

**NOTICE
ZONING HEARING BOARD
LANSDALE, PENNSYLVANIA**

NOTICE is hereby given by the Borough of Lansdale that the following Zoning applications will be heard at a public hearing scheduled for Tuesday, January 20, 2026 at Lansdale Borough Hall, One Vine Street, Lansdale, PA. The hearings are as follows and will be heard at 7:00 p.m.

To hear the application of:

1. **Saint Stanislaus Roman Catholic Church**, 51 Lansdale Avenue, Lansdale PA 19446 (hereinafter “Applicant”). The Applicant is the owner of real property located at 51 Lansdale Avenue, Tax Parcel No. 11-00-10140-00-1, Lansdale Borough, Montgomery County, Pennsylvania (hereinafter “Subject Property”). The Subject Property is located in the Residential A Zoning District, and the Applicant is requesting zoning relief from Section 405-1607.G to allow a double-sided, freestanding sign, with a sign area of 35.89 square feet. The current sign has an area of 50.49 square feet. The Applicant is also requesting a variance from Section 405-1612 and 405-1612(2), which only allows CEVMS in the Industrial Zoning District, with a sign face of 12 square feet. The Applicant proposes the sign area to be 14.89 square feet.

All interested parties will be given an opportunity to be heard. At the completion of the hearing, the Board will continue in public meeting to discuss the above Applications and to render its decision thereon, unless it deems additional time is required for consideration and discussion, in which latter case it will hold an adjourned Public Meeting at an announced date and time for that purpose. Copies of the application, exhibits, site plans or other materials received by the Borough in connection with the above matter are on file with the Zoning Officer at the Borough Building or by scanning the QR Code at the bottom of this posting. Paper copies may be requested in writing from the Borough at a cost as permitted by law.



ZONING HEARING BOARD
BOROUGH OF LANSDALE

HRMM&L

HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN, PC

RECEIVED

NOV 07 2025

BOROUGH OF LANSDALE
CODE ENFORCEMENT

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LANSDALE
1684 S. Broad Street
Suite 230
Post Office Box 1479
Lansdale, PA 19446-5422
Phone 215-661-0400
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PHILADELPHIA
123 S. Broad Street
Suite 2102
Philadelphia, PA 19109

November 6, 2025

SENT BY US MAIL AND EMAIL

**LANSDALE BOROUGH
ZONING HEARING BOARD**

ATTN: RICK LESNIAK

Director of Code Enforcement and Emergency Services
One Vine Street
Lansdale PA 19446

codeenforcement@lansdale.org

**RE: LANSDALE BOROUGH
ZONING HEARING BOARD
St. Stanislaus Roman Catholic Church
*Sign Application***

Dear Rick:

Enclosed are 6 copies of the Church's Zoning Application and Supplement for its proposed sign. Also enclosed is a check in the amount of \$500 for the associated application fee.

Call with questions. Thank you.

Very truly yours,


ROBERT J. IANNOZZI JR.

RJI/lml

Enclosure

Copy sent by email only to:
Rev. Patrick J. Brady, Pastor
Pete Naber

{04153378,v1 }



ZONING HEARING BOARD
BOROUGH OF LANSDALE INFORMATION SHEET

NOTICE: This application must be completed in full or you will not be deemed to have filed an application for action by the Zoning Hearing Board. You must determine all answers to all questions unless the question does not pertain to your property, in which case you should print "not applicable".

1. Applicant's name, address, email and phone number: SAINT STANISLAUS ROMAN CATHOLIC CHURCH
51 LANSDALE AVENUE, LANSDALE PA 19446; [REDACTED]
2. What is applicant's relationship to the property (owner, tenant, signed agreement of sale)?
OWNER
3. Owner(s) name, email and address: SAME AS APPLICANT
4. Primary Contact(name, address and email): ROBERT J. IANNOZZI JR., ESQUIRE
5. Location of the property (street number, physical location, tax map parcel number): SEE ATTACHED
6. What zoning district is it in? RESIDENTIAL A DISTRICT
7. When did owner of property take title to it? 1944
8. What is the present use of the property? ROMAN CATHOLIC CHURCH / ADMINISTRATION BUILDING
9. What use do you propose for the property? ROMAN CATHOLIC CHURCH / ADMINISTRATION BUILDING WITH A 35.69 FREESTANDING LED SIGN WITH LED COMPONENT
10. Has the property ever been used for the same use you propose in Q.8? If so, please state the period of time such use was active: SEE ATTACHED
11. Do you contend that your proposed use is a legal non-conforming use? N/A If so, state when the proposed use was first present on the property: N/A
12. Are there any buildings on your property? YES If so, state the uses of the buildings:
CHURCH / ADMINISTRATIVE BUILDING
13. How much off-street parking is available on the property at the present time? N/A How much additional off-street parking do you propose? N/A
14. Is the property subject to an agreement of sale conditioned upon you receiving the zoning relief you request? NO If so, please state the date of settlement: N/A
15. State the exact dimensions of your property: SEE ATTACHED

16. State the exact dimensions of all buildings on your property: N/A

17. State why you were refused a permit and what articles or sections of the Zoning Code are infringed:
SEE ATTACHED

18. State what relief you request from the Zoning Code provisions you are infringing: SEE ATTACHED

19. State what hardship you will suffer if you do not receive the requested relief: SEE ATTACHED

20. State why the requested relief is in the public interest: SEE ATTACHED

21. Have there been any other Zoning Hearings for this property? YES
If so, please list dates and relief granted: WAS GRANTED TO ALLOW A 50.49 SF FREESTANDING SIGN TO BE 1 1/2 FT OFF THE GROUND

Signed:  (Applicant's Attorney)

Date: 11/6/2025

ROBERT J. IANNOZZI JR., ESQUIRE
ATTORNEY FOR OWNER/APPLICANT
SAINT STANISLAUS ROMAN CATHOLIC CHURCH

SAINT STANISLAUS ROMAN CATHOLIC CHURCH

ZONING APPLICATION SUPPLEMENT

Applicant and Property

Saint Stanislaus Roman Catholic Church (“Church”) is the owner of the property located at 51 Lansdale Avenue (“Property”)¹ in the Township’s Residential A District (“Residential A District”).²

The Property is improved with a church and administration offices that were constructed in 1964 and renovated in 2019.

In 2012, the Church received zoning relief to allow a 50.49 square-foot sign on the Property approximately 1½ feet off the ground, where a minimum of 8 feet off the ground was required under the Ordinance (“Existing Sign”).³

In initially approving the Church’s Existing Sign, the Zoning Board found that it was at a location that would not create any public health, safety, or welfare issues nor block any sight lines, and would satisfy the Church’s sign needs.

The Church’s sign needs, however, have changed.

Church’s Proposed Sign

The Church proposes to replace the 50.49 square-foot Existing Sign and install a smaller double-sided, freestanding sign, with a sign area of 35.89 square feet, 14.89 square feet of which will be a changeable electronic variable message (“CEVM”) board (“Proposed Sign”).⁴ The Proposed Sign will be in the same location as the Church’s Existing Sign and will be consistent with the architectural characteristics of the Church and surrounding area. Once installed, attractive low-growing plant material will be planted at the base of the sign.

To stay viable, the Church is always seeking to be readily-identifiable and able to communicate with both its English and Spanish-speaking congregations at all times. The Proposed Sign is a significant step in meeting this goal. It properly identifies the Church, its mass schedule, and upcoming events.

¹ The Property is further identified as Tax Parcel No. 11-00-10140-00-1.

² See Exhibit A [Aerial, Deed and County Property Records].

³ See Exhibit B [Zoning Board’s 2014 Decision and Order] (approving the Church’s Existing Sign).

⁴ See Exhibit C [Sign Rendering].

The Church has discussed the Church's Proposed Sign with nearby neighbors and there is no known opposition to the Proposal.⁵

Requested Variance Relief

In order to facilitate the Proposed Sign, the Church requests the following two points of variance relief from the Lansdale Borough Zoning Ordinance, as amended ("Ordinance"):

1. A variance from Article XVI, Section 405-1607(G) relating to maximum signage for institutional uses within the Borough, including churches; and
2. A variance from Article XVI, Section 405-1612 only allowing CEVMS signs in the Borough's Industrial District.

If granted, the requested variance relief will allow the smaller Proposed Sign with 14.89 square feet of CEVM on the Property within the Residential A District, where under the Ordinance such a sign is only permitted in the Borough's Industrial District.

In requesting this relief, the Church respectfully submits that similar to Lansdale Catholic High School's 2012 sign upgrade,⁶ the needed relief of the Proposed Sign (which is also a sign upgrade taking the 50.49 square-foot Existing Sign and merely switching it out with the smaller Proposed Sign with a 14.89 square-foot CEVM board) is *de minimus*; not adverse to the public welfare; and represents the minimum relief needed to permit the sign.

In furtherance of the Proposed Sign and the needed variance relief, the Church, similar to other religious institutions in the Borough with similar signs, is amenable to the following conditions imposed upon a grant of its requested relief:

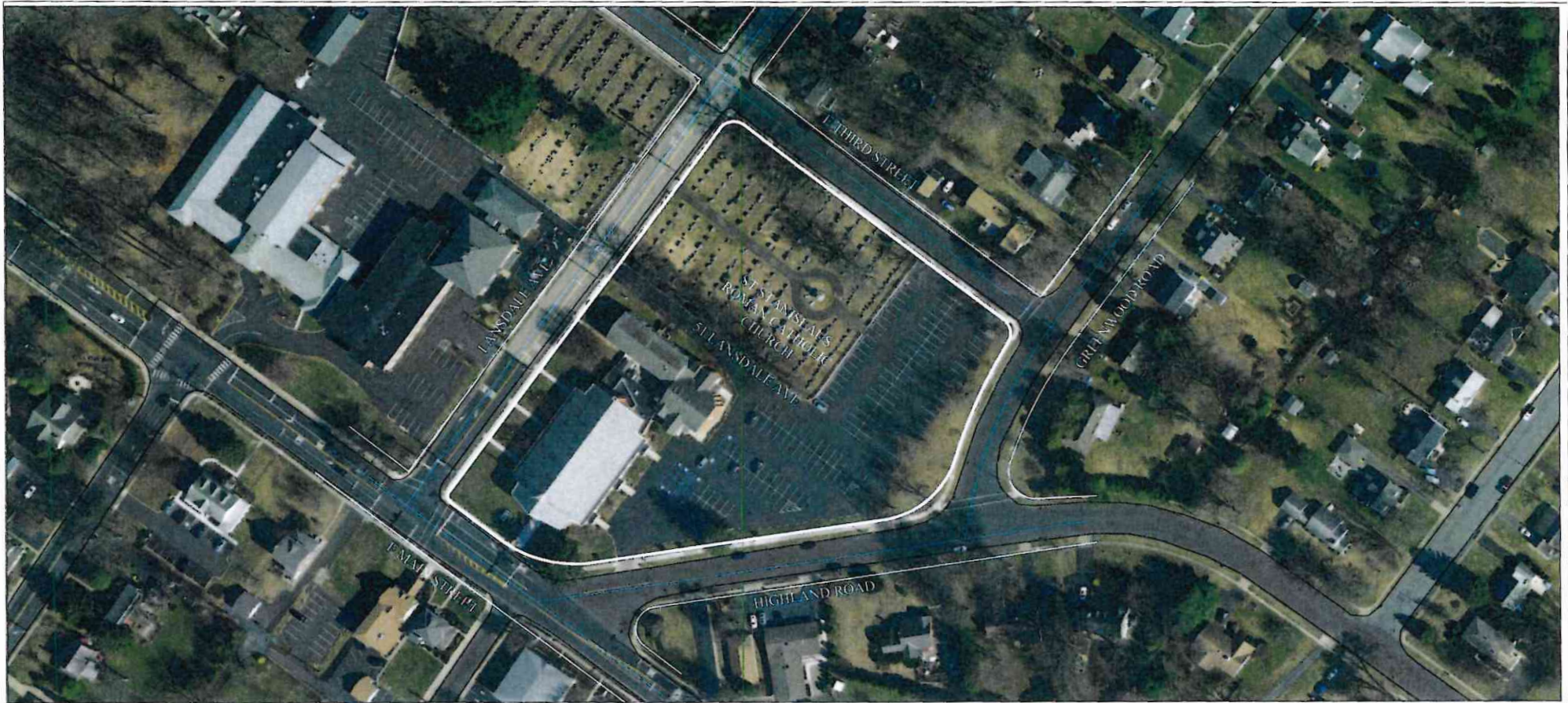
1. The Proposed Sign will have no animation, blinking, or scrolling;
2. The Proposed Sign will be placed at the same location and no larger than the Existing Sign;
3. CEVM Messages shall be changed no more than one time per day on average, though the daily message may alternatively be depicted throughout the day in English and Spanish;

⁵ See Exhibit D [Neighbor Support Petition].

⁶ See Exhibit E [Zoning Board's 2012 Decision and Order] (approving Lansdale Catholic Proposed Sign with CEVM component under a *de minimus* variance theory).

4. The Proposed Sign's CEVM Message Board shall be available for emergency messaging; and
5. The use and improvement of the Property shall be in substantial compliance with the Church testimony and exhibits presented at the hearing.

EXHIBIT A
Aerial, Deed, County Property Records



VIEW FROM E MAIN STREET



HIGHLAND RD



LANSDALE AVE

This Indenture, Made the

31st day of July in the year of our Lord

one thousand nine hundred and Forty-four (1944)

BETWEEN ANNA I. MOYER, Single Woman, of the Township of Whitpain, County of Montgomery, and State of Pennsylvania, party of the first part, and REVEREND JOSEPH I. SCHADE, as Pastor of St. Stanislaus' Roman Catholic Parish, Lansdale, Montgomery County, Pennsylvania, and not in his private or individual capacity, acting herein with the authorization of His Eminence, Dennis J. Dougherty, Cardinal Archbishop of Philadelphia, Party

of the second part: **Witnesseth**, That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00)

lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the executing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, his successors and assigns, solely in his capacity as Pastor of St. Stanislaus' Roman Catholic Parish, Lansdale, Montgomery County, Pennsylvania, and not in his private or individual capacity.

ALL THOSE TWO CERTAIN CONTIGUOUS TRACTS of land, situate in the Township of Montgomery, County of Montgomery, and State of Pennsylvania, bounded and described, in accordance with a survey thereof made July 12, 1944, by Herbert H. Metz, R. E., as follows:

to wit:

TRACT NO. 1

BEGINNING at a point of intersection of the middle line of Lansdale Ave., 33 feet wide, and the middle line of Main St., also known as Welsh Road and Township Line Road, 52 feet wide, thence extending along the said middle line of Lansdale Ave., North 47 degrees 19 minutes East 341.52 feet to a point a corner of the second described tract herein, thence extending along said tract the next three following courses and distances, to wit: South 42 degrees 41 minutes East 224.9 feet to a point a corner, South 88 degrees 21 minutes East 50.23 feet to a point a corner, and North 47 degrees 19 minutes East 219.08 feet to a point in the middle line of Third St., 50 feet wide; thence extending along the said middle line of Third St., South 42 degrees 41 minutes East 200 feet to a point of intersection of the said middle line of Third St., and the middle line of a proposed street, 60 feet wide; thence extending along the middle line of said proposed street on a line curving to the left having a radius of 507.96 feet, the arc or distance of 254.44 feet to a point of intersection of the middle line of said proposed street, 60 feet wide, and the middle line of another proposed street 70 feet wide; thence extending along the middle line of said proposed street 70 feet wide, North 88 degrees 21 minutes West 490 feet to a point of intersection of the said middle line of said proposed street 70 feet wide and a middle line of Main St. aforesaid; thence extending along the middle line of Main St. North 43 degrees 21 minutes West 180 feet to the first mentioned point and place of beginning. Containing 4.011 acres of land.

TRACT NO. 2

BEGINNING at a point in the middle line of Lansdale Ave., 33 feet wide, at the distance of 341.52 feet Northeasterly from the middle line of Main St., also known as Welsh Road and Township Line Road, 52 feet wide, a point a corner of Tract No. 1 herein described; thence extending along said tract No. 1 the next three following courses and distances, to wit: South 42 degrees 41 minutes East 224.9 feet to a point, South 88 degrees 21 minutes East 50.23 feet to a point and North 47 degrees 19 minutes East 219.08 feet to a point in the middle line of Third St., 50 feet wide; thence extending along the said middle line of Third St., North 42 degrees 41 minutes West 260 feet to a point of intersection of the said middle line of Third St. and the middle line of Lansdale Ave. aforesaid; thence extending along the said center line of Lansdale Ave., South 47 degrees 19 minutes West 255 feet to the first mentioned point and place of beginning. Containing 1.508 acres of land.

BEING a part of the same premises which William C. Frederick, Surviving Executor under the Will of Peter M. Frederick, Deceased, by deed dated June 8, 1944, and recorded in the Recorder of Deeds Office at Norristown, Montgomery County, Pennsylvania, in Deed Book No. 1587 page No. 372 granted and conveyed unto Anna I. Moyar, in fee.

UNDER AND SUBJECT, NEVERTHELESS, to the following restriction that Tract No. 1 hereinbefore described shall not be used by the grantee, his successors, assigns for burial purposes prior to June 9, 1959.

It is hereby agreed and covenanted that Tract No. 2 herein described may be used for burial purposes or for any other purposes required or suitable to the grantee, his successors, assigns forever.

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Together with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof: **A**nd also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity; of the said party of the first part, of, in, and to the said premises, with the appurtenances:

To have and to hold the said premises, with all and singular the appurtenances, unto the said party of the second part, his successors and assigns, to the only proper use, benefit and behoof, of the said party of the second part, as Pastor aforesaid, and not in his private or individual capacity, and his successors as such Pastor, forever, subject to his control and disposition as aforesaid, and limited by the canons and ecclesiastical law of the Roman Catholic Church.

UNDER AND SUBJECT, as aforesaid.

And the said party of the first part, her

heirs, executors and administrators, **D**o hereby these presents, covenant, grant and agree, to and with the said party of the second part, his successors and assigns forever, that the said party of the first part, her

heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, his successors and assigns, against her the said party of the first part, her

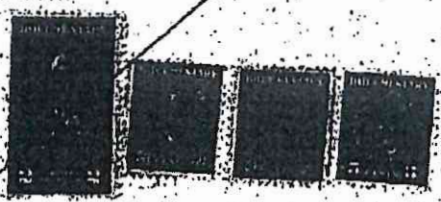
heirs, and against all and every other person or persons, whosoever lawfully claiming or to claim the same or any part thereof, by, from, through or under her, them or any of them **S**HALL and **W**ILL by these presents **W**ARRANT and forever **D**EPEND.

In witness whereof, the said party of the first part to these presents hereunto set her hand and seal Dated this day and year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Charles J. ...
Harold ...

Anna I. Mayer
Anna I. Mayer



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State of Pennsylvania }
County of Montgomery } ss.

On the 31st day of July, 1944, before me

Notary Public in Washington, Pennsylvania
the undersigned officer, personally appeared Anna I. Moyer

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and desired the same might be recorded as such.

In Witness Whereof, I hereunto set my hand and official seal.

The address of the within-named Grantee is Main St. Lansdale, Pa.
Edward M. ... Atty
On behalf of the Grantee

Anna I. Moyer
NOTARY PUBLIC
My Commission Expires February 9, 1947
Title of Officer

Jul. 31 1944

REC'D

ANNA I. MOYER

to

REVEREND JOSEPH I. SCHADE,
et al

John C. Clark Company, Philadelphia TX

Montgomery Twp., Pa.
Montgomery Co., Pa.

1185

23671

Recorded, in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book No. 1596 page 95 &c.

Witness my hand and seal of Office this 31st day of July Anno Domini 1944

John E. Marshall
Per

Recorder
Deputy Recorder

Parcel

TaxMapID	11029 016
Parid	11-00-10140-00-1
Land Use Code	5901
Land Use Description	E - EXEMPT CHURCH
Property Location	51 LANSDALE AVE
Lot #	
Lot Size	
Front Feet	180
Municipality	LANSDALE
School District	NORTH PENN
Utilities	ALL PUBLIC//

Owner

Name(s)	ST STANISLAUS ROMAN CATHOLIC CHURCH
Name(s)	
Mailing Address	51 LANSDALE AVE
Care Of	
Mailing Address	
Mailing Address	LANSDALE PA 19446

Current Assessment

Appraised Value	Assessed Value	Restrict Code
5,158,670	5,158,670	Exempt

Estimated Taxes

County	0
Montco Community College	0
Municipality	0
School District	0
Total	0
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	31-JUL-1944
Sale Price	\$1
Tax Stamps	0
Deed Book and Page	1596-00095
Grantor	
Grantee	ST STANISLAUS ROMAN CATHOLIC CHURCH
Date Recorded	

Sales History

Sale Date	Sale Price	Tax Stamps	Deed Book and Page	Grantor	Grantee	Date Recorded
07-31-1944	\$1	0	1596-00095		ST STANISLAUS ROMAN CATHOLIC CHURCH	

Lot Information

Lot Size
Lot #
Remarks
Remarks
Remarks

Commercial Parcel Summary

No. of Cards	1
Land Use Code	5901
Gross Building Area (Total of all Cards)	36,668
Total Living Units	1

Commercial Parcel Summary

Use	Area
OFFICES	7,478
RELIGIOUS INST	15,461
MULTI-USE APARTMENTS	3,330
MULTI-USE OFFICE	10,399

Commercial Card Summary

Card	1
Imp Name	ST STANISLAUS ROMAN CHURCH
Structure Code	620
Structure	RELIGIOUS
Sprinkler	N
Units	
Identical Units	1
Year Built	1964
Gross Building Area	
Elevator/Escalator	Y

Accessory Structures

Card	Type	Type	Size	Year Built
1	PA1	PAVING ASPHALT PARKING	30000	1964

Permits

1 of 2

Permit Date	07-FEB-2019
Permit Number	19-000065
Amount	939
Purpose	RENOVATION/ALTERATIONS
Notes	RENOVATE AND EXPAND EXISTING BATHROOM SPACE
Notes	
Notes	
Status	CLOSED

Assessment History

Appraised Value	Assessed Value	Restrict Code	Effective Date	Reason	Notice Date
5,158,670	5,158,670	Exempt	01-JAN-2002	ADDITION	06-JUN-2002
	5,158,670	Exempt	01-JAN-2002	ADDITION	
	3,320,780	Exempt	01-JAN-1998	REASSESSMENT	

154,900

Exempt

01-JAN-1997

REVERSE SUBDIVISION

148,200

Exempt

01-JAN-1987

EXHIBIT B
Zoning Board's 2014 Decision and Order
(approving the Church's Existing Sign)

BEFORE THE ZONING HEARING BOARD
OF LANSDALE BOROUGH

IN RE:
THE APPLICATION OF ST. STANISLAUS ROMAN CATHOLIC CHURCH
HEARING DATE: September 16, 2014

DECISION AND ORDER

FINDINGS OF FACT

1. The Applicant is St. Stanislaus Roman Catholic Church, 500 E. Main Street, PA 19446 (hereinafter "Applicant").

2. The Applicant is the owner of Real Property located at 500 E. Main Street, Lansdale Borough, Montgomery County, PA, TMP#11-00-10140-00-1, Block 29, Unit 16 (hereinafter "Subject Property").

3. The Subject Property is located in the Residential A Zoning District of Lansdale Borough, and the Applicant requests zoning relief from Section 122-1904(B), to allow a free standing sign of 50.49 square feet, where only 24 square feet is allowed, or alternatively, to allow a 50.49 square foot size to be 1 ½' off the ground, where 8' is required.

4. The Applicant was represented by Robert Iannozzi, Jr., Esquire, who presented the following evidence and testimony on behalf of the Applicant:

a) Testimony of Monsignor Tracy, Pastor of St. Stanislaus Church, who testified about the need for the sign, and that they do not want to place a sign on an 8' stand as it would look very unsightly at that particular property location, and the community would be much better served by having the sign closer the ground;

b) Additional testimony and evidence was submitted showing what the sign would look like at the proposed level, as opposed to standing 8' off the ground;

c) Testimony from John R. Wichner, P.E., PTOE, who testified that the sign would have no negative impact on the community,

will comply with all setbacks, is the type of dimensional zoning relief that would have no negative public impact, but would rather look better 1 ½' off the ground, rather than the allowed 8' tall sign. Mr. Wichner also testified that the sign would comply with all other zoning regulation and would be much smaller and safer than what is permitted at the site.

5. Many residents appeared at the Hearing to talk in favor of the Zoning relief, and the Board notes that there was no one in the audience who had any objection to the dimensional relief being requested.

DISCUSSION

The Applicant has presented sufficient testimony and documentation to show that they are entitled to the dimensional variance relief they are requesting. The Board notes that it would be much more aesthetically pleasing to have the sign 1 ½' off the ground, as opposed to being 8' off the ground. Additionally, the sign would be at a location that it would not create any public health, safety or welfare issues, would not block any sight lines, and would satisfy the Applicant's sign needs.

CONCLUSION OF LAW

The Applicant's request for zoning relief is hereby granted to allow a 50.49 square foot sign, to be placed approximately 1 ½' off the ground, where 8' would be required. The Application was granted subject to the following conditions:

1. That the sign be constructed and installed as per the plans and testimony presented;

2. That the sign installation must comply with all other Lansdale Zoning and Building Codes, as well as other State and Federal Regulations and Building Codes; and

3. That the site plan must be submitted and approved by the Borough Zoning Officer prior to the issuing of a sign permit. The Site plan that shall be submitted shall include all right-of-way lines and setbacks.


ORDER

AND NOW, this 21st day of October, 2014, the Application of ST. STANISLAUS ROMON CATHOLIC CHURCH is hereby GRANTED, with the above conditions.

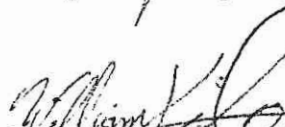
ZONING HEARING BOARD OF
LANSDALE BOROUGH



David Boland, Chairman



Benjamin Engleman



William Kienzel

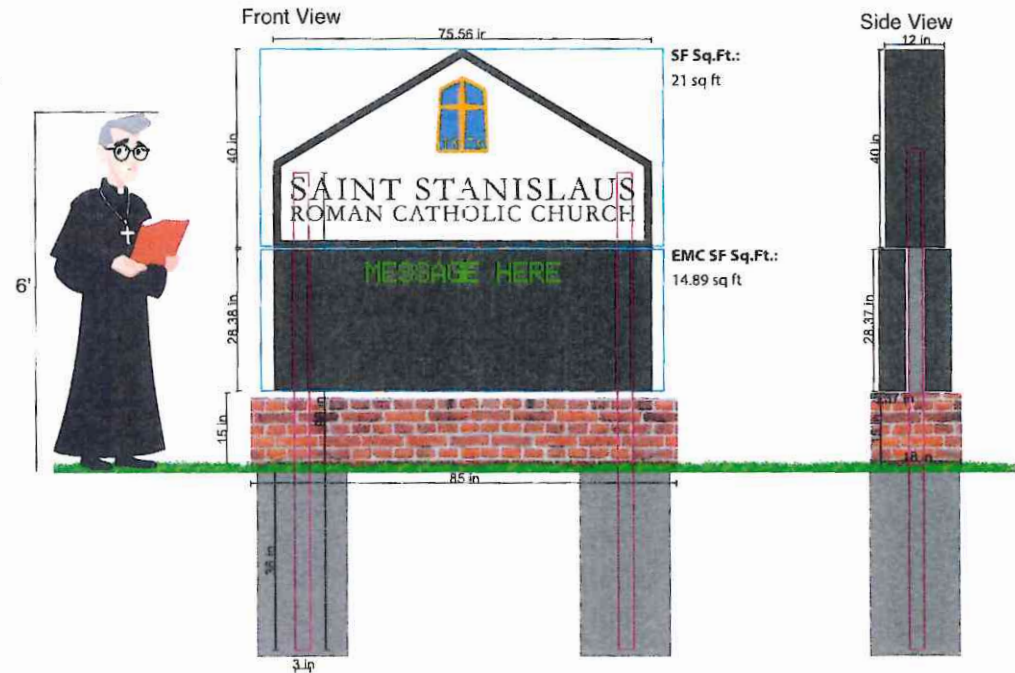
Exhibit C
Sign Rendering

A Monument Sign with Electronic Message Center
 SCALE: 0/0" = 1' 0" • For Production / For Presentation

QUANTITY: ONE (1) Double Sided
Overall Height: 84"
Overall Length: 90"

Total Sq.Ft. of Static Sign: 21 sq ft
Total Sq.Ft. of EMC: 14.89 sq ft
Total Sq.Ft.: 35.89 sq ft

NOTES:
 Posts 4"x4"x1/4" steel direct buried in concrete footers
 36" deep
 Surround is made aluminum



Client Name:
 Saint Stanislaus Roman Catholic Church
Location:
 51 Lansdale Avenue
 Lansdale, PA 19446

Start Date: 9/25/25
Last Revision:
Job#: 34126
Drawing#:
Page: 1

Client Approval _____

 Landlord Approval _____

Sales Rep:
 Pete
Designer:
 Lauren

A

Monument Sign with Electronic Message Center

SCALE: 0/0" = 1' 0" • For Production / For Presentation

NOTES:

Attachment of Electronic Message Center to supporting posts

3"x3"x 1/4" steel angle welded to support posts

Screwed in from top and bottom with 2" lag screws



Client Name:
Saint Stanislaus Roman
Catholic Church

Location:
51 Lansdale Avenue
Lansdale, PA 19446

Start Date: 9/25/25

Last Revision:

Job#: 34126

Drawing#:

Page: 1

• _____
Client Approval

• _____
Landlord Approval

Sales Rep:

Pete

Designer:

Lauren

Exhibit D
Neighbor Support Petition

NEIGHBOR SUPPORT PETITION

We, the undersigned, are aware that our neighbor, Saint Stanislaus Roman Catholic Church, has filed a Zoning Application with the Lansdale Borough Zoning Board to replace its existing 50,49 square-foot sign on the property located at 51 Lansdale Avenue with an approximately 44.64 square-foot, double-sided, freestanding sign. The proposed sign's sign area will be 35.89 square feet, 14.89 square feet of which will be a changeable electronic variable message board, as depicted in the attached rendering. We're further aware that the Church requires certain variance relief for the proposed sign. Being so aware, we have signed this Neighbor Petition to evidence our full support of the Church's proposed sign and the required zoning relief to facilitate it.

PROPERTY OWNER	ADDRESS	AUTHORIZED SIGNATORY PRINT NAME	AUTHORIZED SIGNATORY SIGN NAME	DATE
500 E. Main LLC	500 E. Main Street	Pat DiPiero	Pat DiPiero	10/9/25
Joseph T. Gramlich Kellie Marie Gramlich	520 E. Main Street	Joseph Gramlich Kellie Gramlich	Joseph Gramlich Kellie Gramlich	10/19/25
J. Boyd McIlvaine Jr., et al	526 E. Main Street 532 E. Main Street 538 E. Main Street	J. Boyd McIlvaine, Jr	J. Boyd McIlvaine, Jr	10/9/2025
J. Boyd McIlvaine Jr. Megan A. McIlvaine	532 E. Main Street 538 E. Main Street	J. Boyd McIlvaine, Jr	J. Boyd McIlvaine, Jr	10/9/2025

PROPERTY OWNER	ADDRESS	AUTHORIZED SIGNATORY PRINT NAME	AUTHORIZED SIGNATORY SIGN NAME	DATE
Douglas Kriebel	600 E. Main Street	Connie Schaffer	Connie Schaffer	10/19/25
D7 Dentistry on main Carmen-Rocco, et al	601 E. Main Street	Pascal Wollach DMD	Pascal Wollach	10/19/25
Razzak Mazeb Sultana Raihan	602 Highland Road	Arlet Gomez	Arlet Gomez	10/19/25
Connie Horton	604 Highland Road	Connie Horton	Connie Horton	10/21/25
Elizabeth A. Omara	702 Highland Road	Elizabeth O. Omara	Elizabeth O. Omara	10/21/25
Alice A. Klaumenser	299 Crestview Road	Alice Klaumenser	Alice Klaumenser	10/19/25

301 Crestview Rd Jayna Melrath Jayna Melrath 10/19/25

Exhibit E
Zoning Board's 2012 Decision and Order
(approving Lansdale Catholic's Sign with CEVM component
under a *de minimus* variance theory)

BEFORE THE ZONING HEARING BOARD
OF LANSDALE BOROUGH

IN RE:
THE APPLICATION OF LANSDALE CATHOLIC HIGH SCHOOL/
THE ARCHDIOCESES OF PHILADELPHIA
HEARING DATE: October 16, 2012

DECISION AND ORDER

FINDINGS OF FACT

1. The Applicant is Lansdale Catholic High School/The Archdioceses of Philadelphia, 700 Lansdale Avenue, Lansdale, PA 19446 (hereinafter "Applicant").

2. The Applicant is the owner of real property located at 700 Lansdale Avenue, Lansdale Borough, Montgomery County, PA (hereinafter "Subject Property").

3. The Subject Property is located in the Class A Residential Zoning District of Lansdale Borough, and the Applicant has requested zoning relief from Section 122-1912(C), to allow the Applicant to replace it's existing free standing sign with a new sign of the same size, but containing a LED message board.

4. The Applicant also requested zoning relief in the form of an interpretation that the sign they were requesting is not prohibited under Section 122-1912(C), but said zoning relief was moot, and withdrawn by the Applicant after the Board granted said zoning relief.

5. The Applicant was most ably represented by attorney's Frank Bartle and Robert Iannozzi, who presented the case for the Applicant.

6. Mr. Bartle and Mr. Iannozzi presented the following testimony and exhibits:

a) Testimony of James Casey, President of Lansdale Catholic High School;

b) Testimony of John Wichner, P.A., who was qualified to testify in the area of traffic engineer, and testified that there would be no public safety issues, and that the sign being replaced was just a replacement with different materials and would cause no issues with regard to traffic or any other public health, safety or welfare concerns; and

c) A detailed exhibit packet containing 8 exhibits, including an authorization letter from the Archdioceses of Philadelphia, photographs of the existing sign, renderings of the proposed sign, meeting minutes of the planning commission approving and recommending the proposed relief, a motion from the Lansdale Borough Council supporting the Applicant's zoning relief and recommending to the Zoning Hearing Board that they approve said zoning relief, as well as other exhibits.

7. The Board notes that Councilmen DiGregorio and Hansen from Lansdale Borough both attended the Hearing to speak in favor of the Applicant and read statements into the record. Some residents attended the Hearing and spoke in favor of the Applicant's zoning relief, as well as one who had questions with regard to the light level and how it would be controlled.

8. The Applicant was able to review all of the five points of 910.2 with regard to granting of variances and was able to address each issue as to why the zoning relief should be granted. The Applicant was also able to show that the relief being requested was de minimus at best.

9. The Applicant, through it's multiple witnesses and exhibits was able to show that the sign would be the same size, would not have any blinking or scrolling, would be changed on average one time per day, and would be used by the Community for emergency messaging.

DISCUSSION

The Applicant presented a plethora of documentation, testimony and exhibits showing that the relief would be de minimus at best, as the sign would be a stationary sign, and would rarely have the messaging changed, would not have any blinking or scrolling issues, and would be a benefit to public health, safety and welfare in the community.

The Board notes that not only the Planning Commission, but the Borough Council itself went out of its way to endorse the proposed relief. Additionally, the Board notes that the sign is located a distance back from the corner of the intersection and would present no visual or other safety issues.

CONCLUSION OF LAW

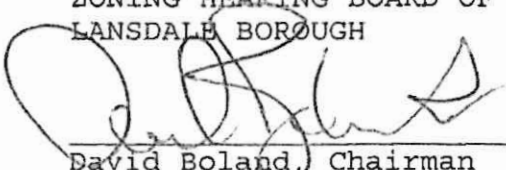
The Applicant has shown that they are entitled to the zoning relief to allow them to install a LED message board at the existing site of the current free-standing sign. The Board approved the zoning relief as a de minimus variance with the following conditions:

1. That there be no animation, blinking or scrolling associated with the LED sign;
2. That the new sign be placed at the same location as the existing sign, and be of the same size;
3. That the message displayed shall be changed no more than one time per day on average; and
4. That the message board shall be available for emergency messaging.

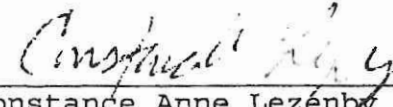
ORDER

AND NOW, this 20th day of November, 2012, the Application of LANSDALE CATHOLIC HIGH SCHOOL / THE ARCHDIOCESES OF PHILADELPHIA is hereby GRANTED, with the above conditions.

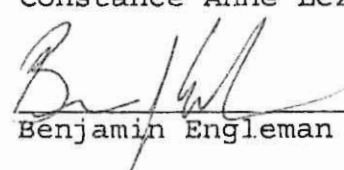
ZONING HEARING BOARD OF
LANSDALE BOROUGH



David Boland, Chairman



Constance Anne Lezenby



Benjamin Engleman