

**Lower Providence Township
Zoning Hearing Board
May 27, 2010**

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Lower Providence Township will hold a public meeting and hearing on **May 27, 2010 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-10-05– Jon & Lori Costanza – 80 Pechins Mill Road-Collegeville, PA 19426 (Continued from the April 22, 2010 Meeting)**

The applicant is requesting a Variance Appeal under Section 143-37, area, setback, bulk, height and parking requirements, for the purpose of continuing the present use of the property, as well as the continued use of a solar panel array installed along the property line, which provides solar generated electricity to the property.

The parcel ID# of the subject property is 43-00-10903-00-7. Subject property is located at 80 Pechins Mill Road, Collegeville, PA 19426, and is Zoned R-2.

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- **Z-10-06-Gene & Weipo Chessen-2845 Second Street-Norristown, PA 19403**

The applicant is requesting a Variance Appeal to Part II, Chapter 143, Article VI, 143-37, A, Site Area or Building Lot Area. Applicant plans to construct a two-story addition to the premises for an in-law suite. Due to the unique circumstances and conditions specific to applicants lot, the property cannot be developed in strict conformity with the zoning ordinance and a variance is required to enable reasonable use of the property.

The parcel ID# of the subject property is 43-00-01240-00-4 and 43-00-12847-00-7. Subject property is located at 2845 Second Street, Norristown, PA 19403, and is Zoned R-2.

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- **Z-10-07-Owl Creek Partners-43-45-47-49-51 Prince Drive-Eagleville, PA 19403**

The applicant is requesting a Variance Appeal for the denial of five building permits. The denial letter relies on Section 123-57C of the SALDO regarding providing a performance guarantee.

The parcel ID #'s of the subject properties are 43-00-03216-13-6, 43-00-03216-12-7, 43-00-03216-11-8, 43-00-03216-10-9 and 43-00-03216-07-1. Subject properties are located at 43, 45, 47,49, and 51 Prince Drive, Eagleville, PA 19403 and are Zoned R-4.

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- **Z-10-08-Gerald McDermott & Heather Noel-975 Grange Ave.-Collegeville, PA 19426**

The applicant is requesting a Variance Appeal under Section 143-33 area, setback, bulk, height and parking requirements, for the purpose of continuing the present use of the property, as well as the continued use in order to construct a pole barn.

The parcel ID of the subject property is 43-00-05830-00-4. Subject property is located at 975 Grange Avenue, Collegeville, PA 19426.

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- **Z-10-09-Lisa J. Fenno-3004 Lillian Lane-Collegeville, PA 19426**

The applicant is requesting a Variance Appeal Under Section 143-53B.(6) Maximum total impervious coverage for each site: 25% in order to construct a patio in the rear of the house at the bottom of the existing deck.

Respectfully Submitted,
William Donovan, Chairman
Charles Mandracchia, Esquire, Solicitor