

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, September 17, 2020 at 6:00 PM** in the Meeting Room of the Lower Moreland Township Municipal Building, 640 Red Lion Road, Huntingdon Valley, PA 19006.

Social distancing will be in effect requiring a mask be worn. Applications shall be heard in the order they are listed. Due to limited space only applicants being currently heard will be allowed in the building. Standby applicants and interested parties are asked to wait in their vehicles until notified to enter.

- 20-06** The application of Vadim & Marina Drapkin, 3487 Hillcroft Road, Huntingdon Valley, PA 19006 who seek relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 502.F(7)(a) and Table 5-2.4 a Variance to allow a 6 foot high solid board privacy fencing within the Byberry Road front yard of a corner lot and Table 5-7.1 a Variance to allow two (2) accessory structure to located withing the Byberry Road front yard. Additionally, the applicant seeks an interpretation related to Section 208-603-B (3)(a)(1) to allow truck parking on a residential property.
- 20-07** The application of Security Vault Works, Inc. Attn. Barry Glassman, 122 Lafayette Avenue, Laurel, MD 20707 who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 303.C, Table 3-3.3 a Variance to allow an existing lot coverage of 97.3% exceeding the maximum allowed 80% and Section 208-603.C, Table 6-3.1 a Variance to allow a reduction of the required 124 parking spaces to 113 and Section 208-606.F, Table 6-6.2 to allow the reduction of the required four (4) stacking spaces per 1 or 2 kiosk drive through lanes to two (2) stacking spaces and Section 208-703.K to allow an octagon roof sign atop a proposed drive through ATM located in the parking lot of the Bethayres Shopping Center, 650 Welsh Road, Huntingdon Valley, PA 19006.
- 20-08** The application of Salvatore Palantino and Cheryl Leigh Palantino, 2558 Morgan Run, Huntingdon Valley, PA 19006 who seek relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 302.C, Table 3-2.3.a a Variance to allow a 13.1 foot encroachment into the 25 foot minimum rear yard setback to allow the construction of a 14' X 40' deck onto the rear of the dwelling.
- 20-09** The application of Paul Goldberg, 3990 Buxmont Road, Huntingdon Valley, PA 19006 who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 507.B which identifies corner lots having two (2) Front yards and Table 5-2.4 limiting the height and type of fencing in a Front yard a Variance to allow a 6 foot high privacy fence to be installed in the boundary of the County Line Road Front yard.
- 20-10** The application of Victoria Filipova and Pavel Berestov, 514 Long Lane, Huntingdon Valley, PA 19006 who seek relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 302.C, Table 3-2.3a a Variance to allow an increase of the existing 25.8% non-conforming Lot Coverage to 29.8% to allow the construction of an in-ground swimming pool in the rear yard.

- 20-11** The application of Rafael Marques, 1115 Calvin Road, Huntingdon Valley, PA 19006 who seek relief, as listed, from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 303.C, Table 3-3.3 a Variance to allow the reduction of the 34.59 foot non-conforming short side Front yard setback to 27.44 feet, a Variance to reduce the required 50 foot rear yard setback to 18.71 feet, a Variance to reduce the required 20 foot accessory structure side yard setback to 6.26 feet and a Variance to reduce the required non-conforming 23.47 foot accessory structure rear yard setback to 20.37 feet to allow the construction of a 580 square foot single story cabana withing portions of the rear and front yards and a 20' X 16' storage shed within the side and rear setbacks.
- 20-12** The application of Marco & Claudinea Monterio, 3260 Philmont Avenue, Huntingdon Valley, PA 19006 who seek relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 302.C, Table 3-2.3.a a Variance to allow an increase of the maximum 15 foot accessory building height to 19.6 feet and Section 507.B, Table 5-7.1 to allow a reduction of the required 10 foot Side yard setback and the 25 foot Rear yard setback to 5.8 feet and 16.9 feet concurrently for residential accessory structures greater than 200 square feet in size.

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
TED MIDDLEMAN, SECRETARY**