

Legal Notice

Zoning Hearing

Notice is hereby given of the application to be considered at a public hearing of the Zoning Hearing Board of Lower Moreland Township to be held on **Thursday, June 15, 2017 at 7:00 PM** in the Meeting Room of the Lower Moreland Township Municipal Building, 640 Red Lion Road, Huntingdon Valley, PA 19006.

- 17-04** The continuation of the application of Gold Rush LLC, 620 Welsh Road, Huntingdon Valley, PA 19006 located in the Bethayres Shopping Center, 650 Welsh Road, Huntingdon Valley, PA 19006 who seek relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Table 7-5.4 and section 706.B (3) a Variance to allow the current volume of neon window signs to remain or in the alternative to allow a reduction of the present volume of neon lighting as specified. The applicant also requests an appeal of the February 13, 2017 civil enforcement notice in that the current signs were not regulated at time of installation.
- 17-06** The continuation of the application of Toll PA X, L.P. doing business as Toll Brothers, Inc., 250 Gibraltar Road, Horsham, PA 19044 who seek relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 709.B(1), Table 7-9.1 a Variance to permit seven (7) non-illuminated temporary banner signs where one (1) is permitted, to permit an increase of the maximum size of 32 square feet to 45 square feet for each sign and to permit an increase of the maximum thirty (30) day display duration to three (3) years to assist with leasing and sales at Huntingdon Place, 100 Carson Terrace, Huntingdon Valley, PA 19006.
- 17-07** The application of Pastor Bruce Petty on behalf of the First Baptist Church of Huntingdon Valley, 2451 Murray Avenue, Huntingdon Valley, PA 19006 located in the RM-1 Zoning District who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 302.C, Table 3-2.3.b, Variance to exceed the maximum 35% lot coverage to 71.3%, Variance to allow a reduction of the minimum 10 foot setback for each side yard to 3.7 feet for the westerly side and 3.6 feet for the easterly side, Variance to exceed the maximum 30% building coverage to 61.1% and a Variance from Section 601.C, Table 6-3.1, pg. 6-20 to allow no on-site spaces.
- 17-08** The application of Roman Golovka and Olga Manziy, 2255 Jefferson Lane, Huntingdon Valley, PA 19006 located in the RSD-1 Zoning District who seek relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 302.B, Table 3-2.3.a, Variance to exceed the maximum 20% lot coverage to 24% to allow the construction of an in-ground swimming pool with accessory surfaces and Stormwater facilities within the rear yard of their property.

The Zoning Board may also consider action on any pending court appeals.

Full opportunity to be heard regarding the above referenced application will be given to any citizens and parties in interest in attendance. Copies of the application including any plans or explanatory materials are available for public review in the Township Municipal Building, 640 Red Lion Road, Huntingdon Valley, PA 19006 between the hours of 8:30 AM and 4:00 PM, Monday through Friday, holidays excepted.

**BY ORDER OF THE LOWER MORELAND TOWNSHIP
ZONING HEARING BOARD
MERYLE TWERSKY, SECRETARY**