



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 July 25, 2019

7:00 PM

RESULTS

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)

Decision: Z-19-11: Janet Tompkins – 132 Oakdale Avenue, Trooper PA 19403. Board voted to deny request for variance

Hearing #1: Z-19-09 – House to Home Strategies, LLC 3460 Ridge Pike, Collegetown, PA 19426 – Continued from June at the request of the applicant

The Applicant proposes a subdivision to create two new lots fronting on S Grange Avenue. The proposed driveways, yard areas, and utilities will encroach into the Steep Slope Overlay. The requested relief is a variance from Section 143-240.B to allow access driveway to encroaching into the Steep Slope Overlay District, a variance from Section 143.240.C to allow clearing and excavation of land in the Overlay District a special exception pursuant to Section 143-239 to permit required front yard and side yards to be encumbered by the Steep Slope Overlay and a special exception pursuant to Section 143-239.B to permit sanitary sewer system and utilities within the Overlay District. Also, variances from Sections 143-13 and 143-32 to permit continued single-family use of Lot 1 with the business/professional use of the existing barn located thereon. – **Board voted to grant request for continuance until September**

The parcel ID # of subject property is 43-00-11698-00-4. Subject property is located at 3460 Ridge Pike, Collegetown Lower Providence Township and is in the R-1 – Residential District.

Hearing #2: Z-19-13 – SR Realty Group, 933 W Main St Norristown, PA 19401.

The Applicant proposes to convert an existing non-conforming gas cylinder servicing use to a non-conforming professional office use. The applicant is requesting relief from Section 143-36. There is renovation proposed but no intended expansion of the existing building footprint. There will be no expansion of existing parking nor exterior change to the detached residences on the properties. **Board voted to grant request for use variance to allow professional office conditioned on the gas cylinders and environmental conditions currently existing on the property are to be removed or remediated, the;**

applicant shall file a land development application showing resulting impervious coverage and stormwater planning, landscaping to be shown on plan. the two existing residences shall be limited to conforming residential use

The parcel ID# of subject properties are 43-00-16162-004, 43-00-15289-00-4, and 43-00-15292-00-1. Subject properties are located at 15 Woodlyn Ave, 31 S Trooper Rd, and 29 S Trooper Rd, Trooper Lower Providence Township and are in the R-2 – Residential District.

Hearing #3: Z-19-14 – Abubakr and Amy Aslamkahn, 4005 Coulter Ct Collegeville, PA 19403

The applicant proposes to a sunroom addition to the rear of their existing house. The addition is intended for the physical therapy needs of Amy Aslamkhan. The new addition will have a rear setback of 22 feet where a minimum of 25 feet is required under section 143-49. A (3)(c). The addition will result in building coverage of approximately 29.6% where a maximum of 20% is allowed under 143-49A(2)(a), and impervious coverage of approximately 47.8% where a maximum of 35% is allowed under 143-49A(2)(b). The applicant is also seeking relief from Sections 143-47 Intent and Applicability, 143-48 Use Regulations and 143-50 Design and Development Standards under R3 zoning. **The Board voted to grant the variance.**

The parcel ID# of subject property is 43-00-02695-09-7. Subject property is located at 4005 Coulter Ct, Collegeville Lower Providence Township and is in the R-3 – Residential District

Hearing #4: Z-19-15 – Moser Construction, 101 Stewart Lane, Chalfont, PA 18914 and Grace Building Co, PO Box 4008, Rydal PA 19046.

The applicants propose to construct a single-family detached home on an existing non-conforming vacant lot and is requesting variance and special exception relief. Relief is requested from Section 143-20 concerning access to public street and Section 143-37 for lot area, lot width and setback regulations. The subject lot is 6000 square feet in area, where 20,000 is required. The lot has a width of 60 feet where 100 feet is required. The house as proposed will be constructed with a front yard setback of 33 feet where a minimum of 50 feet is required, a sideyard setback of 14 feet where a minimum of 20 feet is required, and a rear yard setback of 37 feet a minimum of 60 feet is required. **The Board Solicitor requested a legal brief from the applicant's attorney.**

The subject property is identified as Block 21, Units 21 and 22. The subject property is located on Fifth Street, between 2915 Fifth St and Sunnyside Ave and is in the R-2 Residential District.

Adjournment

Next Business Meetings: August 22, 2019 @ 7:00 PM