



Montgomery Township  
Zoning Hearing Board

**Meeting Date: August 2, 2017**

*The agenda for the scheduled hearing is as follows:*

1. **Application No. 17070001 – Murwin / 1936 County Line Road** - The applicants, James and Crystle Murwin, are the owners and occupants of the property located at 1936 County Line Road. The property is currently improved with an 1839 square foot two-story single family residence originally built in 1929 including the 565 square foot single story addition added in 2007, two detached garages, and three sheds. The property is 126,567 square feet in size and sits within the R1-Residential Zoning District.

The applicants were granted variances in September 2015 to construct a two-story addition to the right side of the home completely within the front yard setback and exceeding the thirty percent expansion allowed for nonconforming structures. Currently, the entire home sits within the required front yard setback due to PennDOT expanding the right-of-way along County Line Road. The furthest point of the home sits 14.4 feet from the right-of-way, whereas the relief granted allows the addition to sit 22.9 feet from the right-of-way, where a minimum of 60 feet is required.

The applicants have submitted a new application proposing to add an 8.5' x 22' covered front porch along the front of the proposed two-story addition. The front porch would sit 14'4" from the right of way with the steps sitting 12' from the right of way.

The applicant seeks relief from the provisions of Section 230-28B and 230-146, and 230-139E of the Code of Montgomery Township in order to obtain additional relief to allow the construction of a front porch with steps to further encroach into the front yard setback.

**\*\*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.**