



## Montgomery Township Zoning Hearing Board

**Meeting Date: July 7, 2021 - 6:30 pm - Cancelled**

*The agendas for the upcoming scheduled hearings are as follows:*

**Meeting Date: July 21, 2021 - 6:30 pm**

**1. Application #21060002 / 122 Gwynmont Drive** – The applicants, Mohammed Tashkandi and Emtinan Alquarashi, own and reside in the single family dwelling located at 122 Gwynmont Drive. The homeowner's installed a basement window egress at their home. The egress sits 13 feet from the side property line, where a minimum of 15 feet is required. The applicant's seek a variance from the provisions of Section 230-33C(1) to allow the basement egress to extend two feet into the required setback. The property sits within the R-2 Residential district.

**2. Application #21060003 Montgomery Commons Associates, LP / 1200 Welsh Road** – The applicant is the owner of the shopping center, Montgomery Commons, located at 1200 Welsh Road. The shopping center consists of 232,000 square feet of gross floor area on a 26.6-acre parcel with associated parking and improvements and sits with the S - Shopping Center District. The applicant requests a variance from the provisions of Section 230-86 and Table 230-A to allow a dental and oral maxillofacial practice to operate in the center. The requested relief is presented in the form of a variance to the entirety of the site or in the alternative as to only the 2600 square foot space within the center designated as Suite D.

**Meeting Date: July 29, 2021 - 6:30 pm**

**1. Application #21060004 Gateway DC Properties, Inc. / 801 Bethlehem Pike – Airport Square Shopping Center** – The applicant is the owner of the 41.9 acre property. It is currently improved with a shopping center and is located within the S – Shopping Center District. The applicant requests a special exception pursuant to Sections 230-86A, Table 230-A, 230-134C(7) and 230-185 of the Code of Montgomery Township for a proposed 985 square foot outdoor dining / patio area to be constructed on the stand alone pad site formerly occupied by the Wendy's. The future tenant proposes to operate a restaurant known as the "Shake Shack" at this location.

**Meeting Date: August 4, 2021 - 6:30 pm**

**1. Application # 21060001 OSJ of Montgomeryville LLC / 988 Bethlehem Pike** – The applicant owns and operates a 37,576 square foot retail building containing an existing Ocean State Job Lot at 988 Bethlehem Pike. The property also contains 163 parking spaces and associated improvements. The applicant was previously granted a variance allowing their retail sales use in 2020 with the condition that "no outdoor display of goods or materials for sale or otherwise in association with the use". The applicant has made an application to amend the previous decision or seek an additional variance to allow the following limited outdoor sales: (1) Propane Gas in a locked container; and (2) for the months March through December; potted and hanging plants, seasonal items, residential landscaping supplies (bagged mulch, soil, crushed stone, and sand). The applicant seeks relief from Section 230-227 of the Code of Montgomery Township to permit outdoor sales. The property sits within the Limited Industrial District with the Highway Limited Industrial II Overlay.