

# 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 September 21, 2023, at 7:00 PM.** in the Meeting Room of the Lower Moreland Township Municipal Building, 640 Red Lion Road, Huntingdon Valley, PA 19006.

**23-11** The continuation of the application of M&M Building Co., LLC, Michael Evans, 9210 S. Broad Street, Lansdale, PA 19446 who seeks a Variance from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 302.C, Table 3-2.3.a to allow a reduction of the required 50 foot front yard setback to 40 feet, to allow the construction of a Single Family Detached Dwelling on the vacant property identified as Tax Parcel 410002308009, due to the existence of freshwater wetlands on the property.

Potential vote upon application #23-11

**23-12** The application of Klodiana & Blendar Salima, 3255 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, a Variance to allow the construction of a 387 square foot detached garage outside of the principal building's setbacks as required in Table 5-7.1.

Potential vote upon application #23-12

**23-13** The application of Kanstantsin Bychak, 651 Red Lion Road, Huntingdon Valley, PA 19006 who seeks relief from the terms of the Zoning Ordinance of Lower Moreland Township, Chapter 208, Section 501.F Table 5-2.4 a Variance to allow new fencing to exceed the maximum allowed 6-foot-high fence in a mixed-use zoning district to 6 and 7 feet.

Potential vote upon application #23-13

**23-14** The application of Colin Craige of Munz Construction, 2201 Buck Road, Holland, PA 18966 on behalf of John & Elsa Cockrane, 2049 Williamsburg, 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 3-2.3a "Density and Dimensional Requirements" a Variance to reduce the required 50 foot front yard setback to 45' 1" to allow for a 5' X 25' residential addition.

Potential vote upon application #23-14

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