



Montgomery Township
Zoning Hearing Board
Agenda – November 2013

Meeting Date: [November 13, 2013](#)

The agenda for the scheduled hearing is as follows:

1. **102 Carson Drive – Application #13100003** – The applicant is seeking variances from the provisions of Section 230-149 of the Code of Montgomery Township in order to use a portion of the dwelling for the practice of shiatsu massage with clients coming to the residence for such treatments.
2. **744 Bethlehem Pike – Commerce Limited Partnership #9231 – Application #13100005** – The applicant seeks Variances from Sections 230-78.G, 230-134.D and 230-138 to permit parking spaces with a width of 9 feet and a length of 18 feet and area of 162 square feet instead of required 10 foot width 20 foot length and 200 square feet area requirements; or in the alternative, a variance from Section 230-134.C.(1) to permit 71 parking spaces of the complying size instead of the required 78 spaces; and

Variances from Sections 230-78.A. and 230-155 relating to landscaping, including the buffering and street tree requirements in the areas along Vilsmeier Road, the required street trees along Bethlehem Pike, and the side lot lines of the subject property.

3. **640 Cowpath Road – Somerville Montgomery, LP – Application #13100004** – The applicant seeks relief from the following provisions of the Code of Montgomery Township:

An interpretation of the definition of “height of buildings” in Section 230-5 or in the alternative a variance from Section 230-87 to a permit a roof height of 26.25 feet with a parapet of 39 feet or in the alternative a variance from Section 230-1123.A to permit a parapet wall that extends approximately 10.34 feet above the building roofline instead of the permitted 6 feet; and

An interpretation that the Lowe’s Garden Center consisting of approximately 27,099 square feet is a non-conforming building or structure and is not to be included in the calculation of building coverage; and

A variance from Section 230-88.C to permit building coverage in excess of 15%; and

A variance from Section 230-127.A .(4)(b)(2) to permit two free standing business signs with an area of 136.2 square feet instead of permitted 100 square feet; and

A variance from Section 230- 86 to permit automobile accessory sales and tire sales/installation center; and

A special exception pursuant to Section 230-150.A to permit two above-ground propane storage tanks and two above-ground diesel storage tanks in excess of 550 gallons of capacity.

ZHB Special Hearings

14th Meeting Date: December 4, 2013 at 5pm at the Township Building

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.