

**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, April 25, 2019 at 7:15 p.m.** The Hearing shall commence immediately following the Meeting and at the same location on the following matters.

**Appeal No. 4462**

Applicants: Barry and Geraldine Huber  
Property: 1022 Stanford Drive, Wynnewood, PA 19096  
(Election District #7) R 4 Residence District

On January 25, 2018, in Appeal No. 4428, the applicants received a variance to construct a one-story rear addition that would project 7 ft. into the required rear yard setback to provide first floor bathroom and bedroom ADA/handicapped accommodations. The applicants now return requesting a variance from §§155-32 D(1) & E to allow the rear addition to project 5 ft. into the side yard setback along the eastern property line and 5 ft. farther into the rear yard setback. The applicants contend that the previously approved addition is not large enough to provide adequate wheelchair accessibility and request that the proposed projections be approved.

**Appeal No. 4463**

Applicant: Ann Smolen  
Property: 317 Bryn Mawr Avenue, Bala Cynwyd, PA 19004  
(Election District #13) R 3 Residence District

The applicant proposes to construct a one-story rear addition and ramp/deck assembly in place of an existing dimensionally nonconforming deck to provide first floor ADA/handicapped accommodations and requests a variance from §155-28 E to allow portions of the addition, and if necessary, the ramp/deck assembly, to project into the required rear yard setback. The applicant contends that the existing deck would merely be partially reconstructed, that the addition and ramp/deck assembly would not project into the rear yard setback beyond the existing dwelling, and the improvements should be allowed.

**Appeal No. 4453**

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. 4464**

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

Excluding the signs referenced in current Appeal No. 4453, the applicant proposes new signage to include: one 43.8 ft. by 25.3 ft. Parking Garage Sign, two 19 ft. by 27 ft. Water Tower Signs, and five 6 ft. by 43 ft. Apartment Building Signs and requests a variance from the provisions of §155-93.3 C(1) to allow individual signs to exceed the 65 sq. ft. sign area limit and to exceed the overall total sign area limit of 1.5 sq. ft. for each linear foot of building frontage. The applicant contends that the Parking Garage Sign and Apartment Building signs qualify as wall signs which are permitted. To the extent that any of the proposed signs are considered banners that are not otherwise permitted, the applicant requests a variance from §155-93 N to allow the proposed signs.

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