



## Montgomery Township Zoning Hearing Board

**Meeting Date: August 2, 2016**

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

1. **Application No. 16070001 – 2054 Highland Court / Brand** - The applicants, Werner and Carole Brand, are the owners and occupants of the manufactured home located at 2054 Highland Court. The property is currently improved with a 1695 square foot manufactured home and a 64 square foot shed. The home sits on a 5,001 square foot lot within the Neshaminy Falls Community in the R-4 Residential District. The applicant removed a 105 square foot walkway and replaced it with a 205 square foot patio. The maximum impervious coverage allowed for this district is 35% of the lot. The existing home, home, shed, walkway, and driveway was installed on the lot in 2002 with an impervious coverage of 43.8%. The applicant installed an additional 100 square feet of impervious surface bringing the coverage to 45.8% of the lot. The applicant seeks relief from the provisions of Section 230-60J of the Code of Montgomery Township in order to allow the proposed increase in impervious coverage.
2. **Application No. 16070002 – 110 Bellows Way / Curran** - The applicants, Patrick and Tracey Curran, are the owners and occupants of the single family home located at 110 Bellows Way. The property is a corner lot currently improved with a single family detached home, a deck, retaining wall, and concrete patio under the deck. The home sits on an 11,529 square foot lot within the R-5 Residential District. The building envelope for the lot was placed so that the home would face Bellows Way. However, the home was turned and constructed facing Bedford Lane. The building envelope remained and the back of the home sits at the 15 foot side yard setback line. A 14 x 20 deck was installed on the back of the home and sits one foot from the side property line. The applicants purchased the home in 2001 and propose to replace the deck maintaining the one foot setback and extending it three feet along the back of the home. The proposed deck is 14 x 23 feet in size. The applicant seeks relief from the provisions of Section 230-66C of the Code of Montgomery Township in order to replace the deck and allow the one foot setback from the side property line.
3. **Application No. 16070003 – 212 Progress Drive / Nappen & Associates** - The applicants, Robert and Madeline Nappen, General Partners of Nappen & Associates, own the property located at 212 Progress Drive within the Bethlehem Pike Industrial Center. The property is zoned LI – Limited Industrial. The present improvements on the land include a 25,000 square foot masonry building with four tenant spaces. The applicant was granted a variance from the provisions of Section 230-103 of the Code of Montgomery Township in January of 2013 to permit the use of a 5,000 square foot space (unit D) within the building for the detailing of automobiles being sold at another location within the Township (309 Automart). Presently, the applicant desires to install a self-contained 27'6" x 24' paint booth within the 5,000 square foot space. The applicant seeks to appeal the determination of the Zoning Officer that the proposed paint booth is not a permitted use and/or within the relief granted in January 2013; or in the alternative, (1) seek a modification of the previous decision or (2) seek a variance from the provisions of Section 230-103 in order to allow the installation of a 660 square foot paint booth in connection with the auto-detailing use on the property.

**\*\*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.**