



Montgomery Township Zoning Hearing Board

Meeting Date: January 5, 2022 – 6:30 pm

The agenda for the scheduled hearing is as follows:

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. REORGANIZATION
 - A. APPOINTMENT OF ZHB SOLICITOR
 - B. APPOINTMENT OF ZHB MEMBERS
 - a. Chairman
 - b. Vice Chairman
 - c. Members
 - d. Alternates
- IV. PROCEDURES FOR THE HEARING / HEARING OFFICERS
- V. APPLICATIONS:

1. Application #21110002 Caliber Capital, LLC / 739 Bethlehem Pike (continued to February 2, 2022) –

The applicant is equitable owner of the 46,914 square foot property located at 739 Bethlehem Pike. The property is currently improved with a 8,225 square foot two-story vacant building (former Fabric Store / Schoolhouse). The applicant proposes to demolish the existing building and construct a new 3,680 square foot one-story car wash with 23 automobile wash parking spaces with double lane stacking for 16 vehicles. The proposed use is permitted by Conditional Use and the applicant has made a separate application to the Board of Supervisors which is currently pending. The applicant requests the following relief:

- a. Variance from Section 230-78A to allow a less than 25-foot wide landscaped area along the side yards of the property.
- b. Determination that Section 230-78G which requires adequate off-street parking and loading space does not require the applicant to provide a loading space; or in the alternative, a variance from Section 230-78G to allow for no loading space as the proposed car wash does not need a loading space for the operation of its business.

2. Application # 21120001 Clutch Carz, LLC / 1282 Welsh Road – The applicant, Clutch Carz LLC, has entered into a lease agreement to operate a proposed auto repair shop, Meineke Car Care at 1282 Welsh Road. The 1.58-acre property is currently improved with a 3,600 square foot vacant building with associated parking and sits within the C-Commercial zoning district. The proposed use is allowed by Special Exception. The applicant requests a Special Exception pursuant to Section 230-75 for the proposed automotive repair use and a Variance pursuant to Section 230-134C(1) to allow 15 parking spaces rather than the 24 spaces required.