



## Montgomery Township Zoning Hearing Board

**Meeting Date: February 5, 2025 – 6:30 pm**

*The agenda for the scheduled hearing is as follows:*

**1. Application #24120002 – 102 Lily Way / Shen & Xu** - The applicants own and occupy the 3,429 sq ft single family home on a 6,120 sq ft lot within the Meadows at Parkview Development in the R3B zoning district. The applicants propose to enclose the existing roofed patio with a 2x16 foot extension. The proposed sunroom enclosure will sit 18 feet from the rear property line where a minimum of 20 feet is required. The applicants seek a variance from the provisions of Section 230-53.3C(1) in order to construct the proposed sunroom enclosure.

**2. Application #25010001 – 668 Bethlehem Pike / Costazul, LLC – **CONTINUED TO MARCH 5, 2025****  
- The applicant owns the 5.487-acre property located primarily within the C-Commercial District along Bethlehem Pike (small portion in rear sits in the R-2 Residential District). The property is currently improved with a 44,960 square foot six-unit shopping center and 101 parking spaces. Previous relief was granted in 1976 to allow 108 parking spaces with four users. Over the years, use variances were granted for additional tenants noting the 108 parking spaces. These tenants have vacated and additional tenants are proposed requiring adjusted parking calculations. The applicant proposes to provide 132 parking spaces where the minimum required calculates to 160 per today's requirements. The applicant requests the following:

1. Confirmation that the existing quantity, configuration of the parking, and dimensions of the existing parking spaces exist as a legal non-conformity.

Or, in the alternative, relief from the following provisions of the Code of Montgomery Township:

1. Variance from Section 230-134 to provide 132 parking spaces where 160 parking spaces are required.
2. Variance from Section 230-138 to permit the configuration and dimensions of the existing parking spaces.

**\*\*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\*\***