



Montgomery Township Zoning Hearing Board

Meeting Date: December 1, 2021 – 6:30 pm

The agenda for the upcoming scheduled hearing is as follows:

1. Application #21110001 Bruce & Joyce Sobus / 104 Carnaby Circle - The applicants own and reside in a single family home located at 104 Carnaby Circle. The property is 45,310 square foot in size and sits within the R1 Cluster Residential District. The applicants propose to install a standby generator on the side of their home. Due to the nature of their lot and the placement of their home, the proposed generator would sit 8 feet from the side property line where a minimum of 15 feet is required. The applicants request a variance from the provisions of Sections 230-46 of the Code of Montgomery Township in order to install the proposed standby generator.

2. CONTINUED TO JANUARY 5, 2022 - Application #21110002 Caliber Capital, LLC / 739 Bethlehem Pike – The applicant is equitable owner of the 46,914 square foot property located at 739 Bethlehem Pike. The property is currently improved with a 8,225 square foot two-story vacant building (former Fabric Store / Schoolhouse). The applicant proposes to demolish the existing building and construct a new 3,680 square foot one-story car wash with 23 automobile wash parking spaces with double lane stacking for 16 vehicles. The proposed use is permitted by Conditional Use and the applicant has made a separate application to the Board of Supervisors which is currently pending. The applicant requests the following relief:

- a. Variance from Section 230-78A to allow a less than 25-foot wide landscaped area along the side yards of the property.
- b. Determination that Section 230-78G which requires adequate off-street parking and loading space does not require the applicant to provide a loading space; or in the alternative, a variance from Section 230-78G to allow for no loading space as the proposed car wash does not need a loading space for the operation of its business.

****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****