



Montgomery Township Zoning Hearing Board

Meeting Date: December 6, 2023 – 6:30 pm

The agenda for the scheduled hearing is as follows:

- 1. Application #23100004 - Luv Car Wash / 739 Bethlehem Pike** – The applicant has received previous variances, Conditional Use approval, and Land Development approval for the construction of a new car wash at 739 Bethlehem Pike. The property sits within the C-Commercial District close to the Five Points intersection with frontage along Bethlehem Pike and Horsham Road. The applicant currently seeks relief from the provisions of Sections 230-127(2)(a), 230-127(4)(b)(1), and 230-127(4)(b)(3) of the Code of Montgomery Township for the following proposed signage:

Wall Signage – Four building wall signs totaling 169.3 square feet where the maximum walls signage allowed is 93.5 square feet. (One 72.25 square foot “Luv Car Wash” logo and three 32.35 square foot “Car Wash” illuminated channel letter signs).

Freestanding Signs – Two freestanding pylon signs are proposed, one along Bethlehem Pike and one along Horsham Road. Each sign is proposed to be 19 feet in height with a sign area of 69.77 square feet.

Directional Signs – The applicant proposes a 9 square foot, 4 foot in height directional signs where the maximum size allowed is 6 square feet and maximum height allowed of 3 feet.

- 2. Application #23100005 – Quick Lube of Carolina Montgomeryville / 737 Bethlehem Pike** – The applicant proposes to demolish the existing vacant building and construct a new 1,600 square foot Take 5 Oil Change Facility. The 37,509 square foot parcel sits within the C-Commercial District close to the Five Points intersection with frontage along Bethlehem Pike and Horsham Road. The proposed use, service and repair shop, is allowed by Special Exception per Table 230-A of the Code of Montgomery Township. In addition, the applicant seeks the following variances:

- A. Section 230-77C(4) – Permit a side yard setback of 1.7 feet where a minimum 10 feet is required for the proposed trash enclosure.
- B. Section 230-78A to permit a 19.1 foot landscape buffer along Bethlehem Pike, 1.7 feet and 22.1 feet along the side yards, where a minimum of 25 feet is required.
- C. Section 230-78G to not require a loading area. (one loading space required)
- D. Section 230-134E to permit 18 total stacking spaces where 24 stacking spaces are required.