



Montgomery Township
Zoning Hearing Board

Meeting Date: March 8, 2018

The agenda for the scheduled hearing is as follows:

1. **Application No. 18020001** – The applicant, Montgomery Crossing Associates (MCA), owns the 4 parcels identified collectively as the Gwynedd Crossing Shopping Center located at 1210 Bethlehem Pike. The triangular shaped property functions as a unified development 17.98 acres in size. The 3 smaller parcels (AMC Movie Theater) are located within Horsham Township and the largest parcel (13.93 acres) is located within Montgomery Township. The unified development is improved with a 83,900 square foot principle retail building, 9,900 square foot freestanding restaurant (Olive Garden), and free-standing movie theater with associated access driveways and parking. The property located within Montgomery Township sits within the C-Commercial zoning district. The applicant proposes to construct a 7,026 square foot freestanding restaurant with an enclosed patio (outdoor dining) on an area within the existing parking lot.

The applicant submitted an application seeking the following relief from the provisions of the Code of Montgomery Township in order to construct the proposed restaurant:

1. **A variance from Section 230-78.1.B(2)** to permit a satellite use that is not separated from the primary parking area by a landscaped planning island.
2. **A variance from Section 230-77F** to permit impervious coverage of 80.60% where the maximum allowed is 75%.
3. **A variance from Section 230-77G** to permit green area of 19.4% where the minimum required is 25%.
4. **A special exception per 230-156.4** to permit outdoor dining on the enclosed patio.

****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.**