

# Legal Notice

## Zoning Hearing Agenda

Notice is hereby given of the application(s) to be considered at a public hearing of the Zoning Hearing Board of Lower Moreland Township to be held on **Thursday June 16, 2022 at 7:00 PM.** in the Meeting Room of the Lower Moreland Township Municipal Building, 640 Red Lion Road, Huntingdon Valley, PA 19006.

### Discussion of the amendments to the Zoning Hearing Board Rules

**22-07** The application of Louis & Patricia Terrenzio, 3216 Maple Road, 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 “Density and Dimensional Requirements” a Variance to allow a reduction of the required 30-foot aggregate and 10-foot minimum side yard setbacks to 20-foot 5 inches and 8-foot 6 inches to allow the construction of a 218 square foot carport on the right side of the dwelling and a Variance to permit a reduction of the required 30-foot front yard setback to 21-feet 7 inches to allow the construction of 150 square foot porch addition.

Potential vote upon application #22-07

**22-08** The application of Jin Hue Chen, 11 Jackson Drive, Huntingdon Valley, PA 19006 who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 302.C, Table 3-2.3a “Density and Dimensional Requirements” a Variance to allow a reduction of the required 25-foot rear yard setback to 18-feet to allow the construction of 15’ X 30’ deck onto the rear of the dwelling.

Potential vote upon application #22-08

**22-09** The application of Henri Taylor, 1590 Stocton Road, Meadowbrook, PA 19046 who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 706.B.(3) “Sign Area” a Variance to permit an increase of the maximum allowed 25% window sign coverage to 80% and a Variance from Section 511.E(1)(g) to reestablish the nonconformance of the previous use located at the A&N House of Produce, 2283 Huntingdon Pike, Huntingdon Valley, PA 19006

Potential vote upon application #22-09

**22-10** The application of Doug Horgan and Leyla Salehi, 1524 Grasshopper Road, Huntingdon Valley, PA 19006 who seek relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 302, Table 3-2.3.a “Density and Dimensional Requirements” a Variance to allow an increase of the property’s non-conforming 22.17% Lot Coverage to 24.36% and a Variance of Section 510.B(1)(d)[1] & [2] to allow an increase of the property’s nonconforming lot coverage.

Potential vote upon application #22-10

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 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**