



Montgomery Township
Zoning Hearing Board

Meeting Date: December 6, 2016

The agenda for the scheduled hearing is as follows:

1. **Application #16110001 – Anthony Lizell / 724 Bethlehem Pike (641 Cowpath Rd)** - The applicant proposes to convert the first floor of the existing building into two retail spaces. Lizell Office Furniture will remain and the proposed tenant for the second space is Fast Signs. Lizell's Office Furniture currently has wall signage on two sides of the building facing Bethlehem Pike and Cowpath Road. The applicant's current wall signage exceeds the allowable total square footage of 75 square feet. A permit was issued in 1996 for two wall signs at 69.5 square feet each, one for each street frontage. The applicant desires to keep the existing wall sign on the rear of the building and relocate the existing wall sign on the front of building (Bethlehem Pike side) to the other side of the wall in order to have the sign on the space that Lizell's will occupy as required by Code, and allow the new tenant a wall sign for their space.

The applicant currently has 68 parking spaces on the property. However, due to condemnation of a portion of the property along Bethlehem Pike for a future road widening, the parking will be reduced to 53 spaces. Based on the known configuration of the building, 110 parking spaces for the retail and office uses is required.

The applicant seeks variances from the following provisions of the Code of Montgomery Township: Section 230-127A(2), Signage, in order to allow the current wall signage to remain and Sections 230-134C(2) & (6), Parking requirements and 230-138.3, Exception to floor area requirement, in order to allow the reduced number of parking spaces.

****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.**