



Montgomery Township Zoning Hearing Board

Meeting Date: [April 7, 2021](#)

The agenda for the scheduled hearing is as follows:

7:30 pm - 1. Application # 21030001 Tosti / 218 Grays Lane – The applicants, Colin & Megan Tosti own and occupy the single family home located at the corner of Grays Lane and Tree Line Drive. The 29,255 square foot lot sits within the R5 zoning district. The home faces Grays Lane with the side yard along Tree Line Drive. The applicants propose to replace an existing 4 foot tall split rail fence with a 5 foot tall solid fence. The applicants propose to install 257 feet of solid fencing 5 feet in height along Tree Line Drive adjacent to the property line where a minimum of 15 feet from the property line is required. A 4 foot open style fence is permitted at this location. The applicants seek a variance from the provisions of Section 230-148B(2)(c) of the Code of Montgomery Township in order to install the proposed fence.

8:00 pm – 2. Application #21030003 Heinze / 110 Matthew Drive – The applicant Bernd Heinze owns and occupies the single family home located at 110 Matthew Drive. The 18,772 square foot lot sits within the R2 Cluster zoning district. The majority of Matthew Drive is a circle. This property sits on the inside of the circle along the curve creating a large front yard and by definition, no side yard along Matthew Drive. The applicant proposes to install a 48-inch tall aluminum open style fence within a portion of the front yard along the curve where the maximum height allowed is 3 feet. The applicant seeks relief from Sections 230-148B(2)(a) and 230-148C of the Code of Montgomery Township in order to install the proposed fence.

8:30 pm – 3. Application #21030002 Joseph Ambler Inn Real Estate and Richard Allman / 1005 Horsham Road – The applicant owns and operates the country inn facility and restaurant located on the 12.5 acre property at 1005 Horsham Road. As the property sits within the R-2 residential zoning district, the applicant has received multiple variances and amendments to previous decisions over the years in order to operate and expand the business. The applicant currently proposes to enlarge one of the existing outdoor patios by 960 square feet in order to expand the outdoor dining and seating 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.**