

# 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, November 19, 2020 at 7:00 PM** in the Meeting Room of the Lower Moreland Township Municipal Building, 640 Red Lion Road, Huntingdon Valley, PA 19006.

**20-14** The application of Xiem Nguyen-Yip and Ron Yip, 2599 Bailey Circle, Huntingdon Valley, PA 19006 who seek relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 302.C, Table 3-2.2.a a Variance to allow a reduction of the required 25 foot rear yard setback to 15 feet to allow the construction of a 12.6' X 40' (504 SFT) deck onto the rear of their dwelling.

**20-15** The application of Thomas Tuzzi & Irada Ozer, 2607 Bailey Circle, Huntingdon Valley, PA 19006 who seek relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 302.C, Table 3-2.2.a a Variance to allow a reduction of the required 25 foot rear yard setback to 15 feet to allow the construction of a 28' X 13' (364 SFT) partial covered wooden deck onto the rear of their dwelling.

**20-16** The application of Susan Morrison, 46 County Line Road, Huntingdon Valley, PA 19006 who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 507.B(5), Table 5-7.1 a Variance to allow a 12' X 16' accessory shed in the front yard being 14.4 feet from and Glendale Road right-of-way and Section 302.B Table 3-2.3.a a Variance to increase the existing 30.39% non-conforming lot coverage to 31.89% and Section 302.B, Table 3-2.3.a a Variance to allow an increase of the maximum allowed 15 foot accessory structure height to 15.25 feet

**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.**

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**