



Montgomery Township
Zoning Hearing Board

Meeting Date: July 7, 2015

The agenda for the scheduled hearing is as follows:

1. **Application No. 15060001 – 751 Horsham Road - Water Tower Square Associates** - The applicant is the owner of the 33.64 acre property located at the intersection of Horsham and North Wales Roads within the C-Commercial District. The property is currently improved with a 229,192 square foot single story shopping center currently occupied by the Home Depot, Planet Fitness, and Office Max. The applicant proposes to install four additional panels on the two existing freestanding signs along Horsham Road and North Wales Road in order to provide identification for future tenants within the shopping center. The additional signage will increase the two signs from 99 ½ square feet to 139 ½ square feet (40 additional square feet) where the maximum size allowed is 100 square feet. No additional height to the existing signs is proposed.

The applicant seeks relief from the provisions of Section 230-127A(4)(b) of the Code of Montgomery Township in order to allow the additional signage.

2. **WITHDRAWN - Application No. 15020001 – 1079 Horsham Road – Christopher Lear** - The applicant recently acquired the 1 acre property at 1079 Horsham Road located within the R-1 Residential District. The property is currently improved with a 2,178 square foot single family dwelling, a 1,104 square foot detached garage and a 6,000 square foot pole barn. The applicant is operating a scrap metal business (Armco Scrap Metals) on the property utilizing the existing dwelling as his residence and an office for the business. The 6,000 square foot barn would be utilized for the storage of scrap metal materials and drums. The equipment utilized for the proposed business are forklifts, a Peterbilt rolloff truck, a Peterbilt straight box truck, and a Ford box truck.

The applicant has filed an application to the Zoning Hearing Board seeking relief from the provisions of Section 230-149A (2) (a) [4] [a][ii] in the form of a special exception and Section 230-26 in the form of a variance in order to allow the scrap metal business as a major home occupation.

**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.