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, September 3, 2026, at 7:15pm**. The Hearing shall commence immediately following the Meeting and at the same location on the following matters.

Appeal No. 4665

Applicants and Owners:	Matthew and Heather Yaeger
Property:	510 Ballytore Road, Wynnewood, PA 19096 (Election District 8) LDR3 (Low Density Residential 3 District)

The applicants seek variances from § 155-8.4(D)(2)(a)&(c) and § 155-8.5(A)(1) to construct an attached garage on a primary frontage, not set back the required 20 feet from the front façade of the dwelling, and to allow for a driveway to exceed the maximum of 10 feet in width within the front setback. In the alternative, the applicants seek a variance from § 155-8.4(D)(2)(a)&(b) and § 155-8.5(A)(1) to construct an attached garage on a primary frontage which exceeds the allowable 30% of the façade behind it and to allow for a driveway to exceed 10 feet in width within the front setback.

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 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