



## Montgomery Township Zoning Hearing Board

**Meeting Date: November 18, 2020**

\*\*The applications below have been assigned specific time slots in order to adhere to the COVID-19 guidelines. Should you wish to be present for a specific hearing, please wait in the lobby area until the application is called into the room to be heard.

A face mask must be worn at all times within the Township building and during the hearing (unless unable to due to a medical condition). The meeting will be held with less than 25 people while maintaining a social distance of at least 6 feet.\*\*

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

**6:30 PM:** **1. Application #20100001 / 113 Veronica Lane** - Mr. Nick Paone resides at 113 Veronica Lane within the R-2 Residential District. The property is a 28,421 square foot flag lot currently improved with a 3,690 square foot single family home and deck. The applicant proposes to construct an 800 square foot detached garage (25x32) in the rear of his property behind the existing driveway. The proposed 3 bay detached garage would be constructed 9.1 feet from the rear property line where a minimum of 30 feet is required. The existing home sits 31.5 feet from the rear property line. The applicant seeks relief from the following provision of the Code of Montgomery Township: Section 230-149B(2).

**7:00 PM:** **2. Application #20100002 / Tower Health Urgent Care / 1210 Bethlehem Pike** – The applicant, Tower Health Urgent Care, leases a 4,500 square foot space in the Gwynedd Crossing Shopping Center located at 1210 Bethlehem Pike. The property is zoned C-Commercial. The applicant proposes to install (2) wall signs totaling 144.19 square feet in size; a 140.25 square foot sign on the front building wall and a 3.94 square foot blade sign. The maximum total square footage allowed is 80 square feet. The square footage is calculated measuring the smallest rectangle encompassing all letters and logos. The proposed wall sign is 66” in height X 306” in length. The “tower” logo measures 66” in height whereas the remaining text measures 32” in height. The applicant seeks relief from the following provisions of the Code of Montgomery Township: Sections 230-123 and 230-127.

**7:30 PM:** **3. Application #20100003 / Krispy Kreme Doughnut Corp. / 1201-1281 Knapp Rd** – The applicant, Krispy Kreme Doughnut Corporation, proposes to lease a portion of the land within the Montgomery Square Shopping Center. The center’s tenants include Giant Food Store, Bed Bath & Beyond, Gabes, and Barnes & Noble and follows the Expressway Corridor Preservation Overlay District regulations. The applicant proposes to demolish the vacant restaurant building (former Applebee’s), and construct a 4,000 square foot drive-through restaurant with an accessory 480 square foot outdoor dining patio. The applicant requests a Special Exception per Section 230-156.4 of the Code of Montgomery Township to permit outdoor dining and a determination of an existing non-conforming condition or in the alternative a variance from the provisions of Section 230-205I(4) and/or 230-207C to permit a parking/driveway/service area with a 20 foot setback from the ultimate right of way where a minimum of 35 feet is required in ECPOD and a minimum of 30 feet is required within the Retail Center Regulations.

**8:30 PM: 4. Application #20100004 – GK Evans Enterprises / 1110 Bethlehem Pike** – The applicant, GK Evans Enterprises is the owner of the 4.2 acre property located at 1110 Bethlehem Pike within the C-Commercial District. The property is currently improved with a Residence Inn hotel and Greene Turtle restaurant with associated parking and improvements. The restaurant was granted a special exception in 2019 for outdoor dining with 40 seats with the condition that 40 seats be removed from within the restaurant. The current restaurant tenant will be vacating. The applicant proposes to relocate the existing trash enclosure in order to expand the outdoor dining area to provide 75 seats without removing any seating from within the restaurant. This would require an additional 25 parking spaces on the site. The new trash enclosure area would remove an additional 2 parking spaces from the site. The applicant requests a variance from the provisions of Section 230-134C(7) to provide 27 less parking spaces than required and a modification of the previously granted special exception.

**9:00 PM: 5. Application #20100005 – Montgomery Crossing Assoc. / 1200-1210 Bethlehem Pike** - The applicant, Montgomery Crossing Associates, owns the 14 acre property located at 1200-1210 Bethlehem Pike (Gwynedd Crossing Shopping Center). The property is currently improved with a strip center and 2 free-standing restaurants and sits within the C-Commercial District. The applicant desires to provide outdoor dining areas to the current 5 restaurant tenants; Manhattan Bagel, Subway and Mr. P's Pizza within the strip center and the Firebirds and Olive Garden free standing restaurants. The applicant is requesting 100 outdoor dining seats utilizing sidewalk space in front of the strip center, 7 parking spaces adjacent to Firebirds, and 11 parking spaces adjacent to the Olive Garden relocating the handicap parking spaces. The applicant requests a special exception pursuant to Section 230-156.4 of the Code of Montgomery Township to allow the 100 outdoor dining seats and a variance from Section 230-134C to permit less than the required parking.

**\*\*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.**