



Montgomery Township Zoning Hearing Board

Meeting Date: October 6, 2021 - 6:30 pm

The agenda for the upcoming scheduled hearing is as follows:

1. Application #21090002 Vinh Nguyen & Ha Le Huynh / 322 Regency Drive - The applicants own and reside in a single family home located at 322 Regency Drive. The corner property is 12,699 square foot in size and sits within the R2-Cluster Residential District. The applicants propose to construct a 12x40 foot deck along the back of their home. Due to the nature of their lot and the placement of their home, the proposed deck would be, at its closest point, 13 feet from the rear property line where a minimum of 15 feet is required. The applicants request a variance from the provisions of Sections 230-149B(1)(a) and (c) of the Code of Montgomery Township in order to construct the proposed deck.

2. Application #21080003 Maliq & Kelly Harris / 111 David Lane – The applicants own and reside in a single family home located at 111 David Lane. The 14,420 square foot property sits within a cul-de-sac in the R-2 Cluster zoning district. The applicants submitted an application to the Zoning Hearing Board appealing the Determination of the Zoning Officer or, in the alternative, a variance from the provisions of Section 230-149A(2)(a)[4] of the Code of Montgomery Township to operate a personal / boxing training facility within the garage of the home.

7:30 pm - 3. Application #21090001 / Stone & Key Cellars – 435 Doylestown Road – The applicant is a tenant within the Keystone Homebrew business located at 435 Doylestown Road. The 1.7 acre property sits within the R-5 Residential zoning district and is currently improved with a one-story 19,835 square foot building, two pole barns, and associated parking. Keystone Homebrew received relief in 2009 to permit the following uses:

1. Keystone Homebrew retail store
2. Brewing facility with school and classroom
3. Beer/wine manufacturing / warehousing
4. Accessory café for the retail sales of specialty and craft beers, PA wines, food in accordance with the requirements of the PaLCB.
5. Special Events, including outdoor events throughout the calendar year.
6. Storage in pole barns and within the main building.

In 2011, the applicant, sought and received modification of the 2009 Decision to permit the wine making facility replacing the beer making and to modify certain previously imposed conditions.

The applicant currently requests amendments to the previous Decisions and/or relief from the provisions of Sections 230-64 and 230-134C, with regards to the use and parking, in order to allow outdoor dining on the property to the extent that was previously approved under the 2020 Temporary Approval provided by the Township as a result of the impact of the COVID-19 pandemic.

****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****