

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 **Tuesday September 21, 2021 at 6:00 PM.** in the Meeting Room of the Lower Moreland Township Municipal Building, 640 Red Lion Road, Huntingdon Valley, PA 19006.

- 21-15** The application of Kanstantsin Sinkevich, 304 County Line Road, Feasterville, PA 19053 who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Table 3-2.3.a "Residential Dimensional Requirements" a Variance to permit an increase of the 30% maximum lot coverage to 35.43% to allow the development of a vacant lot being parcel #410007688182 addressed as 3871 Ramage Run, Huntingdon Valley, PA 19006 by construction of a single family dwelling, wooden deck and fiberglass in-ground swimming pool.
- 21-16** The application of Munz Construction, 201 Buck Road, Holland, PA 18966 on behalf of William Weiss & Stephanie Fennell at 2559 Morgan Run, Huntingdon Valley, PA 19006 who seek relief from the terms of the Zonings Ordinance of Lower Moreland Township, Chapter 208, Table 3-2.3.a "Residential Dimensional Requirements" a Variance to allow a reduction of the required minimum 25-foot rear yard setback to 15'11" to allow the construction of a 20' X 11'6" deck onto the rear of the dwelling.
- 21-17** The application of George Musoyan, 3880 Martin Road, Huntingdon Valley, PA 19006 who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Table 3-2.3.a "Residential Dimensional Requirements" a Variance to allow a reduction of the required minimum 50-foot aggregate and 20-foot minimum side yard setback to 22.5 feet and 4.6 feet respectively to allow the construction of a 21' X 11'4" two story addition and 24' X 22' attached garage.
- 21-18** The application of Ario Rivera, Bonita Rivera & Luis Rivera with a mailing address of 2527 Fettersmill Drive, PO Box 122, Bryn Athyn, PA 19009 on behalf of their property located at 2525 Fettersmill Drive, Huntingdon Valley, PA 19006 who seek relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Table 3-2.2.a "Permitted Uses" a Variance to allow non-commercial keeping of livestock in the RSD-2 zoning district. The purpose of the variance is to keep vegetation eating goats on the property to manage overgrowth of many invasive species of plants.
- 21-19** The application of Lev and Yulia Povolotsk, 2518 Morgan Run, Huntingdon Valley, PA 19006 who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Table 3-2.3.a "Residential Dimensional Requirements" a Variance to allow a reduction of the required 25-foot minimum rear yard setback to 15.4 feet to allow the construction of a partially covered 402 square foot deck on the back of the dwelling.

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**