



## Community Development Department

100 Parklane Drive • Eagleville, PA 19403

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www.lowerprovidence.org

### ZONING HEARING BOARD MEETING AGENDA

Thursday, February 27, 2020

7:00 PM

## RESULTS

#### Call to Order

#### Pledge of Allegiance

#### Roll Call:

Patricia Alzamora

Kathie Eskie(absent)

Gail Hager

George J. Ozorowski

Joseph Pucci

Chris Gerdes (alternate)

Robert Hardt (alternate)(absent)

Keith McLennan (solicitor)

#### **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 a where a minimum of 60 feet is required. **Applicant requested a continuance. Board voted to grant 5-0**

**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**

#### **Hearing #2: Z-19-27 – Emma & Jeffery Beckers, 3550 Ridge Pike, Colledgeville, 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. **Applicant requested a continuance. Board voted to grant 5-0**

**Board voted to grant 5-0**

**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-20-01 – Pawel Zwierzchowski, 1017 Thrush Lane, Audubon, PA 19403**

The applicant is proposing to construct a new detached garage. The applicant is requesting relief from Section 143-37 to permit a 55-foot rear yard setback where a 60-foot setback is required and a 3-foot side yard setback where a 20-foot setback is required. The applicant is also proposing to extend the driveway to within 1 foot of the side property line. **Board voted 5-0 to grant requested relief, conditioned on sideyard setback being increased to five feet**

**The parcel ID# of subject property is 43-00-14833-00-1. Subject property is located at 1017 Thrush Lane and is in the R2-Residential Zoning district.**

Adjournment

Next Business Meetings: March 26, 2020 @ 7:00 PM