



## Community Development Department

100 Parklane Drive • Eagleville, PA 19403

Phone: (610) 539-8020 • Fax: (610) 539-6347

www.lowerprovidence.org

### ZONING HEARING BOARD MEETING AGENDA

Thursday February 23, 2017

7:00 PM

Call to Order  
Pledge of Allegiance

Roll Call:  
Patricia Alzamora  
Kathie Eskie

Joseph Pucci  
Robert Hardt  
Keith McLennan, Solicitor

Gail Hager

Hearing #1:

#### **Z-17-02 – Alessandra and Jeffrey Heller, 24 Henry Road, Norristown PA 19403**

The applicant is requesting a variance from Section 143-37 A(2) to allow for the removal of the existing open porch and construction of a new addition to the rear of their home with a rear yard setback of 48 feet. The standard in the district is 60 feet.

The parcel ID# of the subject property is **43-00-06154-004**. Subject property is located at **24 Henry Road, Eagleville PA 19403** and is in the **R2 Residential Zoning District**.

Hearing #2:

#### **Z-17-01 – Providence Place of Collegeville, 1528 Sand Hill Rd, Hummelstown, PA 17036**

The applicant is requesting a variance from Section 143-235 Subsection 143-240, and Section 86-401B, to permit the construction of improvements in the floodplain and steep slope area of the property. The applicant is proposing construction of a retaining wall and the placement of fill.

Furthermore the applicant requests a variance or favorable interpretation from Section 143-77.B(4)(e) for an alternate method of calculating the minimum passive recreation requirement of the proposed site of a life care facility. The standard is 20% of the proposed site not including land subject to flooding or on slopes in excess of 5%. Based on the site constraints, if the applicant was permitted to locate passive recreation in areas subject to flooding then it could allocate much more of its site to passive recreation.

The parcel ID# of the subject properties are **43-00-11857-007, 43-00-11860-004, 43-00-11863-001**. Subject parcel is located at **3974, 3976, and 4000 Ridge Pike, Collegeville, PA.** (site of the **former Collegeville Inn**) .

Adjournment

Next Business Meetings: March 23, 2017