



## Montgomery Township Zoning Hearing Board

**Meeting Date: June 7, 2023 – 6:30 pm**

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

1. **Application #23050002 – Raising Cane’s Restaurants, LLC / 860 Bethlehem Pike** – The applicant is the equitable owner of the 1.36 acre condominium parcel located at 860 Bethlehem Pike (former Bertucci’s Restaurant). This parcel is located within the overall 105.69 acre Mall property in the RS – Regional Shopping Center District. The applicant proposes to demolish the existing building and construct a new single-story 4,011 square foot fast food restaurant with drive-through, outdoor dining and related improvements. The applicant seeks the following relief from the provisions of the Code of Montgomery Township:
  - a. A variance from Section 230-94, referencing Table 230-A, to permit a restaurant serving food or beverages with outdoor counter, drive-through and curb service.
  - b. A variance from Section 230-95D to permit the drive-through canopy over the proposed pickup window 54.5 feet from the side property line (Bethlehem Pike) where a minimum of 75 feet is required.
  
2. **Application #23050001 – GK Evans Enterprises, LP / 1100 & 1110 Bethlehem Pike** – The property currently has a vacant building (former Greene Turtle restaurant) and is presently being renovated for the future Harvest Restaurant. The new tenant proposes to install seven wall signs on the building (three building signs, two graphics on the awnings, two wall decals, and a window decal). The total square footage proposed for all seven wall signs equals 377.53 square feet. The total square footage allowed for this site is 85 square feet (based on the distance the building sits to Bethlehem Pike). The applicant requests a variance from the provisions of Section 230-127A(2) of the Code of Montgomery Township to allow the proposed wall signage.

**\*\*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\*\***