

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, April 20, 2017 at 7:00 PM** in the Meeting Room of the Lower Moreland Township Municipal Building, 640 Red Lion Road, Huntingdon Valley, PA 19006.

- 17-03** The application of Robert Vallerio and Mary Landis, 3166 Kathy Lane, Huntingdon Valley, PA 19006 who seek relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Table 3-2.3.a "Residential Density and Dimensional Requirements" a Variance to allow an increase of their property's maximum lot coverage to 36.4% and Section 511.B.(1)(d)[1] and [2] a Variance to allow an increase of their property's non-conforming lot coverage of 33% to 36.4% to permit the construction of a 12' X 18' 2 story addition onto the rear of the dwelling.
- 17-04** The application of Gold Rush LLC, 620 Welsh Road, Huntingdon Valley, PA 19006 located in the Bethayres Shopping Center, 650 Welsh Road, Huntingdon Valley, PA 19006 who seek relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Table 7-5.4 and section 706.B (3) a Variance to allow the current volume of neon window signs to remain or in the alternative to allow a reduction of the present volume of neon lighting as specified. The applicant also requests an appeal of the February 13, 2017 civil enforcement notice in that the current signs were not regulated at time of installation.
- 17-05** The applicant of Mourad Taoufik, 2023 Winthrop Road, Huntingdon Valley, PA 19006 who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 511.C. (2) (b) a Special Exception to allow an extension of the present nonconforming side yard setbacks to allow the construction of two (2) additions on the rear of the present 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
MERYLE TWERSKY, SECRETARY**