



Montgomery Township
Zoning Hearing Board

Meeting Date: February 7, 2018

The agenda for the scheduled hearing is as follows:

1. **Application No. 18010001 – Vincent & Diane Pappas / 115 Manor Drive** - The applicants own and reside at the single family home located at 115 Manor Drive. The property is a 20,001 square foot lot and sits within the R-2 Residential district. It is currently improved with a 2-story home constructed in 1995 and a 304 square foot patio. The applicants wish to construct a 318 square foot addition on the rear of the home increasing the building coverage to 18.3% and the impervious coverage to 31.5% of the property. The maximum building coverage allowed is 15% and the maximum impervious coverage allowed is 30%. The addition includes a first floor kitchen bump out, conservatory glass frame with roof and a basement grade extension to install a 32 ft x 10ft indoor swimming pool with hot tub.

The applicants submitted an application seeking variances pursuant to Section 230-33(F) and 230-33(H) of the Code of Montgomery Township in order to construct the proposed addition.

2. **12 month Extension Request - Application #16080001 – Montgomeryville Carpet Mart / 772 Bethlehem Pike** - The applicant, Montgomeryville Carpet Mart, is the owner of a 4.6 acre irregular shaped parcel located at 772 Bethlehem Pike with 25 feet of frontage on Bethlehem Pike and 195 feet of frontage on North Wales Road. This parcel wraps around the corner property (776 Bethlehem Pike). The property is zoned C – Commercial with a portion in the rear zoned R2 – Residential and is improved with a 37,637 square foot multi-tenant building with associated parking and signage.

Currently, two freestanding signs exist for this property. The existing freestanding sign along North Wales Road will remain and the existing freestanding sign along Bethlehem Pike is proposed to be removed and replaced with a new freestanding sign.

The applicant proposes a new 85 square foot freestanding sign, 15 feet in height, set back 21 feet from the curb line. The maximum square footage allowed for any multi-tenant building is 100 square feet in size with a minimum required setback of 33 feet.

The applicant was granted variances from the provisions of Sections 230-127 and Table 230-A17 to exceed the maximum permitted sign height of 11 feet and the maximum permitted sign area of 46 square feet allowed at the 21 foot set back with the condition of providing landscaping per the Opinion & Order and testimony. The variances are scheduled to expire on April 4, 2018. The applicant requests a 12 month extension in order to provide the required landscaping and obtain building permit approval for the new freestanding sign.

****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.**