



Montgomery Township
Zoning Hearing Board
Agenda

Meeting Date: July 1, 2014

The agenda for the scheduled hearing is as follows:

- 1. Application # 14060001 – 207 Broad Acres Road** - The applicant seeks relief from the provisions of Section 230-33 of the Code of Montgomery Township in order to construct a 1,135 square foot addition on the rear of their home with a building coverage of 18.2% where the maximum allowed on the lot is 15%.
- 2. Application #14060002 - 710 North Wales Road / 782 Bethlehem Pike** - The applicant, North Wales Crossing Associates / Montgomeryville Realty Partners, propose to reconfigure the interior of the existing 48,000 square foot building to allow for five users including retail sales and restaurant uses with an outdoor dining area. The applicant proposes to restripe 136 parking spaces and reduce the size to 9'x20' from the existing (and required) 10'x20' and add an additional 35 parking spaces 9'x20' in size. The proposed modifications will increase the impervious coverage from 81.6% to 83% where the maximum allowed is 75%; increase the building coverage from 22.4% to 23% where the maximum allowed is 20%; and decrease the green coverage from 18.4% to 17% where the minimum allowed is 25%.

The applicant seeks relief from the provisions of the Code of Montgomery Township from Section 230-75A(1) outdoor dining; Section 230-77E building coverage; Section 230-77F impervious coverage, Section 230-77G green area coverage; and Section 230-138 parking space sizes.

- 3. Application # 14060003 – 753 Bethlehem Pike** – The applicant, Goodwill Keystone Area, proposes to install a 25'x50' canopy on the western side of the building facing Bethlehem Pike. The proposed canopy increases the building coverage on the lot to 21.5% where a maximum of 20% is allowed. The applicant also proposes to install four wall signs totaling 273.9 square feet where the maximum allowed is 180 square feet and desires to provide 171 parking spaces where 173 is required.

The applicant seeks relief from the following provisions of the Code of Montgomery Township: Section 230- 77E building coverage; Section 230-134C(2) required parking; and Section 230-127A(2) parallel signs.