



Community Development Department

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www.lowerprovidence.org

ZONING HEARING BOARD MEETING AGENDA

Tuesday April 13, 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)

The following hearings were continued from October 2020

Hearing #1: Z-20-19 – C. Everett Inc., PO Box 415, Jenkintown, PA 19046.

The applicant is proposing to install a single-family detached manufactured home on a non-conforming lot. Relief is requested from Section 143-33 for lot area, lot width, and setback regulations. The subject lot is 5,000 square feet in area, where 65,000 is required. The lot has a width of 40 feet where 195 feet is required. The house as proposed will be constructed with a front yard setback of 30 feet where a minimum of 50 feet is required; a rear yard setback of 29 feet where a minimum of 60 feet is required; and side yard setbacks of 12 feet and 14 feet where a minimum of 50 feet is required. The house and shed as proposed will have a coverage of 23.48% where a maximum of 15% is allowed; and impervious coverage of 31.74% where a maximum of 35% is allowed. The applicant is also requesting relief from Section 143-27. A (3) for a deck on the side yard with a setback of 4 feet, where a minimum of 10 feet is required. **The parcel ID# of subject property is 43-00-15955-00-4. Subject property is tax map block 33, unit 50, is located on Wilson Boulevard and is in the R1-Residential Zoning district.**

Hearing #2: Z-20-20 – Edgewood Building Co. Inc., PO Box 415, Jenkintown, PA 19046.

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 4,000 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 rear yard setback of 16 feet where a minimum of 60 feet is required; and a side yard setback of 8 feet and 18 feet where a minimum of 20 feet is required. The house as proposed will have a coverage of 29.35% where a maximum of 20% is allowed; and impervious coverage of 39.68% where a maximum of 35% is allowed. Relief is also requested from Section 143-27.A(3) for a deck on the side yard with a setback of 8 feet, where a minimum of 10 feet is required. Further, the applicant is requesting relief from Section 143-20 which requires each and every lot should abut a public or private street for at least 50 feet at the right of way line. **The parcel ID# of subject property is 43-00-04909-00-7. Subject property is tax map block 18, unit 54, is located on Fourth Street and is in the R2-Residential Zoning district.**