



Montgomery Township
Zoning Hearing Board
Agenda - July 2012

Meeting Date: July 10, 2012

The agenda for the scheduled hearing is as follows:

1. **1314 Lansdale Avenue #12050001 (continued from June 5, 2012)** – 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.
2. **733 Bethlehem Pike #12060002** - The applicants have owned the property and operated a retail dress shop located at 733 Bethlehem Pike since October 2006. The dress shop will not continue and the applicant has a pending lease with a vacuum cleaner sales and service center. The applicant seeks a variance from Section 230-134C(1) to allow four parking spaces instead of the required 6.5 for the proposed retail use or an amendment to the 1977 Opinion and Order so as to allow four parking spaces for a retail use or, alternatively, the applicant requests a special exception pursuant to 230-135 in order to share parking spaces with the neighboring property, Frugal Frames, at 735 Bethlehem Pike.
3. **27 Airport Square #12060003** - The applicant, John Murphy of Alpha Consulting Engineers on behalf of Bloomin' Brands, proposes to operate a Bonefish Grill restaurant at the Airport Square Shopping Center in the existing freestanding building currently occupied by Friendly's restaurant. The applicant requests a special exception pursuant to Section 230-156.4 of the Code of Montgomery Township in order to allow an outdoor dining area. The property is within the S – Shopping Center district which permits an outdoor dining area as an accessory use by special exception with specific regulations.
4. **104 Major Drive #12060004** - The applicants own and reside in a single family detached residence located at 104 Major Drive within the R1 Cluster Residential Zoning District. The applicants seek a variance from the provisions of Section 230-148G(1) of the Code of Montgomery Township in order to install a fence in their rear yard within the area designated wetlands.

ZHB Special Hearings

9th Meeting Date: continued to August 28, 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.