



Montgomery Township
Zoning Hearing Board

Meeting Date: December 6, 2017

The agenda for the scheduled hearing is as follows:

1. **Application No. 17100001 – Christopher Lear / 1079 Horsham Road** - The applicant, Christopher Lear, owns the 1-acre property within the R-1 Residential District located at 1079 Horsham Road. 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 on the property utilizing the existing dwelling as his residence and office for the business. The applicant submitted a Zoning Hearing Board application appealing the determination of the Zoning Officer and requesting a special exception in order to operate a major home occupation. The applicant seeks relief from the provisions of Sections 230-26, 230-149, and 230-185 of the Code of Montgomery Township as stated in his application.

2. **Application No. 17100002 – Shin Family Practice / 1200 Welsh Road** - The applicant operates a chiropractic office within a 2,160 square foot space in the Montgomery Commons Shopping Center at 1200 Welsh Road since January 2017. The property is located within the S- Shopping Center district. The applicant entered into a lease agreement with the property owner in September 2016. Upon review of the building permit submitted October 25, 2016, the applicant was advised that the proposed installation and use of an x-ray machine was not permitted at this location. Per Section 230-86A and Table 230-A of the Code of Montgomery Township, a medical and dental clinic is not permitted within the Shopping Center district. The applicant submitted a letter to the Township dated October 21, 2016 that an x-ray machine would not be installed. A Certificate of Occupancy was issued on January 24, 2017 for the Chiropractic Office with the stipulation that x-ray equipment on site was prohibited.

The applicant submitted an application to the Zoning Hearing Board seeking a variance pursuant to Sections Section 230-86A and Table 230-A of the Code of Montgomery Township in order to install the proposed x-ray machine.

3. **Application No. 17110001 – Bharatiya Temple / 1612 County Line Road** - The applicant has revised their 2002 and 2015 approved land development plans and desires to construct a cultural and learning center and expand the parking areas. The applicant proposes to construct a 5,244 square foot cultural center and construct two additions on to the existing building; a 580 square foot kitchen addition and a 554 square foot storage area addition. The applicant requests relief from the provisions of Section 230-26E(1) of the Code of Montgomery Township to permit 49.9% impervious coverage where the maximum allowed on the property is 30% and a 26 foot side yard parking setback where a minimum of 30 feet is required.

****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.**