



Montgomery Township
Zoning Hearing Board

Meeting Date: August 4, 2015

The agenda for the scheduled hearing is as follows:

1. **Application No. 15070001 – James & Crystle Murwin / 1936 County Line Road** - The applicant, is the owner and occupant 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 applicant proposes to construct a two-story addition to the side of the home (945 square foot per floor) completely within the front yard setback. 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 proposed addition will sit 22.9 feet from the right-of-way, where a minimum of 60 feet is required. The proposed addition meets all other zoning requirements.

The applicant seeks relief from the provisions of Section 230-28B and 230-146 of the Code of Montgomery Township in order to allow the proposed addition within the front yard. Or, in the alternative, the applicant requests a variance from 230-139E (a) to increase the horizontal cross section area of the building in excess of 30%.

2. **Application No. 15070002 – Richard P. Allman / Joseph Ambler Inn Real Estate Partnership – 1005 Horsham Road** - The applicant owns and operates a country inn facility and restaurant located on a 12.5 acre parcel at 1005 Horsham Road within the R-2 Residential Zoning District. The property is currently improved with 5 buildings and two sheds. One of the buildings house the restaurant and conference facility, while the remaining buildings house the guest rooms. Over the years the applicant has been granted relief and amendments to previous orders in order to operate the inn and expand the business into a 52 room inn with a restaurant, banquet facility, and small bar.

The applicant proposes to install 33 signs throughout the property including internal directional signage and signage along Horsham Road. The proposed signs include two freestanding signs along Horsham Road, interior directional signs, and other signs that may be considered incidental by the Zoning Hearing Board. The applicant was previously granted a variance in 1983 for one 3x5 ft sign along Horsham Road conditioned on the size and style presented at that hearing.

The applicant seeks relief from the provisions of Section 230-126 of the Code of Montgomery Township in order to allow the proposed signage.

****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.**