

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, December 19, 2019 at 7:00 PM** in the Meeting Room of the Lower Moreland Township Municipal Building, 640 Red Lion Road, Huntingdon Valley, PA 19006.

- 19-15** The application of Moshe Attias, Moses Construction Inc., 240 W. Roberts Avenue, Philadelphia, PA 19144 on behalf of Yomit Nachmany, owner of the property located at 3615 Heather Road, Huntingdon Valley, PA 19006 who seeks an Appeal of the Code Enforcement Officer's Notice of Complaint, dated August 1, 2019 and the Failure to Comply Notice, dated October 7, 2019 in that corrective work is not necessary because impervious coverage has not been increased on the property and a trench drain has not been directed from the property into a neighboring property.
- 19-16** The application of Lali Modebadze, 2293 Cordus Lane, Huntingdon Valley, PA 19006 who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 302.C, Table 3-2.3a. "Maximum Lot Coverage" a Variance to allow an increase of the existing non-conforming 33.86% lot coverage by 5.63% to 39.49% to allow the construction of an in-ground swimming pool with deck in the rear yard.
- 19-17** The application of Arkadiy Viron, 158 Marc Lane, Huntingdon Valley, PA 19006 who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Table 5-7.1 "Permitted Accessory Structure Setback" as it relates to Table 3-2.3.a "Residential Dimensional Requirements" a Variance to reduce the minimum 10 foot side yard setback to 9.5 feet and the minimum 25 foot rear yard setback to 16.4 feet and Table 3-2.3.a a Variance to exceed the maximum allowed 30% Lot Coverage to 38.2% to allow a 219 square foot gazebo to remain in the rear yard.

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