

**DALLAS TOWNSHIP**  
**ZONING HEARING BOARD**  
MONDAY, FEBRUARY 19, 2024  
\*\*AGENDA\*\*

Call to Order  
Pledge of Allegiance  
Roll Call

**Approval of Zoning Hearing Board Minutes from January 15, 2024 Meeting.**

**Approval of ZHB Treasurer's Reports from January, 2024.**

**Business before the Board:**

**1. Dallas Development Partners, LLC of 201 S. Maple Street Suite 100, Ambler PA 19002**

*Special Exceptions for Proposed Lot A:*

1. Section 509.2 (A): To permit a cumulative earth disturbance in excess of 80,000 sq. ft., in area for a non-residential use.
2. Section 509.2 (B): To permit construction of a building and impervious surfaces in excess of 25,000 sq. ft., in area for a non-residential use.

*Variances Requested for Proposed Lot A:*

1. Section 1105: To permit a non-residential driveway in excess of thirty (30') ft., in width; whereas a maximum width of thirty feet (30 FT) is otherwise required.
2. Section 1108(C): To permit less than five percent (5%) of an off-street parking and loading area to be landscaped; whereas a minimum of five percent (5%) of the parking and loading area is otherwise required to provide landscaping.
3. Section 1004(B): To permit business signs twenty feet (20 FT) in height; whereas the maximum business sign shall not exceed eighteen feet (18 FT) in height.
4. Section 1004(F): To permit on-site directional signs 6.25 square feet (6.25 SF) in area; whereas the maximum directional sign area is six square feet (6 SF).
5. Section 1004(J): To permit a total of seven (7) signs excluding on-site directional and/or information signs; whereas three (3) signs are permitted on a corner lot.

**Adjournment:**