



Montgomery Township  
Zoning Hearing Board  
**Meeting Date: January 5, 2016**

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

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. REORGANIZATION
  - A. APPOINTMENT OF ZHB SOLICITOR
  - B. APPOINTMENT OF HEARING OFFICERS
    - a. Chairman
    - b. Vice Chairman
    - c. Members
    - d. Alternates
- IV. RECITATION OF SUNSHINE LAWS and PROCEDURES FOR THE HEARING
- V. APPLICATIONS

1. **Application No. 15100002 – John Wilson / 512 Bethlehem Pike - Continued from November 10<sup>th</sup> hearing** - The applicant, John Wilson, is the owner of the property located at 512 Bethlehem Pike. The 23,724 square foot lot is currently improved with a 1940 square foot split level single family dwelling, 3 parking spaces in the front yard, a nonconforming freestanding sign and sits within the BP – Business Professional zoning district. The property is currently vacant and in the past was utilized by the owner as a mortgage broker business and residence. In order to market the property for sale, the applicant desires to add additional parking to the property. Ten spaces are required by ordinance. The applicant proposes to add additional parking in the front yard rather than add parking in the rear yard so as not to impact the surrounding residential properties in the rear. The applicant proposes the following:

- 1. Install 7 parking spaces in the front yard, relocate the existing nonconforming freestanding sign (will maintain current setback and height of sign), and provide 3 additional parking spaces off-site in the adjacent Montgomery Baptist church parking lot, under a long term lease; ***or in the alternative,***
- 2. Install 5 parking spaces in the front yard, keep the existing nonconforming freestanding sign in its current location, and provide 5 additional parking spaces off-site in the adjacent Montgomery Baptist church parking lot, under a long term lease.

The applicant seeks relief in the form of variances and a special exception to allow the parking in the front yard, reduce the side yard setback from 15 feet to 5 feet, allow 30% - 50% joint use parking rather than 25% and relocate the existing nonconforming freestanding sign should option (2) be granted. The applicant seeks relief from Sections 230-83B(1); 230-83K(11)(a)&(b), and 230-135C.

2. **Application No. 15110001 – Liberation House / 1146 Stump Road** – Continuance Requested.

**\*\*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.**