



Community Development Department

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www.lowerprovidence.org

ZONING HEARING BOARD MEETING AGENDA

Thursday, May 26, 2022

7:00 PM

RESULTS

Call to Order

Pledge of Allegiance

Roll Call:

Kathie Eskie

George J. Ozorowski (Chair)

Terrance Barnes (alternate)

Chris Gerdes

Joseph Pucci (ViceChair) **ab**

Randy Klein (alternate) **ab**

Gail Hager

Keith McLennan (solicitor)

Hearing #1: Z-22-03 – Cherelle Cutting and Elizabeth Lohss-Cutting, 3865 Germantown Pike, Collegeville PA 19426. This matter was continued from April. Applicant is proposing construction of a detached in-law suite. The applicant is requesting a variance from Section 143-6.2.P to permit a detached in-law suite, where it will not be part of the garage or within the principal building as required. **The parcel ID# of subject property is 43-00-05401-00-1. Subject property is located at 3865 Germantown Pike and is in the VC-Village Commercial Zoning District. Matter continued until June 23, 2022**

Hearing #2: Z-22-05 – Michael James Builders, 3839 Landis Mill Road, Collegeville PA 19426 This matter was continued from April. Applicant is proposing to construct a single-family residence on the property. The applicant seeks dimensional variances from Section 143-33: 1) to reduce the minimum lot area to 10,045.7 sq.ft. where a minimum of 65,000 sq.ft. is required; 2) reduce the lot width to 85.69 feet where a minimum of 195 feet is required; 3) reduce the front yard setback to 30.98 feet where a minimum of 50 feet is required; 4) reduce the rear yard setback to 27.07 feet where a minimum of 60 feet is required; 5) reduce side yard setback to 11.46 feet where a minimum of 50 feet is required; 6) to increase the building coverage to 25.7% where a maximum of 20% is permitted. **The parcel ID# of subject property is 43-00-05737-00-7. Subject property is located on S. Grange Avenue and is in the R-1 Zoning District. Testimony concluded. Briefs are to be submitted. Decision to be issued June 23, 2022**

Hearing #3: Z-22-08 - PJ Land Development, 71 Carolyn Blvd, Farmingdale NY 11735

Applicant is proposing a 3,386 SF self-serve car wash on the vacant lot property. The applicant seeks a variance from Section 143-262.B to allow for a rear yard setback of 0 feet where a minimum of 10 feet is required; A variance from Section 143-141.3(J)(1) to permit a total of eight (8) freestanding signs where a total of one (1) per street frontage and up to two (2) total signs; A variance from Section 143-141-3(J)(2) to permit a total of 146.9 sq.ft. of freestanding signage where a maximum total of 100 sq.ft. is permitted. **The parcel ID# of subject property is 43-00-11875-00-7. Subject property is located at 2619 Ridge Pike and is in the RPB Zoning District. Matter continued until June 23, 2022**

Hearing #4: Z-22-09 – Madelaine Saunders, 11 N. Grange Avenue, Collegeville PA 19426

Applicant is proposing to place an accessory structure (chicken coop) in the backyard. The applicant seeks a variance from Section 143-33 to allow for a rear yard setback of 46 feet where a minimum of 60 feet is required. **The parcel ID# of subject property is 43-00-12061-00-1. Subject property is located at 11 N. Grange Avenue and is in the R-1 Zoning District. Requested relief was granted**