



Montgomery Township Zoning Hearing Board

Meeting Date: April 5, 2023 – 6:30 pm

The agenda for the scheduled hearing is as follows:

1. **Application #23030001 – JP Morgan Chase Bank / 773 Bethlehem Pike** – The applicant proposes to redevelop the property including demolition of the existing car wash and the construction of an approximate 3,400 sq ft freestanding bank with accessory drive-up ATM and other associated site improvements. The 40,553 sq ft property sits within the C-Commercial district at the corner of North Wales Rd and Bethlehem Pike. The applicant seeks a variance from the provisions of Section 230-78A of the Code of Montgomery Township in order to reduce the required 25 foot landscape buffer required along street frontages and side / rear boundary lines to:

3.11 feet along the northern property line (Taco Bell Bethlehem Pike entrance side)

1.56 feet along the southern property line (North Wales Rd)

6.05 feet along the eastern property line (Taco Bell building side)

****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****