



Montgomery Township
Zoning Hearing Board
Agenda

Meeting Date: December 2, 2014

The agenda for the scheduled hearing is as follows:

- 1. 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.

- 2. Application #14110001 – 640 Cowpath Road Unit 3** - The applicant, Wilkinson Five Point Limited Partnership, is the owner of the property located at 640 Cowpath Road Unit 3 within the Five Points Plaza Shopping Center. The property is zoned S- Shopping Center. Unit 3 is currently improved with a 2900 square foot vacant bank building. The applicant proposes to demolish the existing building and construct a gasoline fueling facility with a 157 square foot associated building, 14 fuel dispensers and a drive-through automated teller machine.

The applicant seeks relief from the provisions of the following sections of the Code of Montgomery Township:

Section 230-134C(10)(a) - To permit a parking ratio of 4.32 spaces per 1000 square feet, rather than the required 4.5 spaces per 1000 square feet.

Section 230-88C – To permit building coverage of 16.1% rather than the required 15.9% previously granted by the Zoning Hearing Board.

Section 230-127A(4)(a) – To permit the existing freestanding sign on Cowpath Road to be modernized with a changeable copy area to be set back 5.9 feet from the edge of the roadway where a minimum of 15 feet is required.

Section 230-127A(4)(b)(1) – To permit the existing freestanding sign on Cowpath Road to be modernized with a total area of 50 square feet where 34 square feet is allowed and a height of 13 feet where a maximum height of 5 feet is allowed.

Section 230-127A(2)(a) – To permit 96.3 square feet of awnings / building signage where a maximum of 49.2 square feet is allowed.

Section 230-127A(4)(b)(3) – To permit a directional sign with a proposed height of 13 feet with an area of 6.67 square feet in size where the maximum height allowed is 3 feet with an area of 6 square feet in size.