



Montgomery Township
Zoning Hearing Board
Meeting Date: April 5, 2017

The agenda for the scheduled hearing is as follows:

1. **Application No. 17030001 – Montgomeryville Donuts / 738 Bethlehem Pike** - The applicant is leasing the 3,000 square foot building with drive thru window and parking lot at 738 Bethlehem Pike. The property was formerly occupied by the Starbucks Coffee Company. The 34,543 square foot parcel sits within the S – Shopping Center Zoning District. The applicant proposes a future Dunkin Donuts and seeks the following relief in regards to their proposed signage:

Section 230-123A(36) – Special Exception to allow 33.7 square foot menu board with two extender panels at 4 square feet each with an overall height of 7 feet 2 inches.

Section 230-127A(2)(a) – Variance to allow 92 square feet of wall signage where the maximum square footage allowed is 72 square feet.

Section 230-127A(4)(b)[3] – Variance to allow five directional signs on the site at 4 feet 4 inches tall where the maximum allowed is 2 directional signs with an overall height of 3 feet.

2. **Application No. 17030002 – SVP, LLC (Indian Grill) / 969 Bethlehem Pike** – The applicant is the tenant leasing the restaurant and banquet facility space located within the Rodeway Inn at 969 Bethlehem Pike. The 4.4 acre property sits in the LI District with the HLI Overlay and is currently improved with three buildings including a 62 room motel, restaurant space, banquet facilities, and associated parking. The applicant proposes to utilize the banquet facilities and operate a dine-in restaurant with take-out services. The take-out service is approximately 30% of the restaurant's business. The conference facilities and / or full service restaurant are permitted as an accessory to the motel. Drive-through and take-out services are prohibited.

The applicant seeks a variance pursuant to Section 230-215B in order to allow the take-out services for the restaurant.

**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.