



Montgomery Township
Zoning Hearing Board
Agenda

Meeting Date: November 11, 2014

The agenda for the scheduled hearing is as follows:

- 1. Application # 14100001 – 110 & 120 Commerce Drive / Best Impression Racing** - The applicant recently acquired the property located at 110-120 Commerce Drive. The property is currently improved with a 20,000 square foot one-story industrial building within the Limited Industrial (LI) District. Previously, the building was occupied by an auto repair shop/office (8,000 sf space) and for the office/storage of collectible automobiles (12,000 sf). A variance was granted in 2011 for the automotive repair use in the 8,000 square foot space. The applicant desires to switch areas in the existing building to allow the leasing for automotive repair and associated office area to occupy 8,564 square feet with 2,940 sf office space and the remaining area of the building would be occupied by Best Impression Racing utilizing 1058 sf for automotive repair of his collectible automobiles accompanied with 2,450 sf of office and 4,334 sf of storage space.

The applicant seeks relief from the provisions of Section 230-103A of the Code of Montgomery Township and / or to modify Opinion and Order #11010001 in order to allow the automotive repair use within two spaces totaling 9,622 square foot located within the 20,000 square foot building at 110-120 Commerce Drive.

- 2. CONTINUED TO DECEMBER 2, 2014 - Application #14100002 – 106 Arbor Way** - The applicant, Gregory Ford, submitted a permit application for the installation of an in-ground swimming pool, pool decking / patio, and fence in September of this year. The permit was approved as the plan met all zoning regulations. The applicant desires to revise the plan and relocate the pool, decking, and patio resulting in a 3 foot encroachment into the rear yard setback. The applicant proposes to construct the pool, decking, and patio 12 feet from the rear property line where a minimum of 15 feet is required.

The applicant seeks relief from the provisions of Section 230-149B(1)(b) of the Code of Montgomery Township in order to construct the in-ground swimming pool, decking, and patio within the rear yard setback.

Copies of the Applications and accompanying documents are on file in the Township's Planning and Zoning Department and may be seen upon request.