



Montgomery Township  
Zoning Hearing Board

**Meeting Date: July 11, 2018**

*The agenda for the scheduled hearing is as follows:*

1. **Application No. 18050002 / 1079 Horsham Road** – The applicant, Christopher Lear, acquired the 1-acre property located at 1079 Horsham Road within the R-1 Residential District. The property is currently improved with a 2,178 square foot single family dwelling, a 1,104 square foot detached garage and a 5,300 square foot pole barn.

The applicant has filed an application to the Zoning Hearing Board appealing the determination of the Zoning Officer in regards to the Cease and Desist Order dated September 7, 2017. The applicant states that the Zoning Officer erred in his determination of the use of the property as a “recycling / waste disposal facility” and believes that his stated use as a “warehouse and metal sorting facility” is a continuation of a “pre-existing non-conforming” use of the property.

The applicant seeks a determination by the Zoning Hearing Board that his current use of the property is similar to the prior non-conforming uses of the property and therefore permitted per Section 230-139A of the Code of Montgomery Township as continuation of the prior non-conforming uses.

In the alternative, the applicant seeks a special exception pursuant to Section 230-139B in order to allow any lawful “non-conforming” use of a building or land to be changed to another “non-conforming use” of the same classification.

In the alternative, the applicant seeks a variance from the provisions of Section 230-26A, Use Regulations in the R-1 Residential District, to allow the residential and light industrial use of the property.

**\*\*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.**