



## 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, January 23, 2020

7:00 PM

#### Call to Order

#### Pledge of Allegiance

#### Roll Call:

Patricia Alzamora

Kathie Eskie

Gail Hager

George J. Ozorowski

Joseph Pucci

Chris Gerdes (alternate)

Robert Hardt (alternate)

Keith McLennan (solicitor)

#### 1. Reorganization

A. Appoint a temporary chairperson

B. Chairman of the Board –

1. Request nominations

2. Election

(Note: meeting resumes with the new chairperson conducting)

C. Vice-Chairman of the Board –

1. Request nominations

2. Election

D. Solicitor for the Board –

1. Request nominations

2. Election

E. Conflict Counsel for the Board –

1. Request nominations

2. Election

F. Appointment of the Board's Recording Secretary

#### Hearing #1: Z-19-26 – Moser Construction, 101 Stewart Lane, Chalfont, PA 18914.

The applicant is proposing to install a single-family detached manufactured home on a non-conforming lot. Relief is requested from Section 143-37 for lot area, lot width, and setback regulations. The subject lot is 6000 square feet in area, where 25,000 is required. The lot has a width of 40 feet where 100 feet is required. The house as proposed will be constructed with a front yard setback of 20 feet where a minimum of 50 feet is required and a rear yard setback of 14 feet where a minimum of 60 feet is required.

The parcel ID# of subject property is 43-00-04681-00-1. Subject property is tax map block 22, units 96 and 97, is located on Fifth Street and is in the R2-Residential Zoning district.

The applicant has requested a continuance of this hearing until February 27

**Hearing #2: Z-19-27 – Emma & Jeffory Beckers, 3550 Ridge Pike, Collegeville, PA 19426.**

The applicant is proposing to install roof mounted solar panels with setbacks of 1ft and 1-1/2 ft. Relief is requested from Section 143-37.A.11(c)(3) for setback regulations requiring a minimum of three feet from the edge of any roof that solar panels are installed on.

**The parcel ID# of subject property is 43-00-11725-00-4. Subject property is located on 3550 Ridge Pike and is in the R1-Residential Zoning district.**

**Hearing #3: Z-19-29 – Aperio Homes, LLC, 1000 Germantown Pike, Unit B7, Plymouth Meeting, PA 19462**

The applicant is proposing to construct a single-family detached dwelling on a vacant parcel. The applicant is requesting relief from Section 143-33. A (1) to permit a lot containing 50,064 square feet where 65,000 square feet is required. The applicant is also seeking relief from Section 143-18 for lot width if needed.

**The parcel ID# of subject property is 43-00-15058-10-9. Subject property is located at 4034 Township Line Road and is in the R1-Residential Zoning district.**

Adjournment

Next Business Meetings: February 27, 2020 @ 7:00 PM