



Montgomery Township Zoning Hearing Board

Meeting Date: February 2, 2022 – 6:30 pm

The agenda for the scheduled hearing is as follows:

1. **6:30 pm - Application #21110002 Caliber Capital, LLC / 739 Bethlehem Pike** (continued from January 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. **7:15 pm - Application #22010001 700 Moons LLC / Bethlehem Pike** – The applicant, 700 Moons LLC, is the equitable owner of the 2.18-acre undeveloped property located along Bethlehem Pike, between the Pine Tree Ridge townhouse development and the Lansdale Chrysler auto dealership. The property sits within the C-Commercial zoning district. The applicant proposes to construct a two-story mixed use, retail and office, building with associated parking, storm water management, and retaining walls on the site. The applicant seeks relief from the following provisions of the Code of Montgomery Township for their proposed project: (1) a Variance from Section 230-77D to permit a reduction of the rear yard setback to 25 feet where 40 feet is required, (2) If required, a variance from Section 230-76B to permit a retaining wall 18 feet in height with 20 feet from the boundary line adjacent to a residential district, (3) a Variance from Section 230-134C(2) to permit the parking ratio of 5 spaces per 1,000 square feet of total floor area.
3. **8:00 pm - Application #22010003 TruMark Financial Credit Union / 1200 Welsh Road** – The applicant has leased and occupied a 2,498 square foot freestanding building for the past 20 years within the Montgomery Commons Shopping Center located at 1200 Welsh Road. The applicant has extended their lease agreement to 2032. An existing non-conforming freestanding sign has been in place and utilized by TruMark for the past 20 years. The applicant proposes to remove the existing sign and replace with a new larger sign. The existing sign is 24 square feet in size, 7 feet in height, and set back 21 feet from the edge of road / curb line. The new proposed freestanding sign is 46 square feet in size, 11 feet in height, set back 21 feet from the edge of road / curb line. The applicant is requesting a variance from the provisions of Section 230-127A(4) of the Code of Montgomery Township to allow an additional freestanding sign along Welsh Rd as one per street frontage is allowed.
4. **8:15 pm - Application # 22010001 Huang / 211 Knapp Road** – The applicant owns and resides in a single family home located at 211 Knapp Road. The property is 22,000 square foot in size and sits within the R2 Residential District. The applicant had begun construction of a two-story structure with roof overhangs and landing with stairs when they were advised of the requirement to obtain a permit.

The applicant submitted the application which was subsequently denied as the proposed structure does not meet the minimum side and rear yard setback requirements. The proposed structure is a two-story 12x12 “shed” with 8x12 roof overhangs around 3 sides and a 6x8 landing with stairs from the 2nd floor. The footprint of the proposed structure is 560 square feet in size plus the landing and stairs. The structure would sit 6 inches from the side and rear property lines, where a minimum of 15 feet and 30 feet is required respectively. The applicant seeks variances from the provisions of Sections 230-33C&D of the Code of Montgomery Township for this 560 square foot two-story structure.

****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****