



Montgomery Township
Zoning Hearing Board
Meeting Date: June 7, 2016

The agenda for the scheduled hearing is as follows:

1. Application No. 15100002 – John Wilson / 512 Bethlehem Pike - 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. 16050001 – Clark / 105 Usher Lane - The applicants, Brian and Michelle Clark, are the owners and occupant of the property located at 105 Usher Lane. The property is currently improved with a 3,767 square foot single family residence, 120 sq ft shed, inground swimming pool with decking, and a patio. The lot is 27,002 square feet and sits within the R1 Cluster -Residential Zoning District. The applicant proposes to construct a 250 sq ft roof structure / pavilion over a patio. The applicant is requesting an eight foot setback from the side property line where the minimum required is fifteen.

The applicant seeks relief from the provisions of Section 230-46 of the Code of Montgomery Township in order to allow the existing patio and a proposed roof structure within the side yard setback.

3. Application No. 16050003 Jaffe / 113 Hawthorne Drive - The applicants, Steven Jaffe and Debra Finer, are the owners and occupants of the property located at 113 Hawthorne Drive. The property is currently improved with a 2224 square foot single family residence, a 216 sq ft shed, 100 sq ft shed (to be removed), 266 sq ft deck, and fence. The property is a 22,500 square foot lot and sits within the R-2 Residential District. The home currently does not have a garage. The applicant proposes to construct a 440 square foot detached garage 20 feet from the rear property line where the minimum setback required is 30 feet.

The applicant seeks relief from the provisions of Section 230-33D(1) of the Code of Montgomery Township in order to allow the proposed detached garage 20 feet from the rear property line.

****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.**