



Montgomery Township Zoning Hearing Board

Meeting Date: September 6, 2023 – 6:30 pm

The agenda for the scheduled hearing is as follows:

1. **Application #23080001 – Mary Mother of the Redeemer / 1325 Upper State Road** – The applicant owns and operates a Catholic School and Church at the above referenced 18 acre property located within the R-1 Residential District. The applicant proposes to replace their existing monument sign with a new larger sign with a digital changeable copy area. The proposed sign measures 6 feet in height, 30 square feet in size with 18 square foot of digital changeable copy area. The maximum size allowed is 24 square feet with 16 square feet of changeable copy area. The applicant seeks relief from the following provisions of Sections 230-126A(3)(a), 230-126B(1)(i), and 230-127A(1)(a)[1] of the Code of Montgomery Township in order to install their proposed sign.
2. **Application #23080002 – Daniel and Caitlin Lynch / 100 Torey Circle** – The applicants propose to install a 6 foot privacy fence within their property. The 14,557 square foot corner property lies within the R-5 Residential zoning district. The proposed fence will sit 3 feet inside the side property line (13 feet from the edge of the road) along Tree Line Drive where a minimum of 15 feet is required. The applicants seek a variance from the provisions of Section 230-148B2(c) of the Code of Montgomery Township in order to install the 6 foot solid fence in their desired location.
3. **Application #23070003 – The Venue at Montgomery, Inc / 230 Montgomery Mall (804 Bethlehem Pike)** **CONTINUED FROM AUGUST MEETING** – The applicants were previously granted a use variance to allow their proposed indoor recreation/amusement venue space. The original lease with the Mall did not allow the sale or consumption of alcoholic beverages. Following the granting of the variance (May 2023), the applicant has had the lease amended to permit patrons to bring and consume their own alcoholic beverages, commonly known as “Bring You Own Beverage” (“BYOB”). The applicant desires to host and contract events at the premises that involve BYOB. Accordingly, the applicant requests an expansion of the use variance granted pursuant to Section 230-94A of the Code of Montgomery Township to permit the consumption of alcoholic beverages during BYOB events at the premises.

****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****