

**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, July 13, 2017 at 6:15 p.m.** The Hearing shall commence immediately following the Meeting and at the same location on the following matters.

Appeal No. 4411

Applicant: Dr. Steven Melman

Property: 141 Montgomery Avenue, Bala Cynwyd, PA 19004
(Election District #13) C 1 Commercial District

Dr. Steven Melman requests a special exception under §155-131 to allow two air-conditioner condenser units to remain in the required 10 ft. front yard setback along Bangor Road.

Appeal No. 4407

Applicant: The Merion Cricket Club c/o Caleb Tindall, General Manager

Property: 325 W. Montgomery Avenue and
135, 139, 141, 143, & 147 Grays Lane, and
226, 222, 218, 216, 214, 210, & 206 Elbow Lane, and
140 & 134 Cheswold Lane, Haverford, PA 19041
(Election District #10) R 7 & R 2 Residence Districts

The Merion Cricket Club proposes to consolidate the properties and demolish seven dwellings and seeks a special exception under §§155-11 S(1)(a) and/or 11 X for the following: 1) install lights to two existing tennis courts, 2) install one new paddle court, 3) relocate an existing paddle court, 4) replace the existing paddle warming hut, 5) relocate the maintenance complex internal to the property, 6) eliminate an existing practice court, 8) relocate four outdoor tennis courts, 9) repurpose four dwellings along Elbow Lane for Club purposes to include 226 & 222 Elbow Lane for overnight accommodations, 218 Elbow Lane for administrative offices, and 210 Elbow Lane for child supervision services/spa services, 10) install a greenhouse between structures at 218 and 210 Elbow Lane, 11) install a new pool complex and dining facilities with a bar area, 12) install additional parking, 13) install an additional driveway to Grays Lane, 14) install a squash court addition to the Clubhouse, and 15) install a garden with a roofed pavilion to be used for small gatherings. The Club also seeks the following relief: a) a special exception under §155-114 D(1) to allow the proposed driveways within the front yard setback of Grays Lane, b) a variance from §155-24 C to allow portions of the paddle court and warming hut to be within the front yard setback of Cheswold Lane, in-line with the existing paddle courts, and c) to the extent required, a variance from §155-11 W to allow a proposed driveway connection to Grays Lane which is not a primary, secondary or tertiary road.

Anyone interested in reviewing the applications 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).

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