Montgomery Township Zoning Hearing Board

Meeting Date: August 5, 2026 – 6:30 pm

The agenda for the scheduled hearing is as follows:

Application # 26060017 – Jeana (Coutts) Schutte & George Schutte / 109 Cove Circle

Jeana (Coutts) Schutte is the owner of the 16,047 square foot property. The property is in the R5 Residential Zoning District. The applicant has installed a fence that exceeds the 6-foot limit.

The applicant requests the following relief:

> A dimensional variance from the provisions of Section 230-148. B.2.b of the Montgomery Township Zoning Ordinance to permit a 10 foot high fence.

Application # 26070018 – Scott & Patricia Van Orden / 142 Canterbury Lane

Scott & Patricia Van Orden are the owners of the 15,664 square foot property. The property is in the R2 Cluster Residential Zoning District. The applicant is proposing to construct a 22.5 ft. x 7 ft. covered porch on the front of their house which will encroach the required 40-foot front yard setback by 2 feet.

The applicant requests the following relief:

> A dimensional variance from the provisions of Section 230-46 of the Montgomery Township Zoning Ordinance to permit the proposed covered porch to encroach the 40-foot front yard setback by 2 feet.

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