



## Community Development Department

100 Parklane Drive • Eagleville, PA 19403

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www.lowerprovidence.org

### ZONING HEARING BOARD MEETING AGENDA

Thursday, April 28, 2022

7:00 PM

**RESULTS**

#### Call to Order

#### Pledge of Allegiance

#### Roll Call:

Kathie Eskie

Chris Gerdes

Gail Hager

George J. Ozorowski (Chair)

Joseph Pucci (ViceChair)

Terrance Barnes (alternate)

Randy Klein (alternate)

Keith McLennan (solicitor)

#### Hearing #1: Z-21-23 – James Custred, 217 Miami Avenue, Norristown, PA 19403

This matter was continued from February. **The parcel ID# of subject property is 43-00-08344-00-1. Subject property is located at 217 Miami Avenue and is in the R-2 Residential Zoning District **Conditional relief was granted****

**Hearing #2: Z-22-03 – Cherelle Cutting and Elizabeth Lohss-Cutting, 3865 Germantown Pike, Collegeville PA 19426.** This matter was continued from March. **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 **Continued until next month at the request of the applicant****

**Hearing #3: Z-22-05 – Michael James Builders, 3839 Landis Mill Road, Collegeville PA 19426** This matter was continued from March. 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 **Continued until next month at the request of the applicant****

#### Hearing #4: Z-22-06 – Jonathan and Julia Sovocool, 35 Driftwood Drive, Audubon PA 19403

Applicant is proposing to construct an addition to provide an in-law suite on the property. The applicant seeks dimensional variances from Section 143-37.A.2: 1) to allow for a rear yard setback of 50.2 feet where a minimum of 60 feet is required; 2) to allow for a side yard setback of 17.5 feet where a minimum of 20 feet is required. **The parcel ID# of subject property is 43-00-03202-00-4. Subject property is located at 35 Driftwood Drive and is in the R-2 Zoning District. **Requested relief was granted****

**Hearing #5: Z-22-07 – Brendan and Nicole Greer, 4002 Bittersweet Circle, Collegeville PA 19426**

Applicant is proposing to construct a patio with an outdoor kitchen. The applicant is requesting a variance from Section 143-27 to allow for a rear yard setback of 12.5 feet where a minimum of 32 feet is required. **The parcel ID# of subject property is 43-00-17552-02-7. Subject property is located at 4002 Bittersweet Circle and is in the R-1 OSR Zoning District Requested relief was granted**