



Montgomery Township Zoning Hearing Board

Meeting Date: June 5, 2024 – 6:30 pm

The agenda for the scheduled hearing is as follows:

1. Application #24050001 – Boyd / 126 Woodland Drive - The applicants own and reside in a single family home at 126 Woodland Drive within the R-2 Residential zoning district. A warning notice was forwarded to the property owners in regards to the operation of a towing business (Boyd's Towing) conducted on a residential property; specifically citing the following provisions of Chapter 230, home occupations:

Section 230-31 Use Regulations – Commercial use in a residential zoned property is not permitted.

Section 230-149A(2)(a)(4) Accessory Uses / Home Occupations - Home occupations are permitted as an accessory use in compliance with Township, state and federal regulations. This office has no record of a home occupation permit being applied for or issued for the above referenced property.

Section 230-149A(2)(a)[4][a][i][D] – There shall be not outside appearance of a business use, including, but not limited to, parking, signs, or lights.

Section 230-149A(2)(b) Requirements for all home occupations - [iii] There shall be no business-related exterior storage or display of goods, [vi] The home occupation shall in no way cause the residential appearance or character of the premises to differ from the surrounding residential area. [xiii] All home occupations must obtain a use and occupancy permit.

The applicants submitted an application requesting relief from the provisions of Section 230-149A(2)(a)4 of the Code of Montgomery Township in order to allow the business as a home occupation.

2. Application #24050002 – Glemser / 750-752 Horsham Road – The applicants, are the equitable owner of the 28,944 sq ft property located within the C-Commercial zoning district. The property is improved with a 5,732 square foot two-tenant building with associated paving and walkways. One tenant space is occupied by Rita's Water Ice, the other space is vacant (former lighting store). The applicants propose to utilize the second space for an automobile service and repair shop. The applicant has submitted an application to allow the proposed use by Special Exception subject to the provisions of Chapter 230-75(1) and Table 230-A of the Code of Montgomery Township. Special Exception requests are guided by the criteria and standards set forth in Chapter 230-185.

****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****