7, 2020.

cc: Mark Zadroga, Director; Chief Building/Zoning Officer  
Greg W. Philips, Esq., Supervisor  
Bernadette A. Kearney, Esq, Township Solicitor

## SITE PLAN




## SIGNAGE SPECIFICATIONS

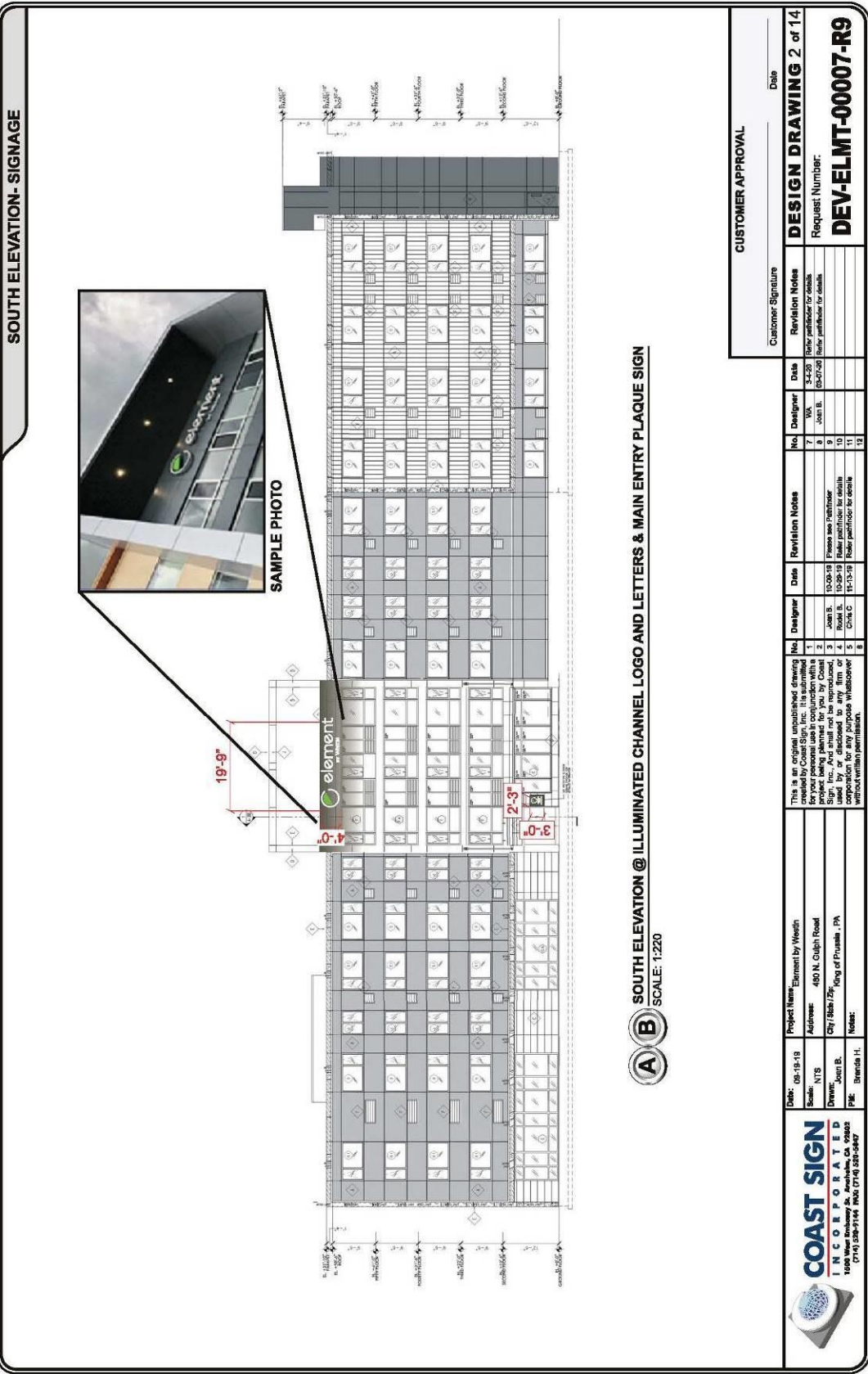
- A** ILLUMINATED CHANNEL LOGO & LETTERS  
Manufacture and Install (1) Channel Letters
- B** MAIN ENTRY PLAQUE SIGN  
Manufacture and Install (1) Plaque Sign
- C** HANDICAP PARKING SIGN  
Manufacture and Install (8) Parking Sign
- D** VEHICLE CHARGING SIGN  
Manufacture and Install (4) Parking Sign
- E** PARKING NOTICE SIGN  
Manufacture and Install (1) Parking Sign
- F** D/F MONUMENT SIGN @ 12'-0" OAH  
Remove and Install new (1) Monument Sign
- G** D/F MONUMENT SIGN @ 10'-0" OAH  
Remove and Install new (1) Monument Sign
- H** ILLUMINATED CHANNEL LOGO & LETTERS  
Manufacture and Install (1) Channel Letters

**PUT SIGN ORDINANCE WALL:  
2 SQ.FT. PER LINEAR FT OF BUILDING  
FRONTAGE - GROUND SIGN: CLIENT  
UTILIZING EXISTING STRUCTURES FOR  
BRANDING IN FUTURE**

A-5

 <b>COAST SIGN INCORPORATED</b> 1000 West End Avenue St. Anaheim, CA 92802 (714) 236-1144 FAX (714) 236-3447		Date: 05-19-19 Scale: NTS Drawn: John B. PWD: Brenda H.	Project Name: Element by Westin Address: 400 N. Gulf Road City/State/Zip: Ft. Lauderdale, FL 33304 Notes:	This is an original unpublished drawing created by Coast Sign Incorporated for your use in conjunction with the project being planned for you by Coast Sign Inc. And shall not be reproduced, copied, or used for any other purpose without written permission.	No. 1 Designer: John B. Date: 05-19-19 Revision Notes:	No. 2 Designer: John B. Date: 05-19-19 Revision Notes:	No. 3 Designer: John B. Date: 05-19-19 Revision Notes:	No. 4 Designer: John B. Date: 05-19-19 Revision Notes:	No. 5 Designer: John B. Date: 05-19-19 Revision Notes:	No. 6 Designer: John B. Date: 05-19-19 Revision Notes:	No. 7 Designer: John B. Date: 05-19-19 Revision Notes:	No. 8 Designer: John B. Date: 05-19-19 Revision Notes:	No. 9 Designer: John B. Date: 05-19-19 Revision Notes:	No. 10 Designer: John B. Date: 05-19-19 Revision Notes:	No. 11 Designer: John B. Date: 05-19-19 Revision Notes:	No. 12 Designer: John B. Date: 05-19-19 Revision Notes:	DESIGN DRAWING 1 of 14 Request Number: <b>DEV-ELMT-00007-R9</b>
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11 X 17 TEMPLATE VERSION 1.0



CUSTOMER APPROVAL			
Customer Signature		Date	

DESIGN DRAWING 2 of 14			
Request Number: <b>DEV-ELMT-00007-R9</b>			
No.	Designer	Date	Revision Notes
1	WA	3-2-20	Refer palette for details
2	John B.	05-07-20	Refer palette for details
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Project Name		Element by Weedin	
Date: 05-15-19	Scale: NTS	Address: 480 N. Gough Road	
Drawn: John B.	City / State / Zip: King of Prussia, PA		
File: Brenda H.	Notes:		

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**COAST SIGN INCORPORATED**  
1600 West Broadway St., Anaheim, CA 92802  
(714) 239-9144 FAX (714) 239-9407

11.17 TEMPLATE VERSION A.9

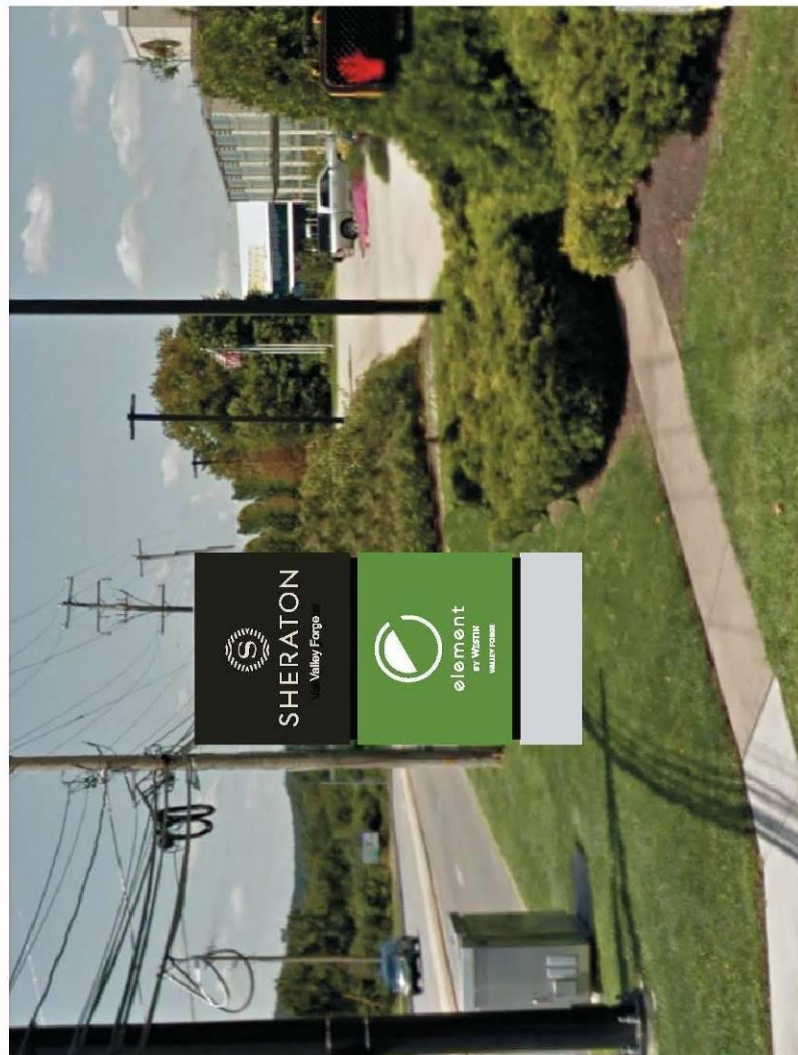


EXISTING PHOTO- SIGN F



NOTE: REMOVE EXISTING 12'-0" X 6'-0" D/F MONUMENT TO GRADE  
USE EXISTING FOOTING AND INSTALL NEW D/F MONUMENT 12'-0"  
X 6'-0".

PHOTO ENHANCEMENT - SIGN F



Date: 05-15-19  
Scale: NTS  
Drawn: Juan B.  
P/E: Brenda H.

Project Name: Element by Hyatt  
Address: 4160 N. Gulf Road  
City/State/Zip: King of Prussia, PA  
Notes:

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It is to be used for the project and location  
indicated on the drawing. It is not to be  
reproduced, copied, or used for any other  
purpose without the written permission of  
Coast Sign Incorporated.

No.	Designer	Date	Revision Notes
1	Jan B.	10-09-18	Phase one preliminary
2	Jan B.	10-09-18	Phase two preliminary
3	Jan B.	10-09-18	Phase three preliminary
4	Jan B.	10-09-18	Phase four preliminary
5	Jan B.	10-09-18	Phase five preliminary
6	Jan B.	10-09-18	Phase six preliminary

No.	Designer	Date	Revision Notes
7	Jan B.	10-09-18	Phase seven preliminary
8	Jan B.	10-09-18	Phase eight preliminary
9	Jan B.	10-09-18	Phase nine preliminary
10	Jan B.	10-09-18	Phase ten preliminary
11	Jan B.	10-09-18	Phase eleven preliminary
12	Jan B.	10-09-18	Phase twelve preliminary

No.	Designer	Date	Revision Notes
13	Jan B.	10-09-18	Phase thirteen preliminary
14	Jan B.	10-09-18	Phase fourteen preliminary
15	Jan B.	10-09-18	Phase fifteen preliminary
16	Jan B.	10-09-18	Phase sixteen preliminary
17	Jan B.	10-09-18	Phase seventeen preliminary
18	Jan B.	10-09-18	Phase eighteen preliminary

DESIGN DRAWING 3 of 14  
Request Number:  
DEV-ELMT-00007-R9

EXISTING PHOTO- SIGN G



**NOTE: REMOVE EXISTING 10'-0" X 6'-0" D/F MONUMENT TO GRADE  
USE EXISTING FOOTING AND INSTALL NEW D/F MONUMENT 10'-0"  
X 6'-0."**

PHOTO ENHANCEMENT - SIGN G



**COAST SIGN  
INCORPORATED**  
1600 West Broadway St., Anaheim, CA 92802  
(714) 238-9144 FAX (714) 238-8407

Date: 05-15-19  
Scale: NTS  
Drawn: John B.  
P/E: Brenda H.

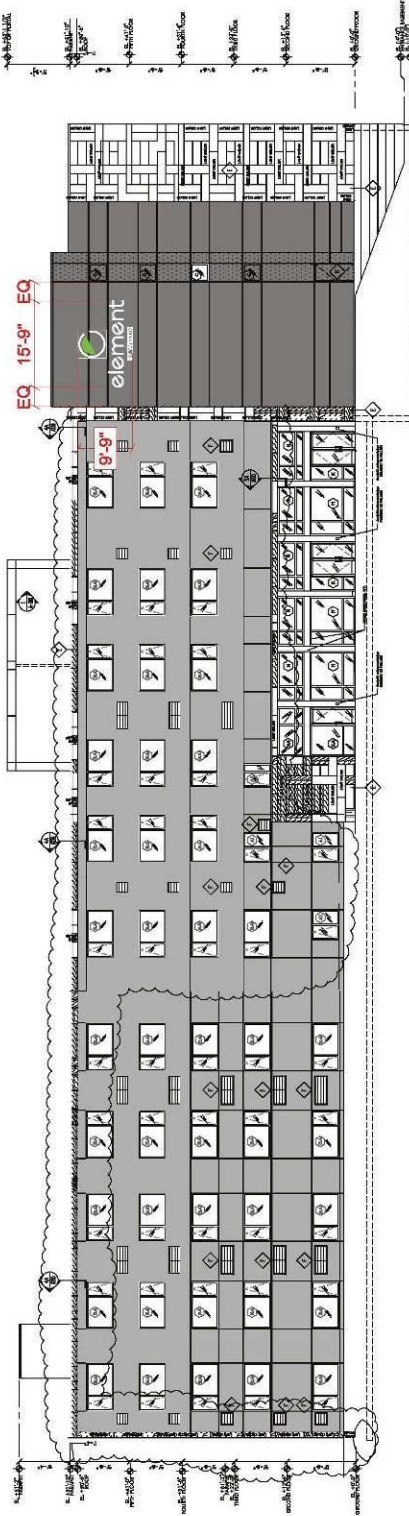
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copied, or used in any way without the  
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No.	Designer	Date	Revision Notes
1	John B.	05-15-19	Photos and footprint
2	John B.	05-15-19	Revised footprint
3	John B.	05-15-19	Revised footprint
4	John B.	05-15-19	Revised footprint
5	John B.	05-15-19	Revised footprint
6	John B.	05-15-19	Revised footprint
7	John B.	05-15-19	Revised footprint
8	John B.	05-15-19	Revised footprint
9	John B.	05-15-19	Revised footprint
10	John B.	05-15-19	Revised footprint
11	John B.	05-15-19	Revised footprint
12	John B.	05-15-19	Revised footprint


**DESIGN DRAWING 4 of 14**  
Request Number:  
**DEV-ELMT-00007-R9**

11X 17 TDMATE VERSION A3

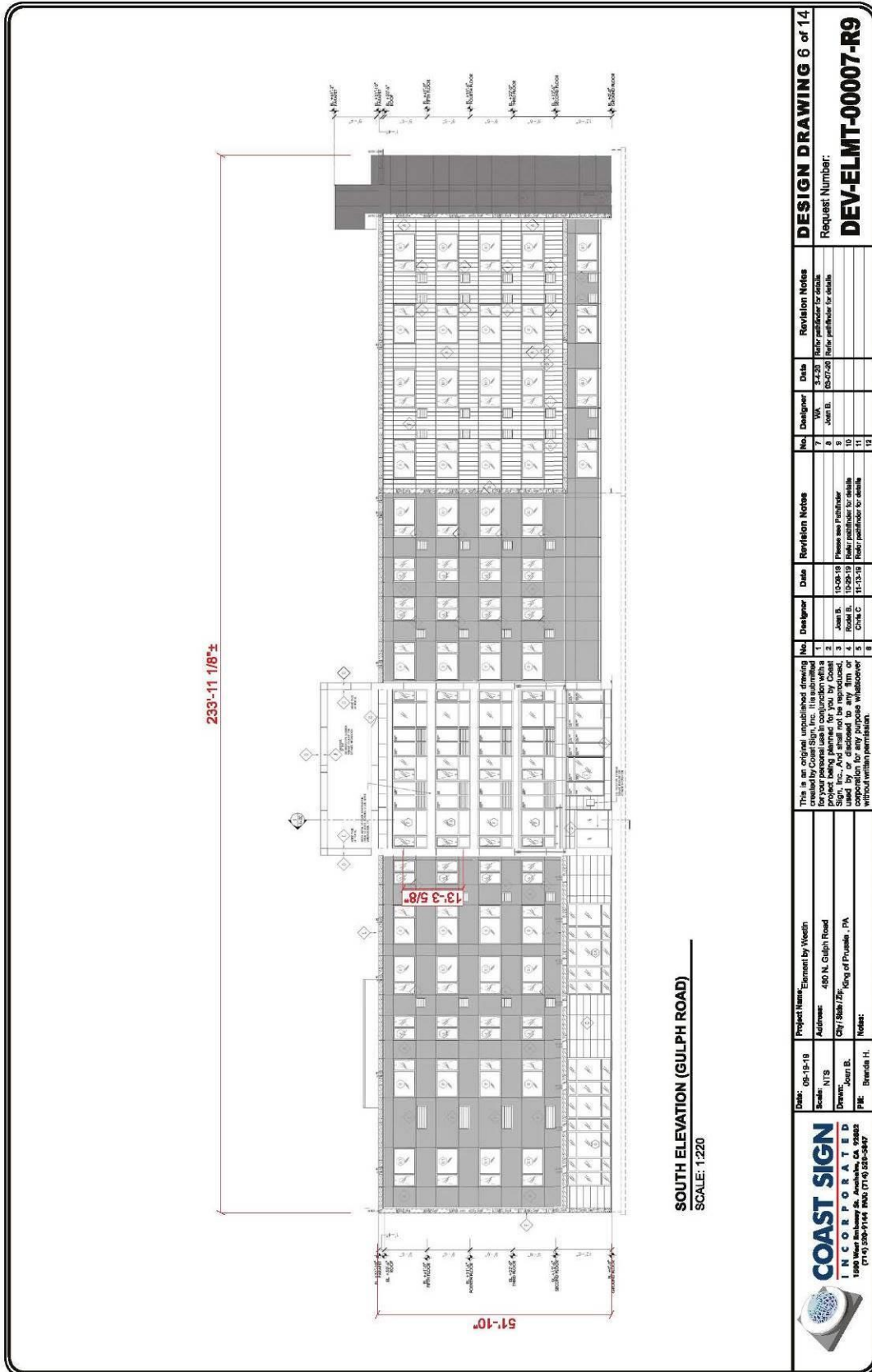




**NORTH ELEVATION @ ILLUMINATED CHANNEL LOGO AND LETTERS**  
SCALE: 1/220

 <b>COAST SIGN</b> INCORPORATED 1880 West Embury St., Anaheim, CA 92802 (714) 298-8166 FAX (714) 298-8447		Date: 03-19-19 Scale: NTS Drawn: Joan B. FR: Brenda H.	Project Name: Element by Westin Address: 480 N. Gault Road City/State/Zip: King of Prussia, PA Notes:	This is an original unpublished drawing created by Coast Sign Incorporated for your personal use in connection with a project being planned for you by Coast Sign. No other use, reproduction, or corporation for any purpose whatsoever without written permission.	<table border="1"> <thead> <tr> <th>No.</th> <th>Designer</th> <th>Date</th> <th>Revision Notes</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Joan B.</td> <td>03-05-19</td> <td>Submit for details</td> </tr> <tr> <td>2</td> <td>Joan B.</td> <td>03-05-19</td> <td>Submit for details</td> </tr> <tr> <td>3</td> <td>Joan B.</td> <td>03-05-19</td> <td>Submit for details</td> </tr> <tr> <td>4</td> <td>Joan B.</td> <td>03-05-19</td> <td>Submit for details</td> </tr> <tr> <td>5</td> <td>Joan B.</td> <td>03-05-19</td> <td>Submit for details</td> </tr> <tr> <td>6</td> <td>Joan B.</td> <td>03-05-19</td> <td>Submit for details</td> </tr> </tbody> </table>	No.	Designer	Date	Revision Notes	1	Joan B.	03-05-19	Submit for details	2	Joan B.	03-05-19	Submit for details	3	Joan B.	03-05-19	Submit for details	4	Joan B.	03-05-19	Submit for details	5	Joan B.	03-05-19	Submit for details	6	Joan B.	03-05-19	Submit for details	<table border="1"> <thead> <tr> <th>No.</th> <th>Designer</th> <th>Date</th> <th>Revision Notes</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>Joan B.</td> <td>03-05-19</td> <td>Submit for details</td> </tr> <tr> <td>8</td> <td>Joan B.</td> <td>03-05-19</td> <td>Submit for details</td> </tr> <tr> <td>9</td> <td>Joan B.</td> <td>03-05-19</td> <td>Submit for details</td> </tr> <tr> <td>10</td> <td>Joan B.</td> <td>03-05-19</td> <td>Submit for details</td> </tr> <tr> <td>11</td> <td>Joan B.</td> <td>03-05-19</td> <td>Submit for details</td> </tr> <tr> <td>12</td> <td>Joan B.</td> <td>03-05-19</td> <td>Submit for details</td> </tr> </tbody> </table>	No.	Designer	Date	Revision Notes	7	Joan B.	03-05-19	Submit for details	8	Joan B.	03-05-19	Submit for details	9	Joan B.	03-05-19	Submit for details	10	Joan B.	03-05-19	Submit for details	11	Joan B.	03-05-19	Submit for details	12	Joan B.	03-05-19	Submit for details	<b>DESIGN DRAWING 5 of 14</b> Request Number: <b>DEV-ELMT-00007-R9</b>
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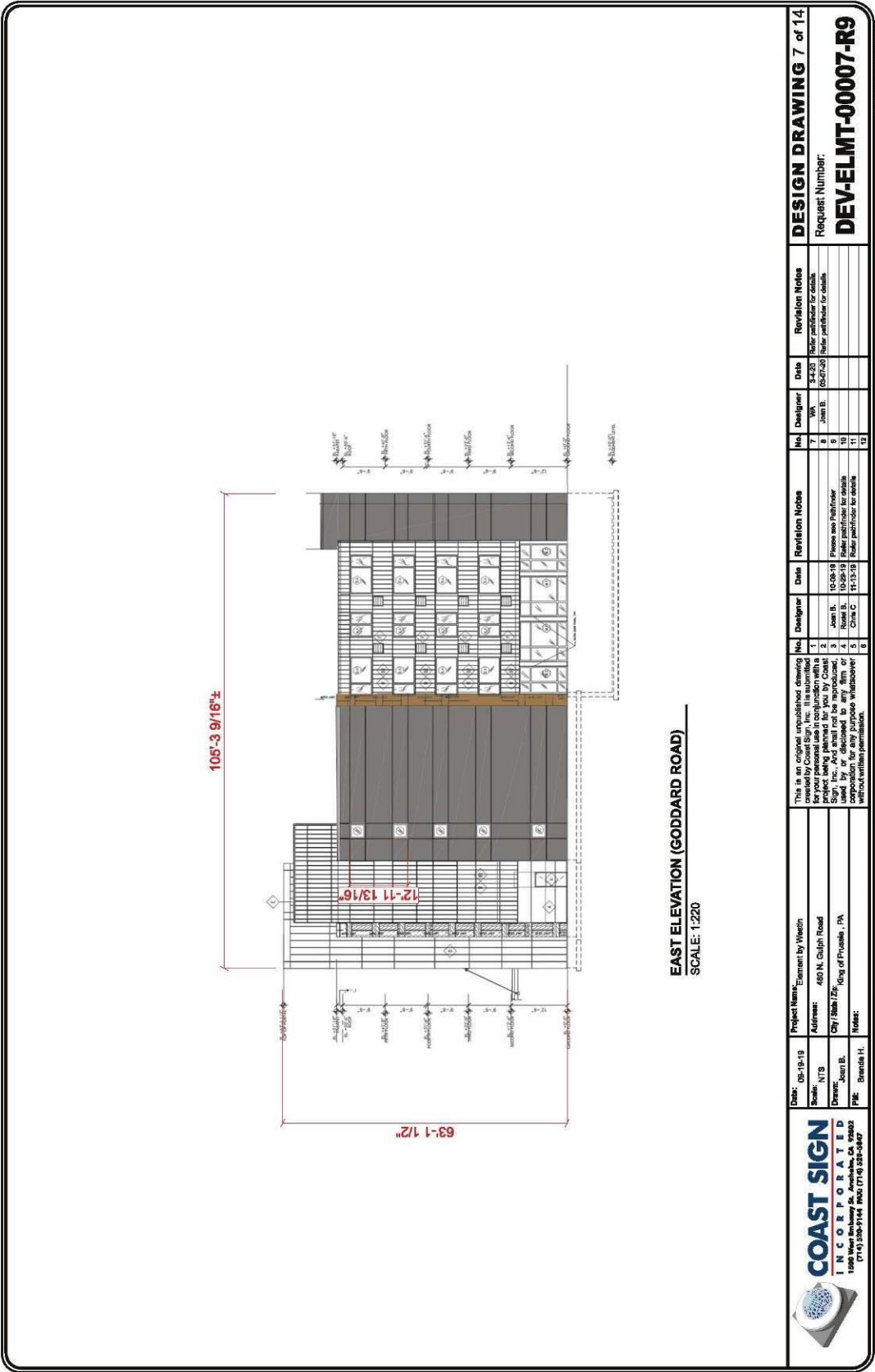
1/17 TEMPLATE VERSION 1.0



 <b>COAST SIGN</b> INCORPORATED 1000 West Broadway St., Anaheim, CA 92802 (714) 238-7100 FAX (714) 238-0407		Date: 05-15-18 Scale: NTS Drawn: John E. P/E: Brandon H.	Project Name: Element by Weedin Address: 480 N. Gulph Road City/State/Zip: King of Prussia, PA Notes:	This is an original unpublished drawing. It is not to be used for any other project without written permission. It is to be used only for the project being planned for you by Coast Sign Incorporated. It is not to be used, copied, or otherwise reproduced without written permission.	<table border="1"> <tr> <th>No.</th> <th>Designer</th> <th>Date</th> <th>Revision Note</th> </tr> <tr> <td>1</td> <td>John E.</td> <td>05-08-18</td> <td>Initial design</td> </tr> <tr> <td>2</td> <td>John E.</td> <td>05-08-18</td> <td>Revised design</td> </tr> <tr> <td>3</td> <td>John E.</td> <td>05-08-18</td> <td>Revised design</td> </tr> <tr> <td>4</td> <td>John E.</td> <td>05-08-18</td> <td>Revised design</td> </tr> <tr> <td>5</td> <td>John E.</td> <td>05-08-18</td> <td>Revised design</td> </tr> <tr> <td>6</td> <td>John E.</td> <td>05-08-18</td> <td>Revised design</td> </tr> </table>	No.	Designer	Date	Revision Note	1	John E.	05-08-18	Initial design	2	John E.	05-08-18	Revised design	3	John E.	05-08-18	Revised design	4	John E.	05-08-18	Revised design	5	John E.	05-08-18	Revised design	6	John E.	05-08-18	Revised design	<table border="1"> <tr> <th>No.</th> <th>Designer</th> <th>Date</th> <th>Revision Note</th> </tr> <tr> <td>7</td> <td>John E.</td> <td>05-08-18</td> <td>Revised design</td> </tr> <tr> <td>8</td> <td>John E.</td> <td>05-08-18</td> <td>Revised design</td> </tr> <tr> <td>9</td> <td>John E.</td> <td>05-08-18</td> <td>Revised design</td> </tr> <tr> <td>10</td> <td>John E.</td> <td>05-08-18</td> <td>Revised design</td> </tr> <tr> <td>11</td> <td>John E.</td> <td>05-08-18</td> <td>Revised design</td> </tr> <tr> <td>12</td> <td>John E.</td> <td>05-08-18</td> <td>Revised design</td> </tr> </table>	No.	Designer	Date	Revision Note	7	John E.	05-08-18	Revised design	8	John E.	05-08-18	Revised design	9	John E.	05-08-18	Revised design	10	John E.	05-08-18	Revised design	11	John E.	05-08-18	Revised design	12	John E.	05-08-18	Revised design	<b>DESIGN DRAWING 6 of 14</b> Request Number: <b>DEV-ELMT-00007-R9</b>
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11.17 TEMPLATE VERSION 4.0







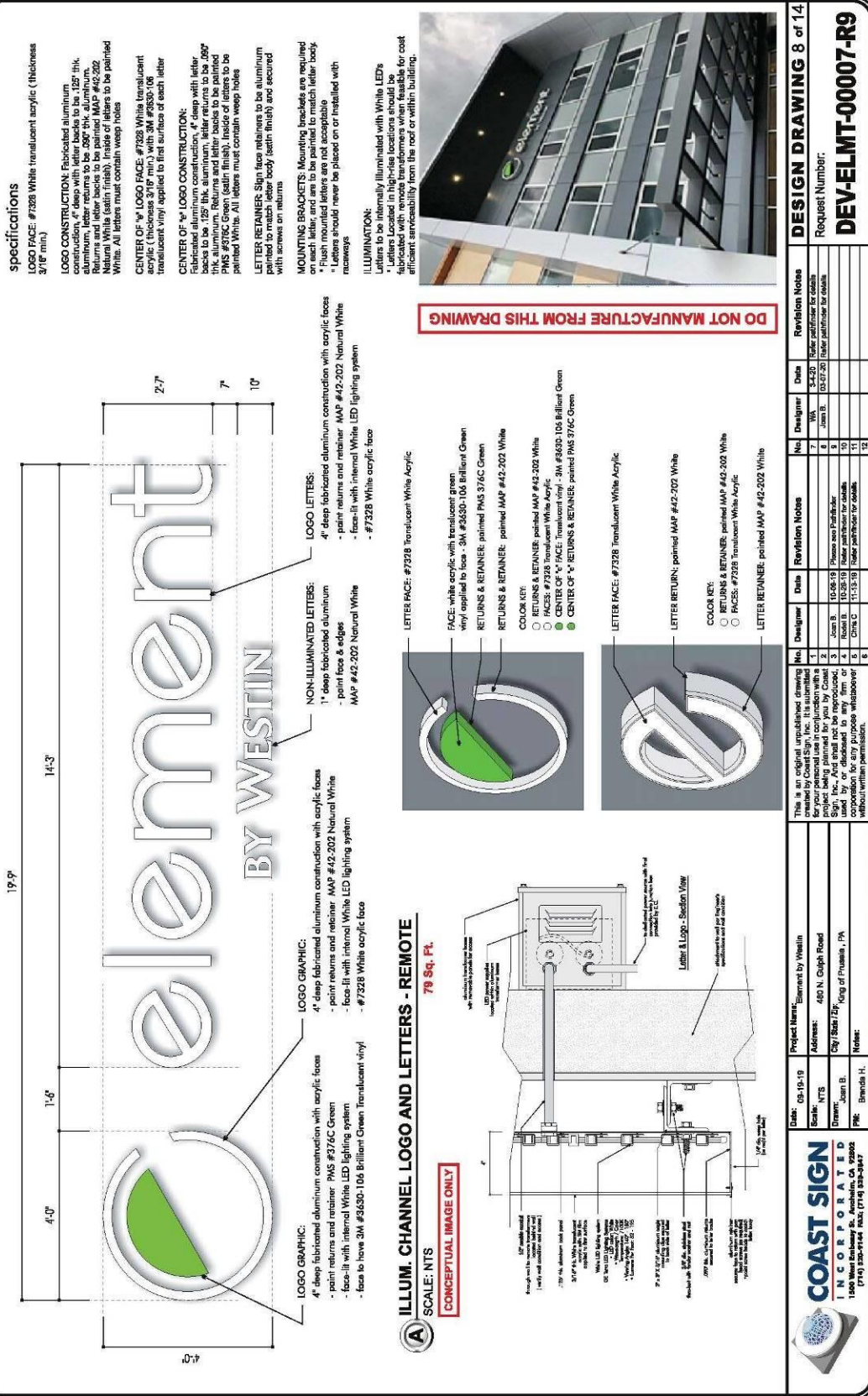
**COAST SIGN**  
INCORPORATED  
1000 West Broadway St., Anaheim, CA 92802  
(714) 240-5144 FAX (714) 240-5447

Date: 05-19-19  
Scale: NTS  
Drawn: Joan B.  
PBC: Brenda H.

Project Name: Element by Weith  
Address: 400 N. Capitol Road  
City/State/Zip: King of Prussia, PA  
Notes:

No.	Designer	Date	Revision Notes
1	Joan B.	05-09-19	Please use particular
2	Joan B.	05-09-19	Ruler particular for details
3	Joan B.	05-09-19	Ruler particular for details
4	Joan B.	05-09-19	Ruler particular for details
5	Joan B.	05-09-19	Ruler particular for details
6	Joan B.	05-09-19	Ruler particular for details
7	Joan B.	05-09-19	Ruler particular for details
8	Joan B.	05-09-19	Ruler particular for details
9	Joan B.	05-09-19	Ruler particular for details
10	Joan B.	05-09-19	Ruler particular for details
11	Joan B.	05-09-19	Ruler particular for details
12	Joan B.	05-09-19	Ruler particular for details

**DESIGN DRAWING 7 of 14**  
Request Number:  
**DEV-ELMT-00007-R9**



**DESIGN DRAWING 8 of 14**

**Request Number:**

**DEV-ELMT-00007-R9**

No.	Designer	Date	Revision Notes
1	WA	05-15-19	Initial submittal for design
2	WA	05-15-19	Revised submittal for design
3	WA	05-15-19	Revised submittal for design
4	WA	05-15-19	Revised submittal for design
5	WA	05-15-19	Revised submittal for design
6	WA	05-15-19	Revised submittal for design
7	WA	05-15-19	Revised submittal for design
8	WA	05-15-19	Revised submittal for design
9	WA	05-15-19	Revised submittal for design
10	WA	05-15-19	Revised submittal for design
11	WA	05-15-19	Revised submittal for design
12	WA	05-15-19	Revised submittal for design

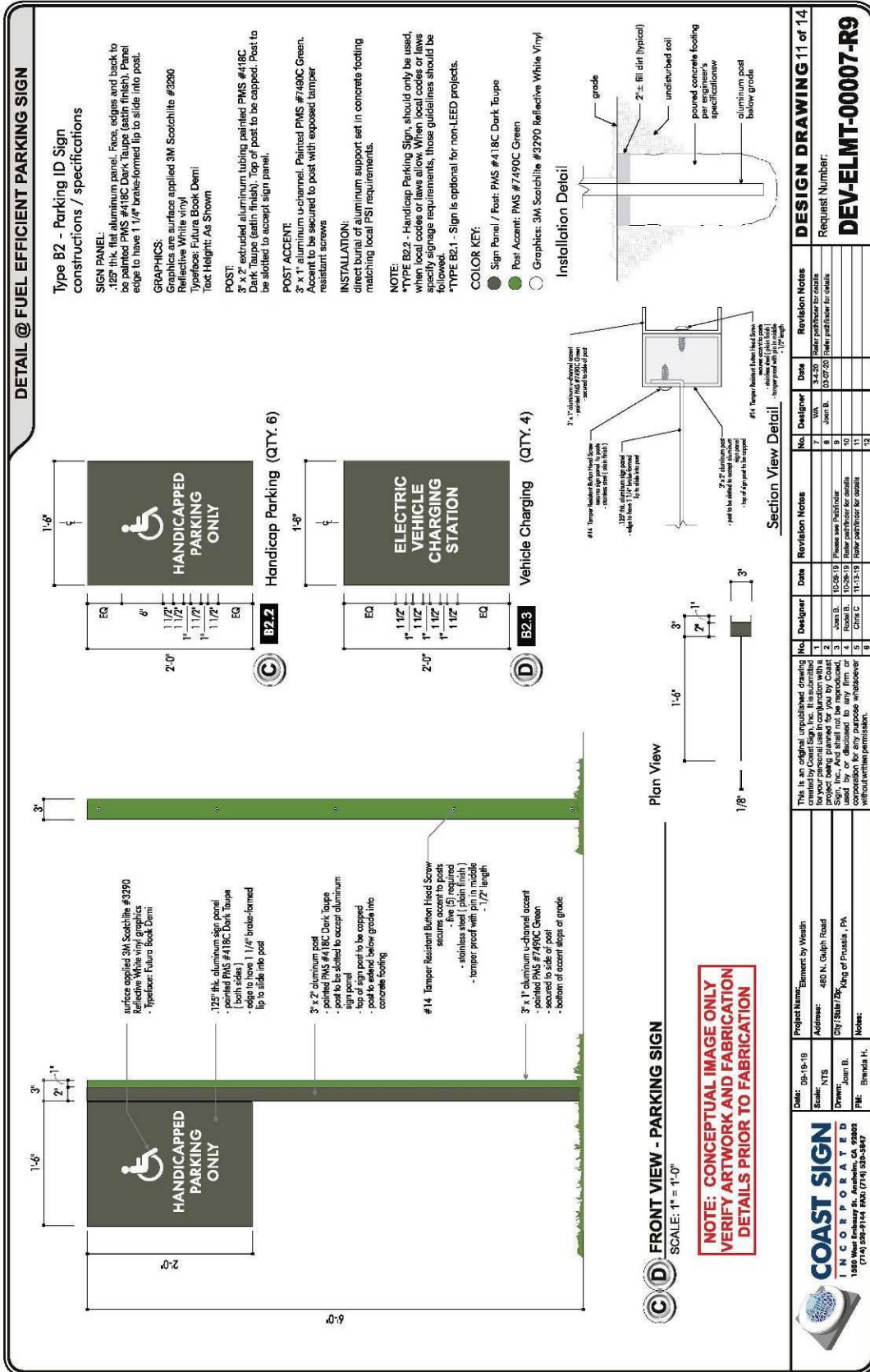
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DESIGN DRAWING 11 of 14			
Request Number: <b>DEV-ELMT-00007-R9</b>			
No.	Revision Notes	Date	Designer
1	This is an original unpublished drawing for your personal use in conjunction with the project being planned for you by Coast Sign, Inc. It is not to be reproduced, copied, altered, or distributed in any form or for any purpose whatsoever without written permission.	09-19-19	Brandi H.
2	Revised drawing for your personal use in conjunction with the project being planned for you by Coast Sign, Inc. It is not to be reproduced, copied, altered, or distributed in any form or for any purpose whatsoever without written permission.	10-08-19	Joan B.
3	Revised drawing for your personal use in conjunction with the project being planned for you by Coast Sign, Inc. It is not to be reproduced, copied, altered, or distributed in any form or for any purpose whatsoever without written permission.	10-08-19	Joan B.
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