



## Montgomery Township Zoning Hearing Board

**Meeting Date: August 2, 2023 – 6:30 pm**

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

1. **Application #23070001 – Edwin & Daria Leshner / 100 Auburn Circle** – The applicants propose to install a 6 foot privacy fence within their property. The 20,426 square foot corner property lies within the R-5 Residential zoning district. The proposed fence will sit just inside the side property line along Tree Line Drive where a minimum of 15 feet is required. The applicants seek a variance from the provisions of Section 230-148B2(c) of the Code of Montgomery Township in order to install the 6 foot solid fence in their desired location.
2. **Application #23070002 – Tony & Anh Moawad / 102 Potters Way** - The applicants own and reside in a single family home within the Estates of Montgomery development. The 25,876 square foot property sits within the R-1 Cluster zoning district. The applicant proposes to install a bilco door 9 feet from the side property line where a minimum of 15 feet is required. The applicant seeks a variance from the provisions of Section 230-46 of the Code of Montgomery Township in order to install the bilco door in their desired location.
3. **Application #23070003 – The Venue at Montgomery, Inc / 230 Montgomery Mall (804 Bethlehem Pike)** – The applicants were previously granted a use variance to allow their proposed indoor recreation/amusement venue space. The original lease with the Mall did not allow the sale or consumption of alcoholic beverages. Following the granting of the variance (May 2023), the applicant has had the lease amended to permit patrons to bring and consume their own alcoholic beverages, commonly known as “Bring Your Own Beverage” (“BYOB”). The applicant desires to host and contract events at the premises that involve BYOB. Accordingly, the applicant requests an expansion of the use variance granted pursuant to Section 230-94A of the Code of Montgomery Township to permit the consumption of alcoholic beverages during BYOB events at the premises.

**\*\*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\*\***