



**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6900 • Fax: 215-855-6656
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TOWNSHIP MANAGER**

**Via Email Notification Frederic M. Wentz, Esq.
& REGULAR MAIL**

NOTICE OF VIOLATION AND CEASE AND DESIST ORDER

Mr. & Mrs. Domenick Braccia
1146 Stump Road
North Wales, PA 19454

October 20, 2015

Liberation House LLC
1146 Stump Road
North Wales, PA 19454

RE: 1146 Stump Road
North Wales, PA 19454

It has come to the Township's attention that the property at 1146 Stump Road is being occupied by Liberation House LLC providing short-term housing to individuals receiving treatment for various addictions. This use is not permitted use under the current zoning of this property R1 – Residential and violates Section 230-5 of the Township Zoning Code, definition of "family". The definition of "Family" in the Montgomery Township Zoning Code is as written below:

FAMILY -- Any group of individuals living together permanently or long-term, as opposed to transiently or short-term, as the functional equivalent of a family where the residents may share living expenses, chores, eat meals together and are a close group with social, economic and psychological commitments to each other. A family includes, for example, the residents of a residential care facilities or group homes for people with disabilities. A family does not include larger institutional group living situations such as student-housing, dormitories, fraternities, sororities, monasteries or nunneries.

You are hereby notified that the use of this property for short-term housing of individuals under your care for addiction treatment is in violation of Article II, Definitions, Section 230-5 and Article V, R-1 Residential District, Section 230-25, of the Montgomery Township Zoning code. The discontinued use of this property for this purpose must cease no later than **30 days** from receipt of this Notice. In no case shall you abandon the premises in such a condition as to create a hazard or menace to the public safety, health, morals or welfare.

This listing of violations may not represent all violations presently occurring on the property. Other violations may appear upon application for required permits or upon further investigation, and the Township reserves its right to take any action authorized to enforce the code of the Township of Montgomery as to all violations

Please be advised that you have the right to appeal this Notice of Violation and Cease and Desist Order to the Montgomery Township Zoning Hearing Board on the proper application form, within thirty (30) days of receipt of this notice.

Failure to correct or remove the violation within the time specified above constitutes a violation of Chapter 230 of the Code of the Township of Montgomery Pennsylvania with possible sanctions clearly described in Sections 230-193 and 230-195. Violation of the Ordinance may result in the issuance of citations where the District Justice may impose a fine of not more than five hundred dollars (\$500) plus all court costs, including the Township's attorneys' fees, incurred as a result of such action. Each day that the violation continues shall constitute a separate violation and may subject you to a daily fine. The township may also institute other appropriate action at law or in equity which may be necessary to enforce the provisions of Chapter 230.

If you have any questions please feel free to contact this office.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bruce S. Shoupe", written in a cursive style.

Bruce S. Shoupe
Director of Planning and Zoning

Cc: Township Solicitor
Marianne McConnell, Deputy Zoning Officer

Regular Mail – 1146 Stump Road, North Wales, PA 19454
Liberation House LLC, 1146 Stump Road North Wales, PA 19454
Frederic M. Wentz, Esq