



Montgomery Township
Zoning Hearing Board

Meeting Date: April 11, 2018

The agenda for the scheduled hearing is as follows:

1. **Application No. 18030001 / 120 Richardson Road** – The applicant, JW Acquisitions LLC, is the equitable owner of the property located at 120 Richardson Road. The applicant is proposing to subdivide the existing 64,847 square foot property into two parcels. The property is located at the corner of Richardson Road and Veronica Lane and sits within the R-2 Residential Zoning District. Both lots will have a front yard along Veronica Lane after the subdivision. The existing home will remain on lot 2 with an area of 41,242 square feet. The new lot (lot 1) will be a corner lot 23,605 square feet in size. The existing home on lot 2 currently sits 30.63 feet from the side property line where a minimum of 40 feet is required. After the subdivision, the property line will be shifted to the front yard with a minimum setback of 50 feet required. The applicant requests a variance from Section 230-33B in order to permit a front yard setback of 30.63 feet for the existing dwelling on lot 2.

2. **Application No. 18030002 / 1350-1360 Welsh Road** - This property was initially developed as a single lot with two buildings. In 2015 a condominium plan was recorded dividing the property into two units with common areas. Unit 1 consists of a two story multi-tenant warehouse building known as 1350 Welsh Road and unit 2 consists of a one story warehouse building known 1360 Welsh Road currently occupied by FedEx. The applicants, FedEx Ground Package Systems and 1350 Welsh Road Partners LLC, desire to construct improvements to the property in order to improve the operations of the existing warehouse / distribution facility on the 1360 Welsh Road parcel and to improve the operations and allow for an additional 19 parking spaces on the 1350 Welsh Road parcel.

The applicants request the following relief from the provisions of the Code of Montgomery Township:

- Section 230-116B(4) – Allow 68.9% impervious coverage where the maximum allowed is 65%.
- Section 230-116B(5) – Allow 31.1% green area coverage where the minimum allowed is 35%.
- Section 230-148E – Allow a protective fence with a maximum height up to 16 feet 7 inches where the maximum height allowed is 8 feet.

3. **Application No. 18030003 / 668 Bethlehem Pike** - The applicant, Northgate Associates Partners LP, is the owner of the property located at 668 Bethlehem Pike. The property is 4.71 acres in size and sits within the C-Commercial District with a small unimproved portion of the rear in the R-2 Residential District. It is currently improved with a 44,980 square foot mixed use commercial / retail building with 108 parking spaces. The current tenants include, Ethan Allen furniture store, Bucksmonst Pulmonary Sleep Center, Regis Beauty Supply, S&R Auto Detailing, and the Great Escape. The applicant is seeking relief to permit Suite 3, a 7,253 square foot space, to be occupied by Journey Church with a 160 seat auditorium.

The applicant requests the following relief from the provisions of the Code of Montgomery Township:

- Section 230-75, Use Regulations – Variance to allow a church / religious use on the property.
- Section 230-134 Required Parking – Variance from parking, to allow the existing 108 parking spaces to meet future needs. No proposed reduction or increase in parking spaces noted in application.

****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.**