



Montgomery Township
Zoning Hearing Board

Meeting Date: [August 1, 2018](#)

The agenda for the scheduled hearing is as follows:

1. **Application #18060001 Target Corporation / 125 Witchwood Drive** – **CONTINUED TO SEPTEMBER 12, 2018** - The applicant is the owner of the 12.41 acre property located at 125 Witchwood Drive. The Target parcel adjoins a 9.98 acre parcel owned by KIR Montgomery 049, LLC, a Kimco Realty entity. The Target and Kimco parcels are part of a unified development improved with a retail shopping center, internal access driveways, and surface parking. The parcels underlying districts are split-zoned Limited Industrial and R-2 Residential, however, the site was developed under the ECPOD, Expressway Corridor Preservation Overlay District Regulations.

The applicant proposes to install a double-sided internally illuminated freestanding sign, 102 square foot in size with an overall height of 12 feet at the corner of Witchwood Drive and Knapp Road on the adjacent Kimco parcel.

The applicant requests variances from the following provisions of the Code of Montgomery Township:

1. Section 230-127A to permit an off-premises free-standing monument sign on the adjacent parcel.
2. Section 230-127A(4)(b)[1] to permit a free-standing monument sign to exceed 5 feet in height and 34 square feet in size. The maximum size allowed is 70 square feet set back a minimum of 33 feet from the curb line.
3. Such other relief as the Zoning Hearing Board may deem necessary to permit the proposed sign in conformity with the application and exhibits.

2. **Application #18070001 Montgomeryville Realty Associates / 744 Bethlehem Pike** - The applicant is the owner of the 1.8 acre vacant lot located at 744 Bethlehem Pike. The applicant proposes to construct a 10,000 square foot mixed use commercial building containing retail space and a restaurant and refurbish the existing freestanding sign pole and add 60 square feet of sign boxes to the pole.

The applicant seeks relief from the following Sections of the Code of Montgomery Township for his proposed project:

1. Section 230-75; Table 230-A – Special Exception in order to allow an outdoor dining area as an accessory use to the principal restaurant use.
2. Section 230-77F – Variance to allow 79.3% of impervious coverage where the maximum allowed is 75%.
3. Section 230-77G – Variance to allow 20.7% green coverage where the minimum allowed is 25%.
4. Section 230-78A – Variance to allow a 12 foot landscape buffer adjacent to a residential use to the rear where a minimum of 25 feet is required.
5. Section 230-155 – Variance to allow non-compliant landscaping, including the buffering and street tree requirements in the areas along Vilsmeier Road, the required street trees along Bethlehem Pike and the side lot lines of the subject property.
6. Section 230-127A(4)(a) and (b) – Variances in order to construct a 60 square foot sign, 20 feet in height, setback 13 feet from the edge of the roadway where a minimum setback of 30 feet is required.

3. **Application #18070002 Henderson / 101 Commerce Drive** - The applicants, Rolland H. Henderson and Phillip L. Henderson, are the owners of the property located at 101 Commerce Drive. The subject property is a 2.3 acre lot improved with a 20,000 square foot building and sits within the LI – Limited Industrial District. The existing building is currently occupied by two tenants, LymphaCare utilizing a 4,000 square foot space for office and warehouse and Master Tech Auto utilizing a 6,000 square foot space for office and automotive repair. The applicant is proposing a 3rd tenant to occupy the remaining 10,000 square foot space. The proposed tenant is a youth fitness training center, which is subject to Conditional Use approval. The applicant seeks relief in regards to parking requirements prior to submitting the Conditional Use application for the Board of Supervisor’s review.

The applicant requires 73 parking spaces (including 3 handicap spaces) to be provided for the current and proposed uses on the property. The applicant seeks relief from the following provisions of the Code of Montgomery Township:

1. **Section 230-134** – Variance in order to allow 63 parking spaces rather than the required 73 spaces.
2. **Section 230-138** – Variance in order to allow (18) existing 9x18 parking spaces at the front of the building and propose (2) new 9x18 parking spaces at the rear of the building rather than the required size of 10x20.

4. **Application #16080001 Montgomeryville Carpet Mart (Lomax) / 772 Bethlehem Pike** – Extension Request. Applicant granted previous extension to December 31, 2018. Requests further extension to the time limitation.

****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.**