

**MEETING NOTICE AND HEARING NOTICE
TOWNSHIP OF LOWER MERION ZONING HEARING BOARD**

Notice is hereby given that the Zoning Hearing Board of Lower Merion Township will hold a Meeting of the Board as authorized by Section 111 of Chapter 155 of the Lower Merion Code, as amended, to take official Board action. Notice is hereby given that the Zoning Hearing Board of Lower Merion Township will hold a Hearing of the Board as required by Section 113A of Chapter 155 of the Lower Merion Code, as amended, and Section 908 of the Pennsylvania Municipalities Planning Code. The Meeting shall be held at the Township Building, 75 East Lancaster Avenue, Ardmore, PA 19003 on **Thursday, January 24, 2019 at 6:30 p.m.** The Hearing shall commence immediately following the Meeting and at the same location on the following matters.

The Board will reorganize.

Appeal No. 4451

Applicant: Bryn Mawr Presbyterian Church
Property: 625 W. Montgomery Avenue, Bryn Mawr, PA 19010
a.k.a. 637 W. Montgomery Avenue and 625 Montgomery Avenue
(Election District #10) R 7 & R 3 Residence Districts

Bryn Mawr Presbyterian Church proposes improvements for better connectivity and accessibility on its campus and requests a special exception under §155-11 S(4) and/or 11 X for the following: 1) enclose an existing *porte cochere*, 2) construct an addition to connect the Ministry Center and the Sanctuary Building, 3) enclose an existing porch on the northern side of the Education Building, 4) construct an accessible entrance to the Education Building, 5) create a drop-off driveway loop using existing driveways on Montgomery Avenue, and 6) install various pedestrian walkways and a retaining wall/ramp assembly.

Appeal No. 4452

Applicants: Gilad and Kristin Raphaelli
Property: 32 Henley Road, Wynnewood, PA 19096
(Election District #14) R 5 Residence District

The applicants propose to construct a rear addition and raised deck where portions of the raised deck assembly would infringe into the required front yard setback along Ashford Way. The applicants contend that this design protects an existing tree near the dwelling and they request a variance from §155-36 A(3) to allow portions of the deck to infringe 7 ft. – 4.5 in. into the required 25 ft. front yard setback along Ashford Way.

Appeal No. 4453 POSTPONED

~~Applicant: Righters Ferry Associates, LP
Property: 600 Righters Ferry Road, Bala Cynwyd, PA 19004
Royal Athena Apartments
(Election District #9) M Manufacturing and Industrial Districts~~

~~The applicant is appealing the determinations set forth in a zoning violation letter dated 10/9/2018 that large banner signs placed on the parking garage and water tower exceed the allowable sign area, and signage painted on the water tower exceeds the height limit for a freestanding sign. The applicant contends that the water tower has been historically used as a sign structure and requests that the Board permit the continuation of a nonconformity, by vested right and/or a variance by estoppel. Alternatively, the applicant requests, to the extent necessary, the following: a variance from §155-93 N and/or §155-93.3 C(1) to allow banners over 65 sq. ft. in sign area, and a variance from §155-93.3 C(5)(a) to allow water tower freestanding signage to exceed 15 ft. in height above grade.~~

Appeal No. 4454

Applicant: Torah Academy of Greater Philadelphia
Property: 742 Argyle Road, Wynnewood, PA 19096
(Election District #8) R 4 Residence District

Torah Academy is appealing the denial of a sign permit and requests that the Board allow a 30 sq. ft. back-lit channel letter wall sign. Additionally, Torah Academy requests a variance pursuant to the doctrines of vested right, variance by estoppel, and/or equitable estoppel to permit the wall sign, contending that the Township reviewed and approved the sign design as part of the renderings submitted during the Waiver of Land Development process. Torah Academy further requests that the Board recognize the nonconforming use of signage on the property. Alternatively, Torah requests a variance pursuant to PA Municipalities Planning Code Section 910.2, and Lower Merion Township Zoning Code §155-93.2 (B)(1) & (2) to allow a 30 sq. ft. back-lit channel letter wall sign to remain.

Appeal No. 4455

Applicant: Beth Hare
Property: 856 Mt. Moro Road, Villanova, PA 19085
(Election District #6) R A & R 1 Residence Districts

The applicant is appealing the determination of the Zoning Officer that the property at 856 Mt. Moro Road is not a lot held in single and separate ownership from the adjacent lot at 860 Mt. Moro Road and cannot be improved with a single-family detached dwelling as a matter of right. Alternatively, if and to the extent required, the applicant requests a variance from the minimum lot area requirement of §155-16 A to construct a single-family detached dwelling.

Anyone interested in reviewing the application and plans may review this information in the Building Regulations Division at the Township Building, between 8:15 a.m. and 4:30 p.m., Monday through Friday. Anyone requiring special accommodations for the Meeting or the Hearing should contact this office at least three days prior to the hearing (610-645-6172/mwylie@lowermerion.org).

By Order of the Zoning Hearing Board.
Michael R. Wylie, Secretary