



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 March 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
Joseph Berquigst

Hearing #1: Continued from February – No further testimony – *Deliberation and decision only*

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**) .

Hearing #2:

Z-17-03 – Gravel Pike 50, LLC, 2620 Egypt Rd, Audubon, PA 19403

The applicant is requesting a variance from Section 143-19.B (1) to permit a 30' x 33' detached private garage to be located within the front yard setback

The parcel ID# of the subject property is **43-00-06001-004**. Subject property is located at **17 Heatherwood Hills Rd., Audubon, PA** and is in the **R2 Residential Zoning District**.



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Hearing #3:

Z-17-04 – Michael and Kelly Kostyk, 1074 N Academy Ave., Glenolden, PA 19036

The applicant is requesting a variance from Section 143-33(A)(1) and (A)(2)(a)(6) dimensional variance from the lot area, lot width, front, side and rear yard setbacks to permit combination of three legal non-conforming lots and the construction of a single family dwelling.

The parcel ID# of the subject properties are **43-00-03145-0001, 43-00-03742-004, and 43-00-03737-007**. Subject parcel is located at **Washington Blvd and Elizabeth St, Phoenixville**, and is in the **R1 Residential Zoning District**.

Hearing #4:

Z-17-05 – Christina and Robert Samtmann, 105 Farmhouse Drive, Audubon, PA 19403.

The applicant is requesting a dimensional variance from Section 143-37.A(2) from the side and rear yard setbacks to permit to construction of an addition to side and rear of the existing house.

The parcel ID# of the subject property is **43-00-04143-503**. Subject parcel is located at **105 Farmhouse Drive, Audubon, PA** and is in the **R2 Residential Zoning District**.

Hearing #5:

Z-17-06 – Webb Shannahan Real Estate, LLC, 1239 Columbia Rd, Salisbury MD 21801

The applicant is requesting a dimensional variance from the “within 600 feet of the GC District” requirement set forth in the IP Use regulations of Section 143-136(A) relative to Use Type “Water softener (sales/service).

The parcel ID# **43-00-07930-001**. Subject property is located at **915 Madison Avenue, Norristown** and is in the **IP- Industrial Park Zoning District**.

Adjournment

Next Business Meetings: April 27, 2017