



**MONTGOMERY TOWNSHIP  
BOARD OF SUPERVISORS**

1001 STUMP ROAD  
MONTGOMERYVILLE, PA 18936-9605  
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TOWNSHIP MANAGER**

**Via Email Notification Frederic M. Wentz, Esq.  
& REGULAR MAIL**

**DETERMINATION OF THE ZONING OFFICER**

Mr. & Mrs. Domenick Braccia  
1146 Stump Road  
North Wales, PA 19454

May 2, 2016

Liberation House LLC  
1146 Stump Road  
North Wales, PA 19454

RE: 1146 Stump Road  
North Wales, PA 19454

I have reviewed various information provided concerning the use of the property at 1146 Stump Road currently being occupied by Liberation House LLC, which provides housing to individuals receiving treatment for various addictions. The following information was reviewed:

- Zoning Hearing Board application of Liberation House LLC, requesting appeal from determination of the Zoning Officer
- Letter from Harry G. Mahoney, Esq. dated December 21, 2015, Re: Liberation House/Montgomery Township
- Questions posed by the Township for specifics of use of the property and Liberation House LLC response dated February 4, 2016
- Questions posed by the Township for specifics of use of the property and Liberation House LLC response dated April 18, 2016
- Opinion letter from Kenneth Amey, AICP dated January 22, 2016, Definition of Family

**FAMILY** -- Any group of individuals living together permanently or long-term, as opposed to transiently or short-term, as the functional equivalent of a family where the residents may share living expenses, chores, eat meals together and are a close group with social, economic and psychological commitments to each other. A family includes, for example, the residents of residential care facilities or group homes for people with disabilities. A family does not include larger institutional group living situations such as student-housing, dormitories, fraternities, sororities, monasteries or nunneries.

Based on the review of the information above, Liberation House is a housing provider for recovering alcoholics and substance abusers and are considered "handicapped" under the 1988 amendments to the Federal Fair Housing Act. In accordance with the Montgomery Township Code, Article II, Definitions, Section 230-5, Family, includes, for example, the residents of a residential care facilities or group homes for people with disabilities, so long as the residents live together as a single housekeeping unit on a non-transient basis. Therefore the proposed use is in compliance with Montgomery Township Zoning Code.

If you have any questions please feel free to contact this office.

Sincerely,

A handwritten signature in cursive script, reading "Bruce S. Shoupe".

Bruce S. Shoupe  
Director of Planning and Zoning

Cc: Township Solicitor  
Marianne McConnell, Deputy Zoning Officer

Regular Mail -- Liberation House LLC, 1146 Stump Road North Wales, PA 19454  
Frederic M. Wentz, Esq