



Montgomery Township Zoning Hearing Board

Meeting Date: June 2, 2021

The agenda for the scheduled hearing is as follows:

6:30 pm - 1. Application # 21050001 Mauriello / 126 Chatham Place – The applicants, Anthony and Mary Mauriello own and occupy the single family detached home located at 126 Chatham Place. The 12,789 square foot property sits within the R-5 Residential District and is currently improved with a single family home and deck. The property is a corner property. The home initially was supposed to face Durham Way, but was constructed in the building envelope facing Chatham Place. Therefore, the side yard setback is now behind the home and the rear yard setback is on the side of the home. The existing deck on the back of the home sits 13 feet from the side property line where a minimum of 15 feet is required (per attached previous Opinion & Order #5-84-612). The applicants propose to construct a 17' x 17' enclosed porch on a portion of the existing deck. The proposed porch would sit 13 feet from the side property line where a minimum of 15 feet is required and would sit 24 – 29 feet from the rear property line where a minimum of 40 feet is required.

The applicants request relief from the following provisions of the Code of Montgomery Township:

1. **230-67B(3)(c)** – Variance from the minimum 40 foot rear yard setback.
2. **230-67B(3)(b)[2]** – Variances from the minimum 15 foot side yard setback as depicted on the plot plan and record plan.

7:00 pm – 2. Application # 21050001 Gran Rodeo Mexican Bar & Grill / 550 Dekalb Pike – The applicant, Gran Rodeo Mexican Bar & Grill, leases the 5,826 square foot building located adjacent to the Courtyard at Marriott hotel at 544-550 Dekalb Pike. The property sits within the Limited Industrial District with the ECPOD Overlay. The applicant proposes to construct a 527 square foot outdoor patio / dining area in the front of the building in order to offer outdoor seating to its customers. The applicant seeks a Special Exception pursuant to Section 230-156.4 of the Code of Montgomery Township to allow the proposed outdoor dining area.

****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.**