



Montgomery Township
Zoning Hearing Board

Meeting Date: July 12, 2016

The agenda for the scheduled hearing is as follows:

1. **Application No. 16060001 - 565 Dekalb Pike / Christian Brothers Automotive** - The applicant is the equitable owner of the property located at 565 Dekalb Pike within the C – Commercial zoning district. The applicant proposes to demolish the existing 7,125 square foot vacant building and construct a 5,128 square foot building for a future automotive service center. The applicant seeks relief in the form of variances and special exceptions in regards to the proposed use of an automotive service shop, signage, building coverage, front yard setback, lot size, and required planting areas. The applicant requests relief from the following provisions of the Code of Montgomery Township:

1. **Table 230-A:** Appellant requests a special exception, pursuant to Section 230-75(A) (1) and Table 230-A of the Zoning Ordinance, to allow the property to be used as an automotive service shop.
2. **Section 230-127.A(2)(a):** Appellant requests a variance to Section 230-127.A(2)(a) of the Zoning Ordinance to exceed the total area permitted for the proposed parallel signs where 50 square feet is permitted and 77 square feet is proposed.
3. **Section 230-127.A(4)(a):** Appellant requests a variance to Section 230-127.A(4)(a) of the Zoning Ordinance to provide less than the required minimum setback for the proposed freestanding business sign where 15 feet is permitted and 11.5 feet is proposed.
4. **Section 230-77.E:** Appellant requests an interpretation that the proposed building coverage of 20.7% is a permitted non-conformity. The Existing Buildings current have a non-conforming building coverage of 31.1% where 20% is required. Appellant is proposing to reduce the non-conformity to 20.7%. In the alternative, Appellant requests a de minimus variance to exceed the maximum building coverage where 20% is required and 20.7% is proposed.
5. **Section 230-77.B/230-146:** Appellant requests an interpretation that the proposed front yard setback of 33.3 feet is a permitted non-conformity. The Existing Buildings currently have a front yard setback of 33.3 feet where 60 feet is required. Appellant is proposing to maintain the existing front yard setback when constructing the New Building. In the alternative, Appellant requests a variance to provide less than the required minimum front yard setback where 60 feet is required and 33.3 feet is provided.
6. **Section 230-78.A:** Appellant requests an interpretation that its proposal not to provide a minimum planting area from the property line is a permitted non-conformity. The Existing Buildings currently do not maintain a planting area from the property line. Appellant is proposing to maintain the existing condition. In the alternative, Appellant requests a variance to not provide a minimum planting area from the property line along Dekalb Pike, where 25 feet is required.

2. **Application No. 16060002 - 776 Bethlehem Pike / Starbucks Coffee Company** - The applicant seeks relief in the form of variances and special exceptions in order to proceed with the company's standard sign package installation for their proposed location at 776 Bethlehem Pike. The existing building formerly occupied by

Citibank has been reconfigured into two tenant spaces. Starbucks will occupy the 2,000 square foot space with a drive through and an unknown tenant will occupy the 1,896 square foot space. The property is at the intersection of North Wales Road and Bethlehem Pike and sits within the C – Commercial zoning district. The applicant seeks relief from the following provisions of the Code of Montgomery Township:

1. Variance from Section 230-127A(2) to allow the proposed wall signs (Signs A,B,D,D,H,I) totaling 99.8 square feet where the maximum total square footage allowed is 62 square feet.
2. Variance from Section 230-127A(4)(b) to allow a 50 square foot freestanding sign with a height of 15 feet 6 inches (Sign G) to be placed less than the required 26 feet from the edge of the roadway.
3. Variance from Section 230-127A(4)(b)[3] to allow 8 directional signs (Signs C and F) where two are permitted, one per driveway.
4. Special Exception pursuant to Section 230-123A(36) to allow miscellaneous signs; the pre-menu board (Sign M), the menu board (Sign L), and the digital order screen with canopy (Sign N).

3. **Application No. 16060003 – 1501 Lower State Rd / Skrolling Stone Investments LSR, LLC**- The applicant is the owner of the property located at 1501 Lower State Road within the R-1 Residential zoning district. In 2006, the applicant was granted variances to allow Professional Office Use within the R-1 Residential District with reduced front yard setbacks, reduced rear yard setbacks, and two 32 square foot, 4 foot tall, freestanding signs along Lower State Road designating the site as a professional office complex. The applicant was granted relief in order to construct 4 two-story office buildings with a total of 23,000 square feet of professional office space. As of this date, 2 of the 4 proposed buildings exist and both monument signs have been installed along Lower State Road at the entrances to the site.

The applicant is requesting a variance from the provisions of Section 230-126B(1)(c) of the Code of Montgomery Township in order to install a third freestanding sign on the property naming the tenants on the property. The proposed 6 foot tall, 60 square foot sign will be located along Limekiln Pike near the intersection.

****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.**