

# Legal Notice

## Zoning Hearing Agenda

Notice is hereby given to the application(s) to be considered at a public hearing of the Zoning Hearing Board of Lower Moreland Township to be held on **Thursday, April 18, 2024, at 7:00 PM** in the Meeting Room of the Lower Moreland Township Municipal Building, 640 Red Lion Road, Huntingdon Valley, PA 19006.

Reorganization:

**24-07** The application of Chris Mendel, Executive Director of Pennypack Ecological Restoration Trust, 2955 Edge Hill Road, Huntingdon Valley, PA 19006 who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township to allow two (2) signs at 24 square feet where 4 foot is allowed and to install two (2) signs on each parcel where only one (1) is allowed. The parcels are 410008892004 and 410008878009, vacant land on Terwood Road with the closest intersection of Inverness Lane.

Potential vote upon application #24-07

**24-08** The application of Lucas Long for 1163 Dilworth Circle, Huntingdon Valley, PA 19006 who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township to allow a reduction in the rear yard setback to 11 feet from the required 25-foot setback for a proposed 900 square foot addition to the dwelling.

Potential vote upon application #24-08

**24-09** The application of Catalin Cozma and Roxana Cosma, 3534 Hale Road, Huntingdon Valley, PA 19006 who seek relief from the terms of the Zoning Ordinance of Lower Moreland Township to allow a 6-foot-high privacy fence in the Dogwood Lane front yard where a 4-foot, 50% open fence is only allowed.

Potential vote upon application #24-09

**24-10** The application of Christopher Roantree, 1525 Nicholas Lane, Huntingdon Valley, PA 19006 who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township to allow a 5-foot-high fence in the Stone Mill Way front yard where 4-foot-high fence is the maximum allowed. Applicant is also seeking relief to allow a 224 square foot structure in the front yard where no structures are allowed in a front yard.

Potential vote upon application #24-10

**24-11** The applicant Ming Quan Zhang, 3736 Pine Road, Huntingdon Valley, PA 19006 who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township to allow an in-law suite over 700 square feet where a maximum of 700 square feet is allowed and to allow an in-law suite with a second driveway where no driveway is allowed with an in-law suite.

Potential vote upon application #24-11

Full opportunity to be heard regarding the above referenced application(s) will be given to any citizens and parties in interest in attendance. Copies of the application(s) 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  
ERIC RAYZ, SECRETARY**