

**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, October 24, 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. 4474

Applicants: Hajo and Anne Oltmanns
Property: 109 Woodside Road, Ardmore, PA 19003
(Election District #5) R 2 Residence District

The applicants propose to construct a screened porch assembly inline upward and on top of the existing one-story attached garage facing Woodside Road and request a variance from §155-24 C & 24 D(1) to allow portions of the screened porch to infringe into the required front yard and side yard setbacks.

Appeal No. 4475

Applicants: Justin and Katharine Witman
Property: 127 Bryn Mawr Avenue, Bala Cynwyd, PA 19004
(Election District #9) R 4 Residence District

The applicants propose to remove, replace, and expand a one-story rear addition, and construct a rear deck and trellis assembly on their semi-detached dwelling. The applicants request a variance from the side yard setback provision of §155-32 D(2) requiring two 20 ft. wide side yard setbacks, to allow the addition and deck to infringe into the required side yard setbacks.

Appeal No. 4469 POSTPONED

Co-Applicants: ~~Ardmore United Methodist Church (AUMC) and
Cambridge Educational Services, LLC t/a Cambridge Schools~~
Property: ~~216 Argyle Road, Ardmore, PA 19003 a.k.a. 200 Argyle Road and 29 Linwood Avenue
(Election District #8) R 4 Residence District~~

~~This is a continuation of a hearing from September 19, 2019. Ardmore United Methodist Church (AUMC) and Cambridge Schools are appealing the determination of the Zoning Officer that Cambridge Schools cannot operate a licensed school age student program at the church as a continuation of AUMC's existing educational program as a matter of right. They request permission to continue the use of the church building for religious and educational purposes including Cambridge Schools' program as a matter of right. Alternatively, they request a special exception under §155-11 S(1)(c), (d), (e), 11 S(2) and/or 11 X to operate a licensed school age student program in the church building to include before and after Kindergarten care for approximately 18 students from Lower Merion and Haverford School Districts and after school care in the afternoon for 30 students. They also request, to the extent required: 1) a variance from §155-11 T & 11 Y(3) to allow its educational use within 500 feet of a use regulated by subsection S, and 2) a variance from §155-11 Y(6) and/or §155-114 D(2) to not install any additional buffer.~~

Appeal No. 4476

Co-Applicants: Lower Merion School District (LMSD) and
New Cingular Wireless PCS, LLC d/b/a AT&T Mobility (AT&T)
Property: 1860 W. Montgomery Avenue, Villanova, PA 19085
(Election District #6) R 1 Residence District

AT&T proposes a temporary installation of a Wireless Communication Facility (WCF) consisting of a 100 ft. tall *ballast-mount* pole with 2 sets of 3 flush-mounted panel antennas and ancillary equipment on the LMSD property, approximately 375 ft. east of the existing manor house. LMSD is developing the property and the manor house is scheduled to be demolished. The existing WCF antennas mounted to the manor house will be removed. In order to continue to provide wireless communication services and secure a permanent replacement site on another property, the Co-Applicants request: 1) up to a two-year temporary use variance from §155-141.1.1 C(1) to establish a WCF on a new support structure located in the R 1 Residence District and on lands to be developed for an educational use, and 2) if required, a special exception under §155-141.1.1 C(3) to establish a WCF on a new support structure.

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