

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 April 20, 2023, at 7:00 PM.** in the Meeting Room of the Lower Moreland Township Municipal Building, 640 Red Lion Road, Huntingdon Valley, PA 19006.

23-02 The application of Virginia & Ryan Overberger, 51 Welsh Road, Huntingdon Valley, PA 19006 who seek relief from the terms of the Zoning Ordinance of Lower Moreland Township , Chapter 208, Section 302.B, Table 3-2.3.a “Dimensional Requirements” a Variance to allow a reduction of the minimum required 40 foot (long side) front yard setback to 29 feet-2 inches and a Variance to allow an increase of the maximum 25% lot coverage to 33.2% and a Variance to allow an increase of the maximum allowed 15 foot accessory structure height to 18 foot to allow the construction of a detached 2-car garage in the Kent Road front yard. This property is split between Montgomery and Philadelphia Counties. The above-described improvements are situated within Montgomery County (Lower Moreland Township) while building additions on the principal building (dwelling) are situated within Philadelphia County.

Potential vote upon application #23-02

22-19 The continuation of the application of Artak Abgaryan, 3428 Hillside Drive, Huntingdon Valley, PA 19006 who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 803.P(3), Table 3-2.2 b, a Special Exception to allow an “Assisted Living Facility for the Elderly” and Section 803.P(3)(a)[1] a Variance to allow the property at 106 Byberry Road, Huntingdon Valley, PA 19006 to be served by well water.

Potential vote upon application #22-19

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