



## 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, August 24, 2023

7:00 PM

**RESULTS**

Call to Order

Pledge of Allegiance

#### Roll Call:

Kathie Eskie

Joseph Pucci **Absent**

Gary Brown (alternate) **Absent**

Chris Gerdes

Randy Klein **Absent**

Tejal Mehta (alternate) **Absent**

Gail Hager **Absent**

Keith McLennan (solicitor)

#### Hearing #1: Z-23-01–Providence Builders Inc., 2620 Egypt Road, Norristown PA 19403

The applicant is proposing to locate a Retail Fence Sales and Installation company to this property. The applicant seeks a variance from Section 143-77 concerning use and from Section 143-13 to permit more than one primary use, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-11833-00-4. Subject property is located at 3938 Ridge Pike and is in the RPW-Ridge Pike West Zoning District. This matter was continued from February 23, 2023. **Granted applicant's request for continuance until October 26, 2023****

#### Hearing #2: Z-23-20–Domenico Talese, Eagleville Taphouse, 3300 Ridge Pike, Eagleville PA 19403

The applicant is proposing to re-establish residential rental use on the second floor of the building on the property. The applicant seeks relief from Section 143-245 together with any other relief deemed necessary or appropriate by the Board. **The parcel ID# of subject property is 43-00-11632-00-7. Subject property is located at 3300 Ridge Pike and is in the MU-Mixed Use Zoning District. **Granted Special Exception approval conditioned on compliance with Township regulations, separate private entrance from the exterior, and the allowance for removal of the interior egress, subject to fire and safety consideration.****

#### Hearing #3: Z-23-26–Pia Picone, 5118 Brandywine Drive, Eagleville PA 19403

The applicant is proposing to extend the time to have PODS located in the driveway located on the property. The applicant is requesting relief from 143-24 to permit the use of a temporary structure for more than six months, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-01493-14-7. Subject property is located at 5118 Brandywine Drive and is in the R-2 Zoning District. **Granted applicant's request to withdraw, due to satisfaction of code enforcement action.****

#### Hearing #4: Z-23-27–Jesse Merscher, 6056 Coldspring Drive, Collegeville PA 19426

The applicant is proposing to add a half basketball court to the backyard. The applicant seeks a dimensional variance from Section 143-6.2.B and 143-37.A.2 to allow for a rear yard setback of 4 feet where a minimum of 60 feet is required, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID# of subject property is 43-00-02663-15-6. Subject property is located at 6056 Coldspring Drive and is in the R-2 – Residential Zoning District. **Granted requested dimensional relief conditioned on construction per plan A-2, maintenance of fencing, and approval of submitted stormwater maintenance plan.****