



## Montgomery Township Zoning Hearing Board

**Meeting Date: March 3, 2021**

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

**6pm - 1. Application #21020001 - Renoy and Ancy Varghese / 108 Major Drive** – The applicants, own and occupy a single family home located at 108 Major Drive. The 25,000 square foot property sits within the R-1 Cluster zoning district. It is a corner property with the home facing Major Drive and the side yard along Buckingham Lane. Approximately half of the rear yard consists of wetlands. The applicants are constructing an in-ground swimming pool on the property with a 6 foot solid fence enclosing the side and rear yards. The applicants request a variance from the provisions of Section 230-148B(2)(c) of the Code of Montgomery Township in order to install a 6 foot solid fence 12 feet from the edge of Buckingham Lane rather than the 27 feet required.

**6:30 pm - 2. Application #21020002 - 202 Marketplace / 411 Doylestown Road** – The applicant is the owner of the 7.8-acre parcel located at 411 Doylestown Road within the S – Shopping Center zoning district. The property is currently improved with a 67,196 square foot one-story building with associated parking and drive aisles. The applicant requests a variance from the provisions of Section 230-156.1C(5) of the Code of Montgomery Township to allow a proposed outdoor playground area for a future Day-Care Center in the side yard of the property rather than the rear yard as required.

**7pm - 3. Application #21020003 – Adams Montgomery Association & BAG Associates / 801 & 805 Horsham Roads** – Adams Montgomery Association is the owner of the 1.102-acre property located at 801 Horsham Road bounded by Horsham Road and Doylestown Road. BAG Associates is the owner of the 30,400 square foot property located at 805 Horsham Road bounded by Horsham Road. Both properties sit within the C-Commercial zoning district. The properties are adjacent and contain retail uses totaling approximately 15,400 square foot of building area. The properties share parking. The properties initially had 96 total parking spaces. Over the years, road-widening and other road improvements have resulted in portions of the properties being taken and the parking reduced to 69 parking spaces. PennDot is proposing additional improvements that will further reduce the parking to 66 parking spaces. The co-applicants seek relief from the following provisions of the Code of Montgomery Township in order to allow 66 parking spaces at 9x18 in size where a minimum of 100 parking spaces at 10x20 in size is required:

- 1). 230-135 – A Special Exception to permit shared parking together with a 25% reduction, which would required a total of 75 parking spaces.
- 2). 230-134 – A Variance to allow 66 parking spaces.
- 3). 230-138 – A Variance to allow 9x18 foot parking spaces

Or, in the alternative to the Special Exception under 230-135:

- 4). 230-134 – A Variance to reduce the required number of parking spaces to 66 where 100 spaces is required.

**7:30 pm - 4. Application #21020004 – Toll Brothers, Inc. / 101, 103, 105, & 107 Wynstone Ct** – Toll Brothers, Inc. is the owner and developer of the properties located off of Bethlehem Pike within the Walnut Creek Development. Phase II of the project consists of 148 townhomes constructed or under construction. The applicant requests a variance from the provisions of Section 230-5B of the Code of Montgomery Twp in order to construct decks within the 50 foot wide buffer area in the rear of the homes.

**\*\*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.**