



## 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, September 26, 2019

7:00 PM

#### RESULTS

#### Call to Order

#### Pledge of Allegiance

#### Roll Call:

Patricia Alzamora

George J. Ozorowski

Chris Gerdes (alternate)

Kathie Eskie

Joseph Pucci

Robert Hardt (alternate)

Gail Hager

Keith McLennan (solicitor)

#### **Hearing #1: Z-19-18 – Moser Construction, 101 Stewart Lane, Chalfont, PA 18914 and Grace Building Co, PO Box 4008, Rydal PA 19046.**

The applicants propose to install a manufactured home on an existing non-conforming vacant lot and is requesting variance 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 6,000 square feet in area, where 25,000 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 20 feet where a minimum of 50 feet is required, and a rear yard setback of 14 feet a minimum of 60 feet is required. **Hearing held. The matter was continued until October for a decision**

**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.**

#### **Hearing #2: Z-19-19 – Moser Construction, 101 Stewart Lane, Chalfont, PA 18914 and Grace Building Co, PO Box 4008, Rydal PA 19046.**

The applicants propose to install a manufactured home on an existing non-conforming vacant lot and is requesting variance relief. Relief is requested from Section 143-37 for lot area, lot width and setback regulations. The subject lot is 4000 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 18 feet where a minimum of 50 feet is required, a sideyard setback of 6 feet where a minimum of 20 feet is required, and a rear yard setback of 16 feet a minimum of 60 feet is required. The proposal requires building coverage of 23.7% where a maximum of 20 % is allowed and impervious coverage of 39.87% where a maximum of 35% is allowed. **Hearing held. The matter was continued until October for a decision**

**The subject property is identified as Block 22, Unit 33. The subject property is located on Fourth Street, between 2977 Fourth St and Hillside Ave and is in the R-2 Residential District.**

**Hearing #3: Z-19-20 – Moser Construction, 101 Stewart Lane, Chalfont, PA 18914 and Grace Building Co, PO Box 4008, Rydal PA 19046.**

The applicants propose to construct a manufactured home on an existing non-conforming vacant lot and is requesting variance relief. Relief is requested from Section 143--37 for lot area, lot width and setback regulations. The subject lot is 4000 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 18 feet where a minimum of 50 feet is required, a sideyard setback of 6 feet where a minimum of 20 feet is required, and a rear yard setback of 16 feet a minimum of 60 feet is required. The proposal requires building coverage of 23.7% where a maximum of 20 % is allowed and impervious coverage of 39.87% where a maximum of 35% is allowed. **Hearing held. The matter was continued until October for a decision**

**The subject property is identified as Block 22, Unit 157. The subject property is located on Sixth Street, between 2982 Sixth St and 601 Hillside Ave and is in the R-2 Residential District.**

Adjournment

Next Business Meetings: October 24, 2019 @ 7:00 PM