



Montgomery Township  
Zoning Hearing Board  
Agenda – June 2013

Meeting Date: [June 4, 2013](#)

*The agenda for the scheduled hearing is as follows:*

1. **Capital Telecom Acquisition, LLC. - 608 Upper State Road #13040001** – The applicant seeks a variance from Section 230-223A(5)(b) of the Code of Montgomery Township in order to construct additional communications buildings in excess of what is allowed for the proposed installation of a new telecommunications facility at the rear portion of the property including a 130 foot tall antenna support structure.
2. **118 Devonshire Drive # 13050001**- The applicant proposes to construct an addition on the side of the home abutting township open space, squaring it off to accommodate a family room and kitchen modification. The applicant seeks a variance from Section 230-46 of the Code of Montgomery Township to permit a side yard setback of three feet where ten feet is required.
3. **Abundant Life Family Christian Center – 100 Commerce Drive #13050002** - The applicant seeks a variance from the provisions of Section 230-103, Use Regulations, of the Code of Montgomery Township in order to operate a church within the existing building located at the corner of Stump Road and Commerce Drive.
4. **Chick-Fil-A 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.

## **ZHB Special Hearings**

**12th Meeting Date: to be determined**

*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.