

**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, November 30, 2017 at 7:15 p.m.** The Hearing shall commence immediately following the Meeting and at the same location on the following matters.

Appeal No. 4422

Applicant: Walter T. Africa
Property: 160 Sheldon Lane, Ardmore, PA 19003
a.k.a. 156 -160 Sheldon Lane
(Election District #4) R 6A Residence District

This is a continuation of a hearing from 10/26/2017. The applicant proposes to construct a 245 sq. ft. one-story garage extension on the right side of the existing nonconforming landscape company one-story garage building and requests the following relief: 1) a special exception under §155-99 B to expand the nonconforming use and 2) a special exception under §155-100 B to infringe into the side and rear yard setbacks of a nonconforming lot of unusual dimensions and/or a variance from §155-37 A(4) & A(5) to permit portions of the garage extension to infringe into the required side and rear yard setbacks. The applicant also requests, to the extent required, a variance from §155-37 A(2) and/or §155-99 B(3) to increase the existing nonconforming building area an additional 5%.

Appeal No. 4423 POSTPONED

~~Applicants: Alan Zheng and Charlotte Chou
Property: 1415 Mt. Pleasant Road, Villanova, PA 19085
a.k.a. 1201 Meadowbank Road
(Election District #6) R A Residence District~~

~~The applicants propose to replace nonconforming perimeter estate fencing and are appealing the denial of a permit to construct masonry fence piers within the FEMA and Lower Merion floodplains. The applicants contend that the piers can be installed by right and seek a determination that installing the piers within the floodplain is permitted as a matter of right. Alternatively, the applicants request a variance from §155-157 G and/or §155-158 A to allow the piers within the floodplain.~~

Appeal No. 4424

Applicants: Benjamin Doane and Melissa McCarten
Property: 1500 Remington Road, Wynnewood, PA 19096
(Election District #14) R 5 Residence District

The applicants propose to construct a second floor addition on top of and cantilever over the existing attached garage, where a portion of the existing garage projects 1 ft.-4 in. into the side yard setback, and request a variance from §155-36 A(4) to allow a 2 ft.-9 in. by 9 ft.-3 in. portion of the addition to cantilever into the required 8 ft. side yard setback and cause a 4 ft.-1 in. side yard setback.

Appeal No. 4425

Applicant: LCB Senior Living, LLC
Property: 211 Belmont Avenue, Bala Cynwyd, PA 19004
(Election District #14) ROHO Rock Hill Overlay District, C 2 Commercial District and R 5 Residence District

LCB Senior Living, LLC requests a special exception under §155-47 D to construct a 6-story senior living facility for independent living, assisted living and memory care services to include 84 units, 96 beds, and 68 surface and garage parking spaces.

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/mwylie@lowermerion.org).

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