



Eastburn and Gray, PC

Attorneys at Law

Michael E. Peters, Esquire

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DATE OF MAILING: September 21, 2017

Sent by electronic mail

Michael S. Gill, Esquire
Buckley, Brion, McGuire & Morris LLP
118 West Market Street, West Chester, PA 19382
gillm@buckleyllp.com

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2017-15
Applicant: Johnson Development Associates Inc.
Property: 510 South Henderson Road**

Dear Mr. Gill:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on September 20, 2017.

The Zoning Hearing Board voted to grant a dimensional variance from section 165-168.A *Business signs* to permit a sign on the west elevation of the building with a sign area of 199.7 square feet instead of the maximum permitted 100 square feet, as shown on the sign plans prepared by ADART, dated March 16, 2017, last revised September 18, 2017, consisting of 8 sheets and attached hereto.

Because this application was granted, and there were no objecting parties to the hearing, the Zoning Hearing Board will not issue an opinion with findings of fact, conclusions of law, and reasons.

This decision is subject to a 30-day appeal period beginning on the date of entry (mailing) of this notice of decision.

Mr. Michael S. Gill, Esquire
September 21, 2017
Page 2

The applicant is directed to section 165-257 *Expiration of special exceptions or variances* and applicable statutory provisions governing the expiration of special exceptions and variances.

Very truly yours,



Michael E. Peters

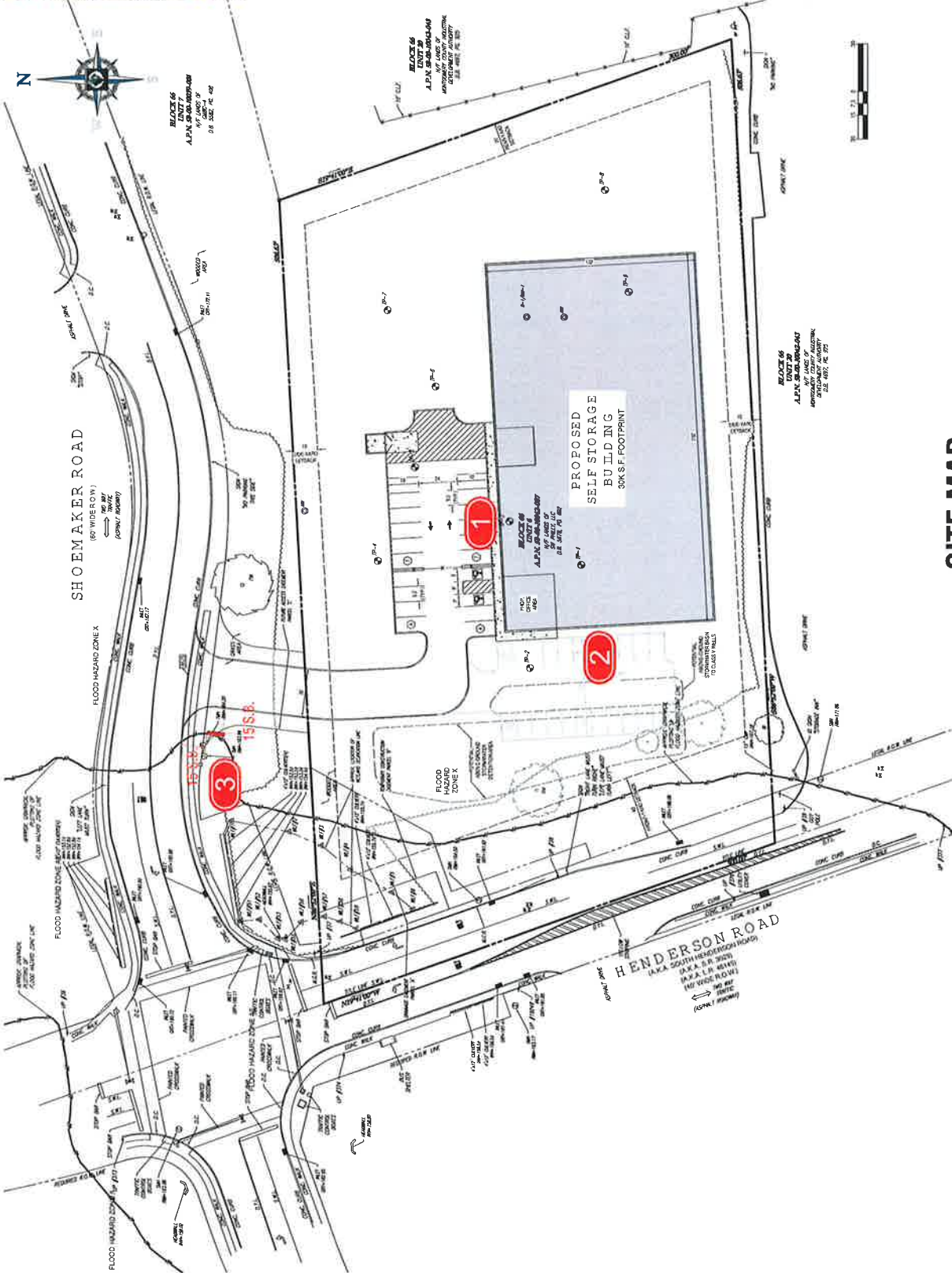
MEP/self

Enclosure: sign plans, 8 sheets

cc: Mark Zadroga, Zoning Officer
Carole Kenney, Supervisor



LOCATION MAP
0 100 200
Feet



SITE MAP

NOT TO SCALE

- CONCEPT PLAN GENERAL NOTES**
1. THIS CONCEPT PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY REAL ESTATE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
 2. THE CONCEPT PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.
 3. THE CONCEPT PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS CLEAR AND UNOCCUPIED.
 4. THE CONCEPT PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS NOT IN A FLOOD HAZARD ZONE.
 5. THE CONCEPT PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS NOT IN A SEISMIC HAZARD ZONE.
 6. THE CONCEPT PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS NOT IN A WETLANDS AREA.
 7. THE CONCEPT PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS NOT IN A HISTORIC DISTRICT.
 8. THE CONCEPT PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS NOT IN A CULTURAL RESOURCE AREA.
 9. THE CONCEPT PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS NOT IN A DESIGNATED GROUNDWATER PROTECTION AREA.
 10. THE CONCEPT PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS NOT IN A DESIGNATED AIR QUALITY MANAGEMENT AREA.
 11. THE CONCEPT PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS NOT IN A DESIGNATED NOISE ABATEMENT AREA.
 12. THE CONCEPT PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS NOT IN A DESIGNATED OPEN SPACE AREA.
 13. THE CONCEPT PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS NOT IN A DESIGNATED OPEN SPACE AREA.
 14. THE CONCEPT PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS NOT IN A DESIGNATED OPEN SPACE AREA.
 15. THE CONCEPT PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS NOT IN A DESIGNATED OPEN SPACE AREA.

CONCEPT PLAN GENERAL NOTES

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APPROVALS

Customer: _____

Landlord: _____

Revision	Approval
01-3-22-17-amp-01g #1 to site face design	
02-3-22-17-amp-000 bed layouts	
03-2-21-17-amp-000 cube 0000, these site Cl, w, elev.	
04-2-21-17-amp-000 cube 0000, these site Cl, w, elev.	
05-3-21-17-amp-000 #1 & #2 in 200 sq. ft.	
06-4-18-17-amp-01g #1 to 165 sq. ft.	

Project: CUBESMART

Location: Henderson Rd & Shoemaker Rd
Upper Merion Township
King of Prussia PA

Date: 3/16/17 Sales: KB Designer: RH

File Name: Cubesmart King of Prussia PA-06-VAR

ADART

700 Parker Sq STE 205
Flower Mound, TX 75028
T. 800.675.6353

SIGN CODE

SIGN REGULATIONS - LIMITED INDUSTRIAL DISTRICTS (LU)

- PERMANENT WALL SIGNS:**
- MAXIMUM TOTAL SIGN AREA SHALL BE 2 SF FOR EVERY 1 LINEAR FOOT OF BUILDING FRONTAGE WITH A MAXIMUM AREA OF 200 SF.
 - FOR BUILDINGS FACING MORE THAN 1 STREET AN ADDITIONAL 1 SF OF SIGN AREA SHALL BE PERMITTED FOR EVERY 1 LINEAR FOOT OF BUILDING FRONTAGE ON THE ADDITIONAL SIDE WITH A MAXIMUM ADDITIONAL SIGN AREA OF 100 SF.
 - WALL SIGNS SHALL NOT EXTEND ABOVE THE SIGN HEIGHT LINE BY MORE THAN 42 INCHES AND SHALL NOT EXTEND ABOVE THE TOP OF THE PARAPET WALL ON WHICH MOUNTED.
 - WALL SIGNS SHALL BE APPLIED PARALLEL TO THE WALL OF A BUILDING NOT EXTENDING THEREFROM MORE THAN 18 INCHES.
 - OVERALL HEIGHT SHALL NOT EXCEED 15 FEET.
 - WHEN LOCATED WITHIN 15 FEET OF THE CURBLINE SIGNS SHALL HAVE MINIMUM VERTICAL CLEARANCE OF 8 FEET.
 - MAXIMUM 35 SF SIGN AREA FOR LOTS OF 1 ACRE OR MORE BUT LESS THAN 5 ACRES.
- FREESTANDING SIGNS:**

ELEVATION	ALLOWABLE	PROPOSED	REMARKS
NORTH	(1) 200 SF	1 WALL SIGN 162.5 SQ. FT. 267" W X 87" H	
WEST	(1) 100 SF	2 WALL SIGN 199.7 SF 298 W X 96.5 H	VARIANCE REQUIRED
FREESTANDING	(1) 35 SF	3 POLE SIGN 35 SF EACH SIDE TBD	



ADART
700 Parker Sq STE 205
Flower Mound, TX 75028
T. 800.675.6353

Project: CUBESMART
Location: Henderson Rd & Shoemaker Rd
 Upper Merion Township
 King of Prussia PA
Date: 3/16/17 **Sales:** KG **Designer:** RH
File Name: Cubesmart King of Prussia PA-06-VAR

Revision

01-3-2217-imp-clip #1 to std face design
02-3-2217-imp-clip #1 to std face design
03-4-1717-imp-clip cube logo increase size Cl. w. elev.
04-4-1717-imp-clip cube logo increase size of CLS
05-5-2217-imp-clip #1 & #2 to 200 sq. ft.
06-9-1817-imp-clip #1 to 165 sq. ft.

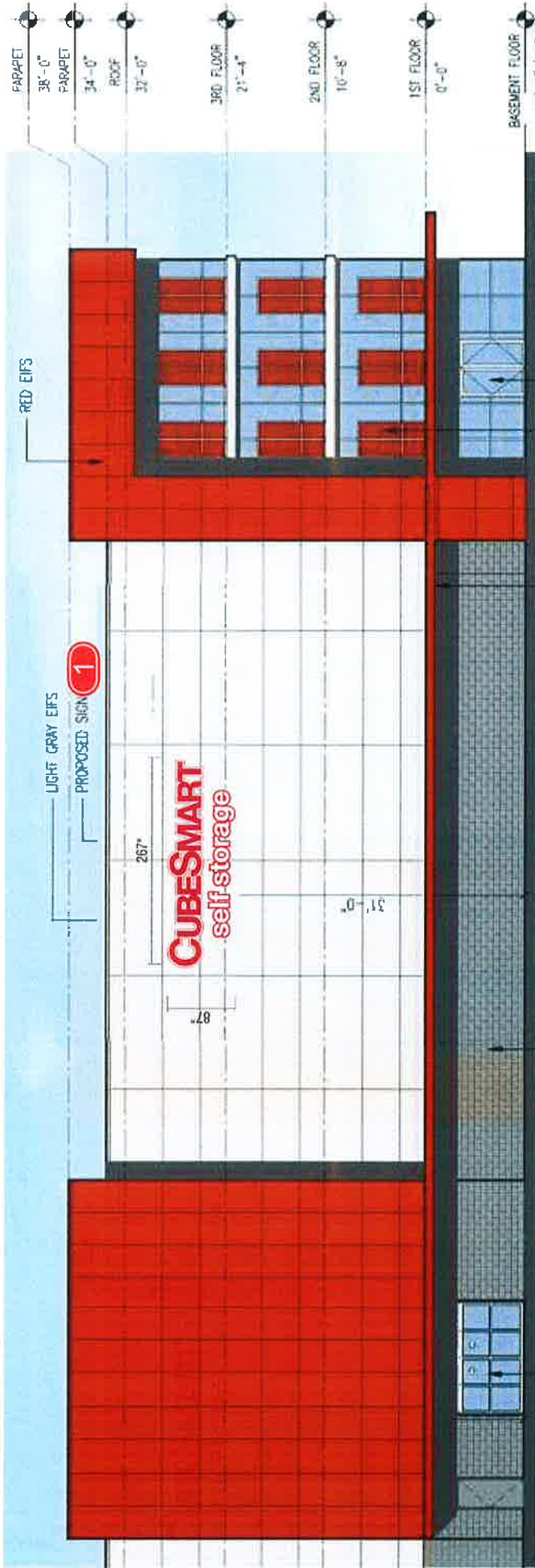
Approvals

Customer: _____

Landlord: _____

CONCEPTUAL DRAWINGS ONLY:
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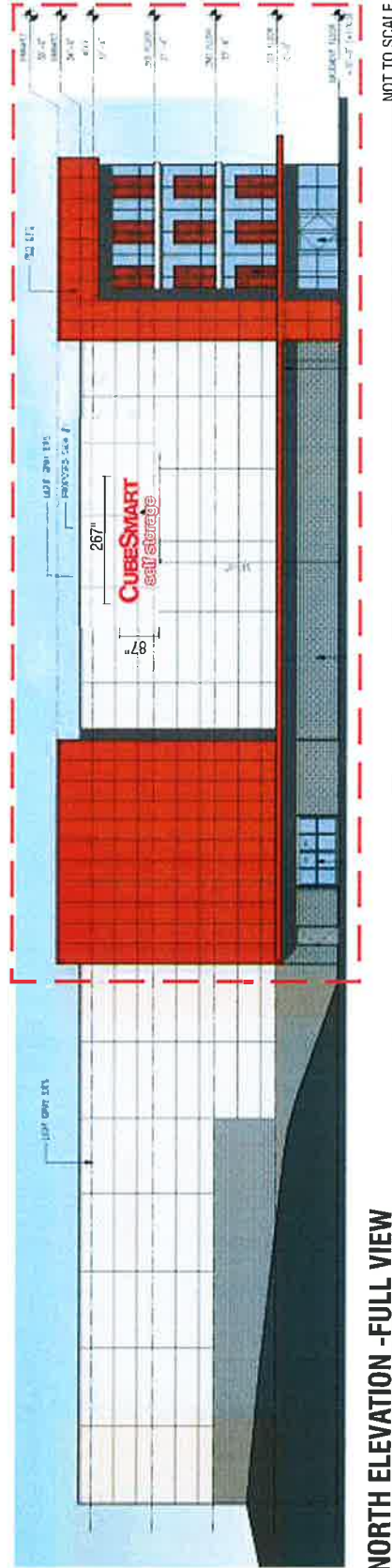
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NORTH SHOEMAKER RD. ELEVATION - ENLARGED SECTION VIEW

SCALE: 1/16" = 1'-0"

1	ELEVATION	ALLOWABLE	PROPOSED
	WALL SIGN # 1	(1) 200 SF	162.5 SQ. FT. 267" W X 87" H



NORTH ELEVATION - FULL VIEW

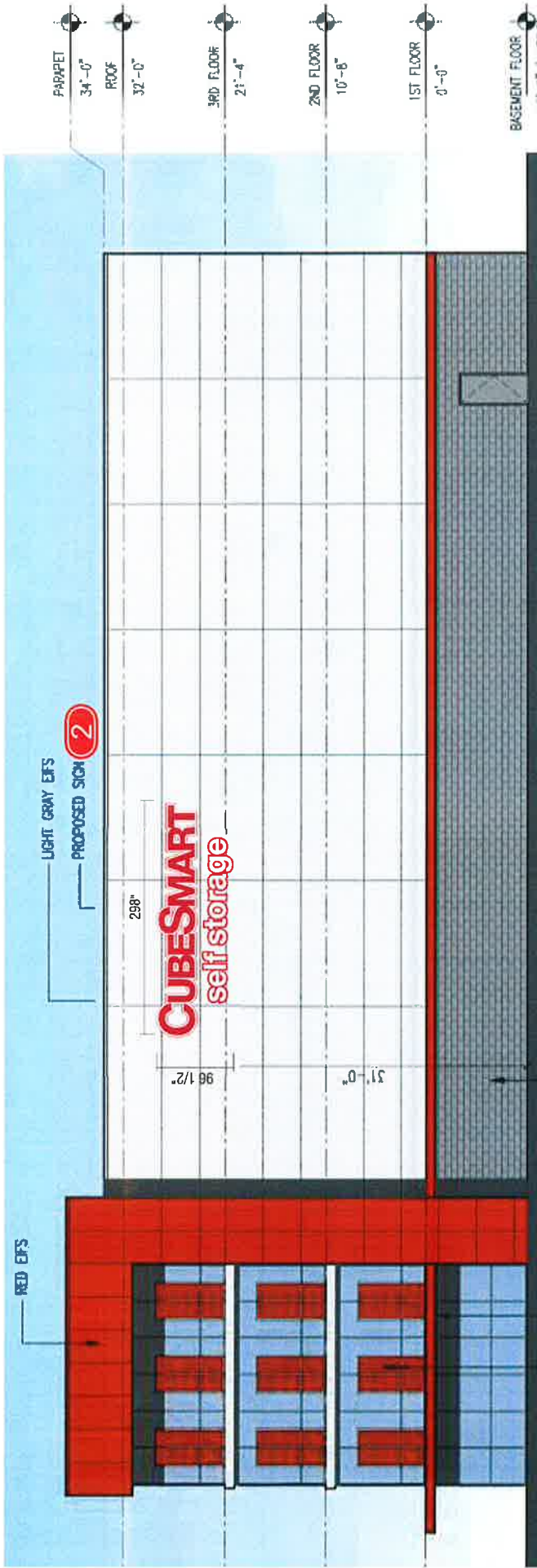
ADART
 700 Parker Sq STE 205
 Flower Mound, TX 75028
 T. 800.675.6353

Project: CUBESMART
 Location: Henderson Rd & Shoemaker Rd
 Upper Merton Township
 King of Prussia PA
 Date: 3/16/17 Sales: KB Designer: RH
 File Names: Cubesmart King of Prussia PA-06-VAR

Revision
 01-3/22/17-mpb-cbg-#1 to site face design
 02-3/22/17-mpb-cbg-#2 layout
 03-3/27/17-mpb-cbg-#3 increase size Cl, w, eley.
 04-4/17/17-mpb-cbg-#4 of C13
 05-5/17/17-mpb-cbg-#1 & #2 to 200 sq. ft.
 06-9/18/17-mpb-cbg-#1 to 185 sq. ft.

Approvals
 Customer:
 Landlord:

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WEST HENDERSON ROAD ELEVATION -FULL VIEW

SCALE: 1/16" = 1'-0"

ELEVATION	ALLOWABLE	PROPOSED
WALL SIGN # 3	(1) 100 SF	199.7 SF
VARIANCE REQUIRED		298 W x 96.5 H

700 Parker Sq STE 205
Flower Mound, TX 75028
T. 800.675.6353

Project: CUBESMART
Location: Henderson Rd & Shoemaker Rd
Upper Merion Township
King of Prussia PA
Date: 3/16/17 Sales: KB Designer: RH
File Name: Cubesmart King of Prussia PA-06-VAR

Revision
01-31/2017-mm-c-01g-#1 to site design
02-31/2017-mm-c-01g-01d Red Logo
03-31/2017-mm-c-01g-01e Increase size Cl, w. elev.
04-16/17-mm-c-01g-01f Increase size of Cls
05-31/17-mm-c-01g-#1 & #2 to 200 sq. ft.
06-30/17-mm-c-01g-#1 to 165 sq. ft.

Approvals
Customer: _____
Landlord: _____

CONCEPTUAL DRAWINGS ONLY:
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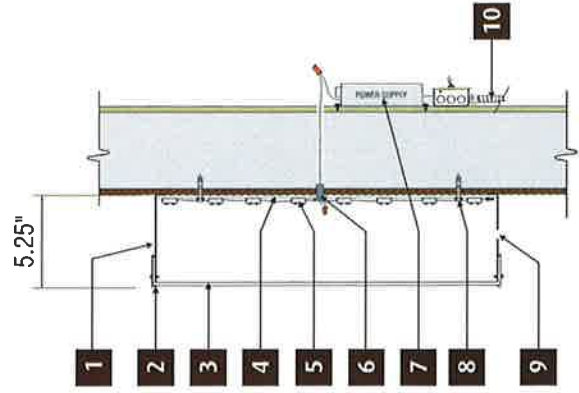


CHANNEL LETTERS-REMOTE POWER SUPPLY - NORTH ELEVATION

SCALE: 3/16" = 1'-0"

(1) REQUIRED - FABRICATE AND INSTALL -

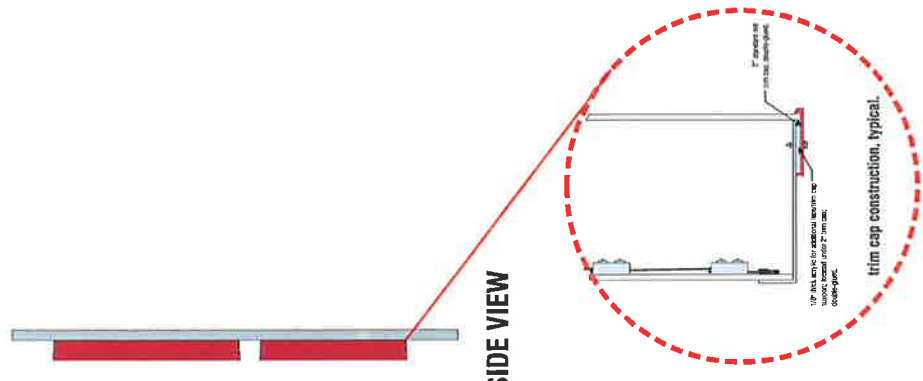
ELEVATION	ALLOWABLE	PROPOSED
WALL SIGN # 1	(1) 200 SF	162.5 SQ. FT.



- 1 5" DEEP PAINTED RED 0.080" THICK ALUMINUM RETURNS.
- 2 STANDARD RED 2" TRIMCAP WITH PAINTED SCREWS. 1/8" THICK ACRYLIC FOR ADDITIONAL FACE/TRIM CAP SUPPORT.
- 3 0.177" THICK POLYCARBONATE FACES WITH CS RED VINYL APPLIED FIRST SURFACE.
- 4 0.125" THICK PRE-PAINTED WHITE ALUMINUM BACKS RIVET-LESS ATTACHMENT TO RETURNS.
- 5 INTERNALLY ILLUMINATED LETTERS WITH SLOANED'S 3M VHB TAPED TO METAL BACKS. 5 YEAR WARRANTY ON LED'S AND POWER SUPPLIES. MINIMUM 150 DEGREE LED VIEWING ANGLE. MAXIMUM JUNCTION TEMPERATURE 85 DEGREE CELCIUS. L80 TO BE A MINIMUM OF 40,000 HOURS.
- 6 INSULATED BUSHING W/ LOW VOLTAGE RATED WIRE FROM POWER SUPPLY TO EACH SECTION.
- 7 LOW VOLTAGE POWER SUPPLY; LOCK-ABLE DISCONNECT SWITCH AT POWER SUPPLY. POWER SUPPLY GROUND WIRE TO BE CONNECTED TO CIRCUIT GROUND WIRE PER LOCAL CODE.
- 8 #10 SCREWS LONG ENOUGH TO PENETRATE WALL BACKING. OPTIONAL MOUNTING HARDWARE: 1. THREADED ROD WITH NUTS & WASHERS ON INSIDE OF WALL. 2. TOGGLE BOLTS.
- 9 1/4" DIAMETER WEEP HOLES IN LOW POINTS OF EACH SECTION.
- 10 120V PRIMARY POWER TO BE WITHIN 5 FEET OF THE CENTER OF THE SIGN.



SIDE VIEW



ADART
 700 Parker Sq STE 205
 Flower Mound, TX 75028
 T. 800.675.6353

Project: CUBESMART

Location: Henderson Rd & Shoemaker Rd	Upper Merion Township
Date: 3/16/17	Sales: KB Designer: RH
File Name: CubeSmart King of Prussia - PA-06-VAR	

01-3-22-17-amp-cng #1 to site face design	01-3-22-17-amp-cng #1 to site face design
02-3-22-17-amp-cng led layout	02-3-22-17-amp-cng led layout
03-4-17-amp-cng cube loop, expose size Cl, w. elev.	03-4-17-amp-cng cube loop, expose size Cl, w. elev.
04-4-17-amp-cng increase size of Cl's	04-4-17-amp-cng increase size of Cl's
05-3-17-amp-cng #1 & #2 to 200 sq. ft.	05-3-17-amp-cng #1 & #2 to 200 sq. ft.
06-9-18-17-amp-cng #1 to 165 sq. ft.	06-9-18-17-amp-cng #1 to 165 sq. ft.

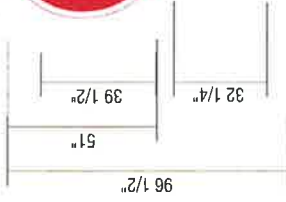
Approvals
 Customer:
 Landlord:

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298"

CUBESMART

self storage

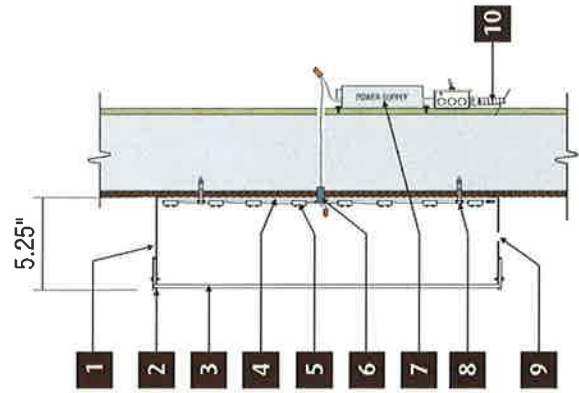


CHANNEL LETTERS-REMOTE POWER SUPPLY -NORTH ELEVATION

(1) REQUIRED - FABRICATE AND INSTALL -

SCALE: 3/16" = 1'-0"

ELEVATION	ALLOWABLE	PROPOSED
WALL SIGN #2	(1) 100 SF	199.7 SF



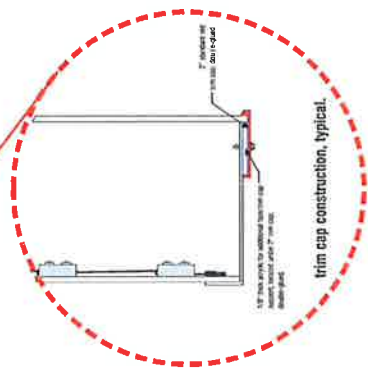
- 5" DEEP PAINTED RED 0.080" THICK ALUMINUM RETURNS.
- STANDARD RED 2" TRIMCAP WITH PAINTED SCREWS. 1/8" THICK ACRYLIC FOR ADDITIONAL FACE/TRIM CAP SUPPORT.
- 0.177" THICK POLYCARBONATE FACES WITH CS RED VINYL APPLIED FIRST SURFACE.
- 0.125" THICK PRE-PAINTED WHITE ALUMINUM BACKS RIVET-LESS ATTACHMENT TO RETURNS.
- INTERNALLY ILLUMINATED LETTERS WITH SLOANED 3M VHB TAPED TO METAL BACKS. 5 YEAR WARRANTY ON LED'S AND POWER SUPPLIES. MINIMUM 150 DEGREE LED VIEWING ANGLE. MAXIMUM JUNCTION TEMPERATURE 85 DEGREE CELCIUS. L80 TO BE A MINIMUM OF 40,000 HOURS.
- INSULATED BUSHING W/ LOW VOLTAGE RATED WIRE FROM POWER SUPPLY TO EACH SECTION.
- LOW VOLTAGE POWER SUPPLY, LOCK-ABLE DISCONNECT SWITCH AT POWER SUPPLY. POWER SUPPLY GROUND WIRE TO BE CONNECTED TO CIRCUIT GROUND WIRE PER LOCAL CODE.
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- 1/4" DIAMETER WEEP HOLES IN LOW POINTS OF EACH SECTION.
- 120V PRIMARY POWER TO BE WITHIN 5 FEET OF THE CENTER OF THE SIGN.



UL LABELS REQUIRED
INSTALL IN ACCORDANCE W/
NATIONAL ELECTRIC CODES



SIDE VIEW



ADART
700 Parker Sq STE 205
Flower Mound, TX 75028
T. 800.675.6353

Project: CUBESMART
Location: Henderson Rd & Shoemaker Rd
Upper Merion Township
King of Prussia PA
Date: 3/16/17 Sales: KB Designer: RH
File Name: CubeSmart King of Prussia_PA-06-VAR

Revision	Approvals
01-3-2017-mmc-clg #1 to site face design	Customer:
02-3-2017-mmc-clg add led layout	Landlord:
03-4-2017-mmc-clg cube logo, increase size of c/s	
04-4-2017-mmc-clg increase size of c/s	
05-5-17-17-mmc-clg #1 & #2 to 200 sq. ft.	
06-9-18-17-mmc-clg #1 to 165 sq. ft.	

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L.E.D. LAYOUT HERE

1 CHANNEL LETTERS - L.E.D. LAYOUT

2



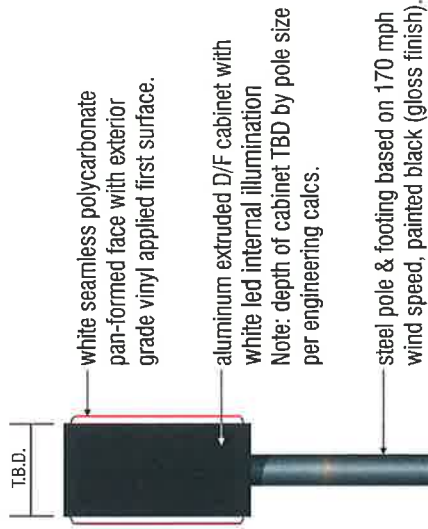
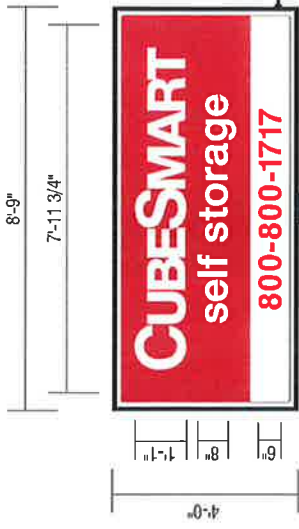
ADART
 700 Parker Sq STE 205
 Flower Mound, TX 75028
 T. 800.675.6353

Project: CUBESMART
Location: Henderson Rd & Shoemaker Rd
 Upper Merion Township
 King of Prussia PA
Date: 3/16/17 **State:** KB **Designer:** RH
File Name: CubeSmart King of Prussia_PA-06-VAR

Revision
 01-30-2017-amp-chn #1 to sub face design
 02-23-2017-amp-add Rev Layouts
 03-15-17-amp-061 Cube Logo, Inverse size, Cl, W, elev.
 04-19-17-amp-increase sz of CLS
 05-27-17-amp-chn #1 & #2 to 200 sq. ft.
 06-07-17-amp-chn #1 to 185 sq. ft.

Approvals
Customer: _____
Landlord: _____

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COLOR SPECIFICATIONS:



ELEVATION	ALLOWABLE	PROPOSED
D/F PYLON	200 SQ. FEET 15'-0" MAX. HEIGHT	(1) POLE SIGN 35 SF EACH SIDE 8'-9" W 15'-0" H



END VIEW

SCALE: 1/4" = 1'-0"

D/F PYLON

3

700 Parker Sq STE 205
Flower Mound, TX 75028
T. 800.675.6353

Project: CUBESMART	Revision
Location: Henderson Rd & Shoemaker Rd Upper Merion Township King of Prussia PA	01-31-2017-mm-cubg-#1 to site face design 02-27-17-mm-cubg-#2 layout 03-15-17-mm-cubg-#3 cube layout 04-16-17-mm-cubg-#4 cube size CL w. elev. 05-12-17-mm-cubg-#1 & #2 to 200 sq. ft. 06-07-17-mm-cubg-#1 to 185 sq. ft.
Date: 3/16/17 Sales: KB Designer: RH	
File Name: Cubesmart King of Prussia PA-06-17AR	

Approvals
Customer:
Landlord:

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