



Montgomery Township
Zoning Hearing Board

Meeting Date: March 6, 2019

The agenda for the scheduled hearing is as follows:

Application #19010001 – 1110 Bethlehem Pike / GK Evans Enterprises – The applicant is the owner of the 4.21 acre parcel located at 1110 Bethlehem Pike. The site is currently improved with a Residence Inn hotel, the Greene Turtle restaurant and associated parking. The applicant seeks relief and an amendment to a previous 1999 zoning decision in order to permit an outdoor dining area for the existing 7,171 square foot restaurant and a second freestanding sign for the existing restaurant.

A freestanding sign currently exists on the property along Bethlehem Pike advertising the two tenants on the parcel (Residence Inn and the Greene Turtle). The applicant proposes a second 40 square foot, 9 foot in height, freestanding monument sign for the Greene Turtle restaurant installed 15 feet from Bethlehem Pike. One freestanding sign per street frontage is permitted and the minimum setback required for the proposed monument sign is 19 feet from the edge of roadway or curb line.

The applicant also proposes to expand the existing outdoor patio area for the future outdoor dining. The applicant seeks an amendment to Opinion & Order #4-99-772 in regards to the green space coverage on the parcel. The applicant was granted variances for a reduction in parking and green space in 1999 for the adjacent property (Gwynedd Crossing Shopping Center / Olive Garden). The Opinion & Order mandated that 10 additional spaces would be provided on the hotel / restaurant parcel, the green space reduction on the Shopping Center lot would be offset by a 5% overage on the hotel / restaurant parcel, and provide a Restrictive Covenant.

****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.**