

**Lower Providence Township
Zoning Hearing Board
July 22, 2010**

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Lower Providence Township will hold a public meeting and hearing on **July 22, 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 May 27, 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-10-13-Victory Christian Fellowship Church-2650 Audubon Road-Audubon, PA 19403(Postponed from June 24, 2010 Hearing)**

The applicant is requesting the following: **1)** An appeal from Zoning Officer determination. **2)** An interpretation that the day care/early learning center is a worship-related activity permitted on the property pursuant to Zoning Permit Z-080371 dated 12/5/08 and Use and Occupancy Permit dated 04/03/09. **3)** An interpretation that a day care/early learning center is an accessory use to a place of worship and, therefore, it is permitted as of right. **4)** A variance from the use regulations of the LI District Section 143-130 to permit a day care/early learning center related to the Church use. **5)** The Zoning Hearing Board may also determine that the Applicant is entitled to relief under a vested right/estoppel theory.

The parcel ID#'s of the subject property are 43-00-00822-00-8 and 43-00-00819-00-2. Subject property is located at 2650 Audubon Road, Audubon, PA 19403, and is Zoned LI.

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- **Z-10-14-Clearwireless, LLC – N. Barry Avenue – Norristown, PA 19403**

The applicant is requesting a Variance Appeal relief from Section 143-250(B)(2), Section 143-36, and any other necessary variances sufficient to permit the collocation of wireless communications antennas on the existing water tank, and to place its related equipment in a 10' x 10' area at the base of such water tank.

The parcel ID# of the subject property is 43-00-01342-00-1. Subject property is located at N. Barry Avenue, (Block 2, Unit 5), Norristown, PA 19403, and is Zoned R-2.

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- **Z-10-15 – Montgomery Del Val Association a Pennsylvania Limited Partnership – Northeast Corner of Brimfield Road and Wedgewood Way, Norristown, PA 19403**

The applicant is seeking a Variance Appeal and/or Interpretation of Section 143-37A(2) regarding minimum lot area in order to construct a single-family dwelling. The applicant also is seeking as relief a special exception pursuant to Section 143-145.

The parcel ID# of the subject property is 43-00-15811-00-4. Subject property is located at the Northeast Corner of Brimfield Road and Wedgewood Way, Norristown, PA 19403, and is Zoned R-2.

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- **Z-10-16 – John Reilly – 304 Clearfield Avenue, Norristown, PA 19403**

The applicant is requesting a Variance Appeal relief from Section 143-37.A(2) regarding rear yard setback in order to construct an addition in the rear of the existing house.

The parcel ID# of the subject property is 43-00-02596-00-7. Subject property is located at 304 Clearfield Avenue, Norristown, PA 19403, and is Zoned R-2.

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