



Montgomery Township
Zoning Hearing Board

Meeting Date: November 10, 2015

The agenda for the scheduled hearing is as follows:

1. **Application No. 15100001 – Keystone Fellowship Church/ 506 Stump Road** - The applicant, Keystone Fellowship Church, is in the process of finalizing a lease agreement with Penn Holdings Inc. to lease a 4,500 square foot space within an existing 86,000 square foot one-story building. The property is located at 506 Stump Road and sits within the LI-Limited Industrial District. Currently, the owner of the building occupies a 66,000 square foot space for the computerized manufacturing of medical devices and approximately 15,000 square feet is occupied by American Gymnastics. The 4,500 square foot vacant space consists of offices, and has no warehousing or manufacturing space. 277 parking spaces are provided on the site. Keystone Fellowship Church proposes to utilize the space as a “Religious Youth Services Center”; a place of gathering, recreation, religious education, and worship for the youth members of its existing congregation in connection with its existing nearby religious use.

The applicant seeks a variance from the provisions of Section 230-103, Use Regulations, of the Code of Montgomery Township in order to operate the Religious Youth Services Center within the existing building located at 506 Stump Road.

2. **Application No. 15100002 – John Wilson / 512 Bethlehem Pike** - The applicant, John Wilson, is the owner of the property located at 512 Bethlehem Pike. The 23,724 square foot lot is currently improved with a 1940 square foot split level single family dwelling, 3 parking spaces in the front yard, a nonconforming freestanding sign and sits within the BP – Business Professional zoning district. The property is currently vacant and in the past was utilized by the owner as a mortgage broker business and residence. In order to market the property for sale, the applicant desires to add additional parking to the property. Ten spaces are required by ordinance. The applicant proposes to add additional parking in the front yard rather than add parking in the rear yard so as not to impact the surrounding residential properties in the rear. The applicant proposes the following:

1. Install 7 parking spaces in the front yard, relocate the existing nonconforming freestanding sign (will maintain current setback and height of sign), and provide 3 additional parking spaces off-site in the adjacent Montgomery Baptist church parking lot, under a long term lease; ***or in the alternative,***
2. Install 5 parking spaces in the front yard, keep the existing nonconforming freestanding sign in its current location, and provide 5 additional parking spaces off-site in the adjacent Montgomery Baptist church parking lot, under a long term lease.

The applicant seeks relief in the form of variances and a special exception to allow the parking in the front yard, reduce the side yard setback from 15 feet to 5 feet, allow 30% - 50% joint use parking rather than 25% and relocate the existing nonconforming freestanding sign should option (2) be granted. The applicant seeks relief from Sections 230-83B(1); 230-83K(11)(a)&(b), and 230-135C.

****Copies of the Application(s) and accompanying documents are on file in the Township’s Planning and Zoning Department and may be seen upon request.**