



Montgomery Township
Zoning Hearing Board
Agenda – July 2013

Meeting Date: July 2, 2013

The agenda for the scheduled hearing is as follows:

1. **Chick-Fil-A at 794 & 798 Bethlehem Pike #13050003** - The applicant seeks the following variance and special exceptions from the Code of Montgomery Township for the single lot and subdivided lot scenarios:

For the proposed Chick-Fil-A property if subdivided: The applicant seeks variances in regards to impervious coverage, green space, landscape buffering, bypass lane, freestanding signs, wall signs, menu boards, and providing an off-street loading space. The applicant seeks a special exception to permit an outdoor dining area and to permit parking spaces located elsewhere than the same lot through cross-easements with the adjacent property.

For the proposed Restaurant/Retail Building if subdivided: The applicant seeks variances in regards to landscape buffering, freestanding signage, and providing an off-street loading space. The applicant seeks a special exception to permit parking spaces located elsewhere than the same lot through cross-easements with the adjacent property.

For the proposed Chick-Fil-A and Restaurant with no Subdivision: The applicant seeks variances in regards to impervious coverage, green space, landscape buffer, bypass lane, freestanding signs, wall signs, menu boards, and providing an off-street loading space. The applicant seeks a special exception to permit an outdoor dining area.

2. **131 Gwynmont Drive (lot 50)– Gwynmont Farms Utility Corporation #13050004** - The applicant, Gwynmont Farms Utility Corporation, is appealing the Determination of the Zoning Officer and the Notice of Violation dated February 9, 2009 in regards to the use of the existing building for a residential use being in violation of Sections §230-31 use regulations and §230-33(A) area, width and yard regulations of the Code of Montgomery Township.
3. **Advanced Urgent Care at 721 Bethlehem Pike #13060001** - The applicant, Mehdi Nikparvar, requests variances from provisions of the following Sections of the Code of Montgomery Township; §230-127-A to allow an additional 16 square feet of signage installed on an existing freestanding sign and §230-131A regarding sign permits and fees.

ZHB Special Hearings

12th and 13th Meeting Dates: August 2013

The agenda for the scheduled hearing is as follows:

Airport Square Shopping Associates - Application #10110003 - NOTICE IS GIVEN that the Montgomery Township Zoning Hearing Board will hold a hearing at the Township Building located at 1001 Stump Road, Montgomeryville, PA commencing at 7:30 pm on Tuesday, October 25, 2011. The Board will consider a challenge to the substantive validity of the Montgomery Township Zoning Ordinance of 1952 filed by Airport Square Shopping Associates, L.P., concerning property identified as tax parcel #46-00-01340-009 located at the intersection of Horsham Road and North Wales Road. The challenge is limited to an approximately 24-acre portion of said property located in an LI District. Appellant asserts that the Zoning Ordinance is arbitrary and irrational and constitutes illegal spot zoning, rendering the provisions of the Zoning Ordinance unconstitutional as applied to this property.