

**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, March 28, 2019 at 6:30 p.m.** The Hearing shall commence immediately following the Meeting and at the same location on the following matters.

Appeal No. 4456

Applicants: Keith and Wendy Shipp
Property: 317 Brentford Road, Haverford, PA 19041
(Election District #10) R 1 Residence District

This is a continuation of a hearing held 2-21-2019. The applicants propose to construct an entranceway addition, extend and enclose an open roofed porch facing Brentford Road, construct a two-car garage addition and remove and rebuild existing portions of the dwelling and request the following relief: 1) a variance from §155-20 C to allow the porch extension and portions of the entranceway and garage addition to infringe into the required front yard setback, 2) a variance from §§155-20 D(1) & E to allow portions of the garage addition to infringe into the required side and rear yard setbacks, and 3) a variance from §155-20 D(1) to remove and replace portions of the existing dwelling within the required side yard setback.

Appeal No. 4454

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

On 2-21-2019, the Board granted the request of the applicant to present additional testimony. 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. 4457

Applicants: John Sedia and Christine Doroba Sedia
Property: 145 School Street, Bala Cynwyd, PA 19004
(Election District #3) R 5 Residence District

The applicants propose to construct a 13 ft. by 15 ft. rear sunroom addition that would cause the dwelling and the existing detached garage to violate the accessory building provision requiring the front of the garage to be farther from the street line than the rearmost portion of the dwelling. The applicants request a variance from §155-135 B to allow the sunroom addition.

Appeal No. 4458

Applicant: Rudolph Group, LLC
Property: 603 Loves Lane, Wynnewood, PA 19096
(Election District #5) R 3 Residence District

The applicant proposes to remove and replace approximately 50% of the existing dwelling and construct a second story addition, where portions of the addition would be on top of existing one-story portions of the dwelling to remain that infringe into the required 25 ft. rear yard setback. The applicant requests a variance from §155-28 E to allow 46 sq. ft. of the second story addition to infringe into the rear yard setback.

Appeal No. 4459

Applicant: 27 Heck, LLC
Property: 23 Heckamore Avenue, Bala Cynwyd, PA 19004
(Election District #9) R 4 Residence District

The applicant is appealing the determination of the Zoning Inspector that two decks constructed within the required side and rear yard setbacks in place of approved patios, are not permitted. The applicant contends that the decks were inspected and approved, a Certificate of Occupancy was issued, and the decks can remain as a vested right or by variance by estoppel. If the Board determines that a permit is required for the decks, the applicant requests the issuance of a permit *nunc pro tunc* ("now for then"). Alternatively, the applicant requests a variance from §§155-135 A, 136 A and 32 D(1) & E to allow the decks to remain within the side and rear yard setbacks.

Appeal No. 4460

Applicants: Justin and Gabriela Goodman
Property: 25 Heckamore Avenue, Bala Cynwyd, PA 19004
(Election District #9) R 4 Residence District

The applicants are appealing the determination of the Zoning Inspector that a deck constructed within the required rear yard setback in place of an approved patio, is not permitted. The applicants contend that the deck was inspected and approved, a Certificate of Occupancy was issued, and the deck can remain as a vested right or by variance by estoppel. If the Board determines that a permit is required for the deck, the applicants request the issuance of a permit *nunc pro tunc* ("now for then"). Alternatively, the applicants request a variance from §§155-136 A and 32 E to allow the deck to remain within the rear yard setback.

Appeal No. 4461

Applicants: Right At School, LLC and Beth David Reform Congregation
Property: 1130 Vaughans Lane, Gladwyne, PA 19035
(Election District #2) R 2 Residence District

Right at School, LLC proposes to establish a licensed child day care for students enrolled in Lower Merion School District's half-day kindergarten program and install an outdoor recreation area. They request a special exception under §155-11 S(1)(c) and/or 11 X to operate a child day care for 50-80 students in the morning session and 50-80 students in the afternoon session, with 6-10 staff members, and install an outdoor recreation area.

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