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 Section 5 of 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, February 19, 2026, at 7:15pm**. The Hearing shall commence immediately following the Meeting and at the same location on the following matters.

Appeal No. 4642

Owners:	Y2HH LLC
Applicants:	Ethen Ostoff, Esquire
Property:	158 Montgomery Avenue, Bala Cynwyd, PA 19004 (Election District 13) VC (Village Center District)

This is a continuation of the November 20, 2025, hearing. The applicant is appealing the Zoning Officer's determination that the proposed law office is within 100 feet of another ground floor office or, in the alternative, seek a variance from §155-Table 5.3 to allow for the ground floor office use to remain within 100 feet of another ground floor office use.

Appeal No. 4647

Owner:	17 Cricket Real Estate, LLC
Applicant:	Phil Doherty
Property:	17 Cricket Avenue, Ardmore, PA 19003 (Election District 4) TC1 (Town Center 1 District)

The applicant is requesting a variance from §155-8.1(A) and §155-Table 8.1-Minimum Parking Requirements to construct an addition to the rear of the building without providing the required 2 additional off-street parking spaces.

Appeal No. 4648

Owners:	Jenn Posner & Saburah Posner
Property:	623 Broad Acres Road, Penn Valley, PA 19072 (Election District 1) LDR3 (Low Density Residential 3 District)

The applicants seek a special exception per §155-11.2(B) to allow for a restricted accessory dwelling unit permitted according to §155-10.2(C).

Appeal No. 4649- Postponed

~~Owners:~~	~~Mahoney Land Partnership~~
~~Applicants:~~	~~JPMorgan Chase Bank, N.A.~~
~~Property:~~	~~637 E. Lancaster Avenue, Wynnewood, PA 19096~~ ~~(Election District #7) TC2 – Town Center 2 District~~

~~The applicant proposes to demolish the existing improvements and construct a new two-story bank building and associated improvements and seek variances from the following code sections:~~

- ~~§155-3.4(E) to allow the primary entrance to face Lancaster Avenue as opposed to Wynnewood Road.~~
- ~~§155-Table 3.5.1(D) to allow for vegetation in the verge and at grade and to allow for fencing along Morris Road and Lancaster Avenue.~~
- ~~§155-Table 3.5.2(F) to allow for 35% glazing on the ground floor façade facing Wynnewood Road where 50% is required.~~
- ~~§155-3.9(D)(1) & (3) to allow for 35% glazing on the ground floor where 50% is required,~~
- ~~§155-3.9(D)(6)(a) to allow for a 4-inch-high bulkhead along Wynnewood Road and Lancaster Avenue where the minimum requirements is 12 inches.~~
- ~~§155-Table 4.3.3.(A) to allow for a frontage occupation of 32.1% along Wynnewood Road and 0% along Lancaster Avenue and Morris Road where 70% is required.~~
- ~~§155-Table 4.3.3.(B) to allow the building to have a front setback of 69.5 feet along Lancaster Avenue and 41.3 feet along Morris Road where a minimum of 12 feet and maximum of 15 feet is required.~~

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