



Montgomery Township
Zoning Hearing Board
Agenda – June 2012

Meeting Date: June 5, 2012

The agenda for the scheduled hearing is as follows:

1. **117 Avondale Drive # 12040002** - The property is on the arc of the roadway therefore by the zoning code the entire length of the curve is deemed the front yard. The applicant requests variances from the following provisions of the Code of Montgomery Township:

Sections 230-148 (2)(a)&(c), Fences and Walls – The applicant proposes to install a 4 ft 6 inch open style aluminum fence with 3 stone decorative pillars within a portion of the front yard where a maximum height of 3 feet is allowed. The proposed fence and pillars will be 10 feet from the sidewalk, approximately 17 feet from the edge of the road.

Section 230-149B(1)(c) & (2) Accessory Buildings – The applicant desires to install a 160 square foot shed 3 feet 6 inches from the side and rear property lines where sheds over 144 square feet in size must be located within the building envelope.

2. **1314 Lansdale Avenue #12050001** – The applicant is requesting a special exception in order to allow a change from a pre-existing nonconforming single family attached structure consisting of 3 residential dwelling units to a single family attached structure consisting of 2 dwelling units. Section 230-139B of the Code of Montgomery Township.

ZHB Special Hearings

9th Meeting Date: June 26, 2012

The agenda for the scheduled hearing is as follows:

Airport Square Shopping Associates - Application #10110003 - NOTICE IS GIVEN that the Montgomery Township Zoning Hearing Board will hold a hearing at the Township Building located at 1001 Stump Road, Montgomeryville, PA commencing at 7:30 pm on Tuesday, October 25, 2011. The Board will consider a challenge to the substantive validity of the Montgomery Township Zoning Ordinance of 1952 filed by Airport Square Shopping Associates, L.P., concerning property identified as tax parcel #46-00-01340-009 located at the intersection of Horsham Road and North Wales Road. The challenge is limited to an approximately 24-acre portion of said property located in an LI District. Appellant asserts that the Zoning Ordinance is arbitrary and irrational and constitutes illegal spot zoning, rendering the provisions of the Zoning Ordinance unconstitutional as applied to this property.