



Community Development Department

100 Parklane Drive • Eagleville, PA 19403

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www.lowerprovidence.org

ZONING HEARING BOARD MEETING AGENDA

Thursday, December 23, 2021

7:00 PM

Call to Order

Pledge of Allegiance

Roll Call:

Patricia Alzamora

George J. Ozorowski

Chris Gerdes (alternate)

Kathie Eskie

Joseph Pucci

Randy Klein (alternate)

Gail Hager

Keith McLennan (solicitor)

Hearing #1: Z-21-23 – James Custred, 217 Miami Avenue, Norristown, PA 19403

The applicant is requesting relief from Sections 143-37.A(2) for a side yard setback of 14' where a minimum of 20' is required and to permit building coverage of 23% where a maximum of 20% is allowed to permit an addition. The applicant is requesting additional relief from Section 143-37A.(2) for impervious lot coverage of 44% where a maximum of 35% is allowed and from Section 143-36.A(7)(k) for a side yard setback of 3' where a minimum of 5' is required for a relocated storage shed, together with any other relief deemed necessary or appropriate by the Board. Continuance from November 23, 2021.

The parcel ID# of subject property is 43-00-08344-00-1. Subject property is located at 217 Miami Avenue and is in the R-2 Residential Zoning District

Hearing #2: Z-21-25 – Mikelen, LLC, PO Box 243, Fairview Village, PA 19409

This matter was previously before the Board as Z-19-15/Z-19-18. The Board decided against the applicant's request, which was subsequently appealed. Montgomery County Court of Common Pleas reversed the Board's decision but without specification. The applicant is back before the Board to specify dimensional conditions per 143-37, together with any other relief deemed necessary or appropriate by the Board. Continuance from November 23, 2021.

The parcel ID# of subject property is 43-00-04600-00-1 and 43-00-04603-00-7. Subject properties are located at Fifth Street and is in the R-2 Residential Zoning District

Hearing #3: Z-21-27 – Margaret Labosh, 43 S. Grange Avenue, Collegeville, PA 19426

The applicant is requesting relief from Sections 143-33.A for a side yard setback of 30' where a minimum of 50' is required and for a rear yard setback of 55' where a minimum of 60' is required to permit an accessory structure together with any other relief deemed necessary or appropriate by the Board.

The parcel ID# of subject property is 43-00-05728-00-7. Subject property is located at 43 S. Grange Avenue and is in the R-1 Residential Zoning District

Hearing #4: Z-21-28 – N. Dhanani, K. Patoliya, D. Shah, 2849 Wellington Way, Hatfield, PA 19440

The Applicants are requesting the Zoning Hearing Board to reverse the determination of the Zoning Officer dated November 24, 2021 that the proposed dental professional office requires variance relief and Conditional Use Approval, and render interpretations that the use of the first floor of the building for a dental office is permitted by right. In the alternative, grant special exceptions/variances under Article XX of the Zoning Ordinance governing non-conforming uses, and/or variances from Sections 143-259, 143-260 and Article XXXIII governing uses in the Ridge Pike Business District, so as to permit the proposed professional dental office on the first floor of the building and continue the business office on the second floor of the building. Also, the applicant requests that the Board determine that the existing parking on site complies with the parking requirements for the proposed use, and in the alternative, grant variances from Article VI (governing the R-2 District) and Article XII (governing parking) of the Zoning Ordinance to permit the existing parking for the proposed use.

The parcel ID# of subject properties are 43-00-11548-00-1; 43-00-14335-00-4; and 43-00-14332-00-7. Subject properties are located at 2874 Ridge Pike, Sunnyside Avenue and is in the RPBD/R-2 Residential Zoning Districts