

**Lower Providence Township
Zoning Hearing Board**

July 23, 2009

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Lower Providence Township will hold a public meeting and hearing on **July 23, 2009 at 7:00 P.M.** The meeting will be held at the Township Administrative Building, located at 100 Parklane Drive, Eagleville, PA, 19403

HEARINGS:

- **Z-09-11 – Pawlings Road Land Associates, 1433 Pawlings Road, Phoenixville, PA 19460**

The applicant is appealing from an Enforcement Notice dated May 14, 2009 pursuant to zoning ordinance Section 143-73 and to permit the continuation of non-conforming use and demolition/construction of proposed buildings. The applicant also requests: An interpretation that existing uses are non-conforming and continuation of use permitted along with proposed expansion of buildings containing non-conforming use pursuant to Article XX Sections 143-145, 146, 149 and 150 of Zoning Ordinance; Variance from Section 143-36 and Article XX, Sections 143-145, 146, 149 and 150 of Zoning Ordinance, to permit continuation of non-conforming use and proposed expansion of existing buildings (Vested right and/or variance by estoppel). **The parcel ID# of the subject property is 43-00-10579-00-7. Subject property is located at 1433 Pawlings Road, Phoenixville, PA 19460 and is zoned R-2- Residential District.**

- **Z-09-12 – David S. and Janet E. Prince, 2832 1st Street, Norristown, PA 19403**

The applicant is requesting a Variance Appeal and Special Exception Appeal under Section 143-145, Article XX Non-Conforming Uses, Section 143-145 and Section 143-149; in the alternative, a Variance from Section 143-37, Area, Setback, Bulk Height and Parking requirements of the Lower Providence Township Zoning Ordinance in order to construct a proposed 192 sq. ft. sunroom addition within the required rear yard setback. **The parcel ID# of the subject property is 43-00-04717-00-1. Subject property is located at 2832 First Street, Norristown, PA 19403 and is zoned R-2- Residential District**

- **Z-09-13 – Ralph V. Nigro, 718 Grandview Road, Norristown, PA 19403**

The applicant seeks a Special Exception pursuant to 143-145 of the Zoning Ordinance to develop the lots with single-family dwellings. In the alternative, the applicant requests a Variance pursuant to 143-37, Area, Setback, Bulk, Height, and Parking Requirements of the R-2 Residential District, which requires a minimum lot area of 25,000 square feet. **The parcel ID# of the subject property is 43-00-05686-01-3 and 43-00-05686-02-2. Subject property is located at 718 Grandview Road, Norristown, PA 19403 and is zoned R-2 – Residential District.**

Respectfully Submitted,

Janice Kearney, Chairman
Charles Mandracchia, Esquire, Solicitor