



Montgomery Township  
Zoning Hearing Board

**Meeting Date: October 3, 2018**

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

1. **Application #18060001 Target Corporation / 125 Witchwood Drive** – The applicant is the owner of the 12.41 acre property located at 125 Witchwood Drive. The Target parcel adjoins a 9.98 acre parcel owned by KIR Montgomery 049, LLC, a Kimco Realty entity. The Target and Kimco parcels are part of a unified development improved with a retail shopping center, internal access driveways, and surface parking. The parcels underlying districts are split-zoned Limited Industrial and R-2 Residential, however, the site was developed under the ECPOD, Expressway Corridor Preservation Overlay District Regulations.

The applicant proposes to install a double-sided internally illuminated freestanding sign, 102 square foot in size with an overall height of 12 feet at the corner of Witchwood Drive and Knapp Road on the adjacent Kimco parcel. The applicant requests variances from the following provisions of the Code of Montgomery Township:

1. Section 230-127A to permit an off-premises free-standing monument sign on the adjacent parcel.
2. Section 230-127A(4)(b)[1] to permit a free-standing monument sign to exceed 5 feet in height and 34 square feet in size. The maximum size allowed is 70 square feet set back a minimum of 33 feet from the curb line.
3. Such other relief as the Zoning Hearing Board may deem necessary to permit the proposed sign in conformity with the application and exhibits.

2. **Application # 18080002 – Kane / 243 Twining Road** - The applicant, William Kane, is the co-owner of the 12,500 square foot property located at 243 Twining Road. The property sits within the R2-Cluster Zoning District and is currently improved with a 2,192 square foot home, deck, and shed. The applicant was issued a permit in 2015 for a six foot tall privacy fence to be installed within the side and rear property lines of his property. The applicant constructed a fence varying in heights from 6 feet to 11 feet 9 inches with a portion of the fence encroaching into the front yard. The applicant received a notice in regards to the fence exceeding the maximum height allowed and encroaching into the front yard.

The applicant has filed an application appealing the Determination of the Zoning Officer and in the alternative seeks a variance from the provisions of Sections 230-148 and 230-5, definition of Decorative Fence, of the Code of Montgomery Township.

3. **Application #18090001 Getman / 106 Hampton Circle** – The applicant, Christopher Getman, co-owns the 10,830 square foot property located at 106 Hampton Circle. The property sits within the R-5 Residential District and is currently improved with a 2,403 square foot home, deck, and shed. The applicant proposes to construct a 432 square foot one-story addition on the rear of the home 32-37 feet from the rear property line where a minimum of 40 feet is required. The applicant seeks a variance from the provisions of Sections 230-67B(3)(c) of the Code of Montgomery Township.

**\*\*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.**