



Montgomery Township
Zoning Hearing Board

Meeting Date: January 4, 2017

The agenda for the scheduled hearing is as follows:

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. REORGANIZATION
 - A. APPOINTMENT OF ZHB SOLICITOR
 - B. APPOINTMENT OF HEARING OFFICERS
 - a. Chairman
 - b. Vice Chairman
 - c. Members
 - d. Alternates
- IV. RECITATION OF SUNSHINE LAWS and PROCEDURES FOR THE HEARING
- V. APPLICATIONS

1. **Application No. 16120001 – 208 Orchard Drive / Arduino** - The applicants, Vincent and Deborah Arduino, are the owners and occupants of a 1,666 square foot townhouse located at 208 Orchard Drive within the R3A Residential Zoning District. The lot is 5,180 square feet in size and sits directly behind the Village Shopping Center. A 50 foot wide buffer exists around the perimeter of the development and across the applicants' entire rear yard. The home was constructed 50 feet from the rear property line. The applicants propose to construct an 11x15 foot enclosed porch / sunroom on an existing deck. The proposed structure is required to be a minimum of 40 feet from the rear property line and no structures or buildings are allowed within a buffer area.

The applicant seeks variances from the following provisions of the Code of Montgomery Township: Section 230-5; Definition of Buffer Area, and 230-50; Area, Height, and Bulk regulations in order to allow the construction of the proposed enclosed porch / sunroom.

2. **Application No. 16120002 – 741 Bethlehem Pike / Furniture Concepts, LLC** - The applicant, Furniture Concepts, LLC / Fortunoff Backyard Stores is a retail store that is leasing 10,516 square feet of the 18,742 square foot building located at 741 Bethlehem Pike. The property has frontage along Bethlehem Pike with a rear access off of Horsham Road and sits within the C-Commercial Zoning District. The applicant is proposing to install two wall signs, one on the front of the building facing Bethlehem Pike, 107 square feet in size; and the second on the rear of the building, 68.5 square feet in size. The total wall signage proposed is 175.5 square feet where the maximum wall signage allowed is 90 square feet.

The applicant seeks a variance from the provisions of Section 230-127A(2) of the Code of Montgomery Township in order to install the proposed signage.

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