



Montgomery Township
Zoning Hearing Board

Meeting Date: February 3, 2015

The agenda for the scheduled hearing is as follows:

1. **Application No. 15010001 – DJJZ Enterprises / 975 Bethlehem Pike** – The applicant is the owner of the 2.35 acre property located at 975 Bethlehem Pike formerly occupied by E.A. Dages as a warehouse and distribution center for paper products. The property sits within the LI- Limited Industrial district with the HLI – Highway Limited Industrial Overlay. The applicant proposes to renovate the existing building for a future jewelry store. In order to qualify for the proposed retail use, the applicant must comply with the dimensional standards and development regulations of the C - Commercial District (Sections 230-76, 77, and 78) and must comply with the special standards in the HLI Overlay provisions (Section 230-217).

The applicant seeks relief from the following provisions of the Code of Montgomery Township:

1. Section 230-217I(2) to allow one public road frontage instead of the required two frontages to qualify as a permitted retail use;
2. Section 230-77E to allow 23% building coverage where 20% is the maximum allowed (22% currently exists);
3. Section 230-78 to allow a reduced planting area along the street frontage;
4. Section 230-174C(1) to allow 74 parking spaces (63 outside, 11 inside), where 97.5 spaces are required;
5. Section 230-138 to allow the parking spaces to be angled 10 feet x 18 feet rather than the required 10 feet x 20 feet;
6. Section 230-127A(2)(a) to allow 280 square feet of total wall signage where the maximum allowed is 120 square feet (proposes 130 square feet of wall signs and three 50 square foot illuminated display cases on the side of the building);
7. Section 230-125A to allow TV monitors in the building atrium (entrance) behind the full glass front entry wall to display images and communicate with customers entering the store.

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.