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 906(c) of the Pennsylvania Municipalities Planning Code and Section 11.2 B(1)(d) of Chapter 155 and Chapter A172 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 11.2 I 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, 2nd Floor, Board Room, 75 East Lancaster Avenue, Ardmore, PA 19003 on **Thursday, July 17, 2025, at 7:15pm**. The Hearing shall commence immediately following the Meeting and at the same location on the following matters.

Appeal No. 4630
Owner and Applicant: Julie Figures
Property: 527 Old Lancaster Road, Haverford, PA 19041
(Election District 4) MDR1 (Medium Density Residential 1 District)

The applicant requests variances from §155-Table 4.2.1(B) & (D) to allow for a proposed new single-family dwelling to infringe into the required front and rear setbacks and §155-3.14 to allow for HVAC equipment to be placed within the 10-foot required side setback.

Appeal No. 4632
Owner and Applicant: Joe and Suzanne Antonello
Property: 419 Arthurs Round Table, Wynnewood, PA 19096
(Election District 5) LDR3 (Low Density Residential 3 District)

The applicants propose to construct a detached garage within the frontage yard facing Cherry Street and request the following variances:

i. §155-3.4(F) to allow the garage to not be to the rear of the dwelling
ii. §155-3.4(F)(1)(b) to allow for the garage to exceed the maximum height of 15 feet
iii. §155-3.5(D)(1) to allow the garage to be in a frontage yard
iv. §155-Table 4.1.3 LDR3 Dimensional Standards to exceed the 28% allowable impervious coverage

Appeal No. 4633
Owner and Applicant: Varsha and Gaurav Jain
Property: 402 Richard Knoll, Haverford, PA 19041
(Election District 10) LDR2 (Low Density Residential 2 District)

The applicants propose to install a swimming pool in front of the dwelling and seek a variance from §155-3.4(F) which requires accessory structures to be placed to the rear of the dwelling.

Appeal No. 4634
Owners and Applicants: Jonathan K. Fleisher and Blair J. Berman
Property: 1499 Monk Road, Gladwyne, PA 19035
(Election District 2) LDR2 (Low Density Residential 2 District)

The applicants are seeking a variance from §155-3.7(A)(1) and (B)(1) and §155-Table 3.7.1 to exceed the allowable frontage fence height of 4 feet and install a 6-foot-high estate fence within the front setback of the property

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, or may request an electronic copy of this information from Scott Houchins at 610-645-6172 or shouchins@lowermerion.org. If you have a disability and require auxiliary aid, service, or other accommodations to participate in the proceedings, please contact Scott Houchins at 610-645-6172 or shouchins@lowermerion.org to determine how the Township can accommodate your needs.

In-person attendance by the public will be permitted at the hearing. All parties and witnesses offering evidence or sworn testimony must attend in person. Section 908(5) of the Municipalities Planning Code and Section 11.2 I(3) of the Lower Merion Zoning Code gives parties to hearings before the Board the right to cross-examine adverse witnesses. Members of the public not wishing to be considered a party or to provide evidence or sworn testimony may participate in and/or observe the hearing virtually by requesting a Zoom link from Scott Houchins at shouchins@lowermerion.org.

By Order of the Zoning Hearing Board.
Scott Houchins, Secretary