



Community Development Department

100 Parklane Drive • Eagleville, PA 19403

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www.lowerprovidence.org

ZONING HEARING BOARD MEETING AGENDA

Thursday, May 25, 2023

7:00 PM

RESULTS

Call to Order

Pledge of Allegiance

Roll Call:

Kathie Eskie

Joseph Pucci (not present)

Gary Brown (alternate)

Chris Gerdes

Randy Klein (not present)

Tejal Mehta (alternate)

Gail Hager

Keith McLennan (solicitor)

Hearing #1: Z-23-07–Electrical Home Association, 3900 Ridge Pike, Collegeville PA 19426

The applicant is proposing to renovate a vacant office located on the property. The applicant is requesting relief from 143-78.B.(2)(a) to allow for a front yard setback of 132 feet where a maximum setback of 25 feet is required and from 143-78.B(2)(b) to allow for a side yard setback of 6.6 feet where a minimum of 20 feet is required, and from 143-149 to allow the area of the existing non-conforming building to increase by 31% when a maximum increase of 25% is permitted, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-11830-00-7. Subject property is located at 3922 Ridge Pike and is in the RPW – Ridge Pike West Zoning District. This matter was continued from April 27, 2023. Requested relief was granted.**

Hearing #2: Z-23-10–RT Landscaping, 108 Summit Avenue, Norristown PA 19403

The applicant is requesting relief to permit contractors and trade businesses to use the property for storage, as well as other storage uses. The applicant seeks an interpretation, and in the alternative, variance relief from Section 143-13 as to one principal use per lot; and 143-133.B(3) & B(4) to permit the storage uses; a variance from Section 143-133.C(5) for the requested storage; Section 143-133; and Section 143-131.C to permit impervious coverage of 58.28% where 50% is required, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-02782-00-1. Subject property is located at 7 Crosskeys Road and is in the I-Industrial Zoning District. Special Exception was conditionally granted.**

Hearing #3: Z-23-11-Diane McDonald, 120 Farview Avenue, Norristown PA 19403

The applicant is proposing to add an addition to the property. The applicant is requesting relief from 143-37.A(2) to allow for a side yard setback of 13 feet where a minimum of 20 feet is required, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-04156-00-4. Subject property is located at 120 Farview Avenue and is in the R-2 Residential Zoning District. Requested relief was granted.**

Hearing #4: Z-23-12–Kevin Simon, 1020 Sunnyside Avenue, Norristown PA 19403

The applicant is proposing to install a patio on the property. The applicant is requesting relief from 143-37.A.2. to allow for a rear yard setback of 22 feet where a minimum setback of 60 feet is required, together with any

other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-14210-00-3. Subject property is located at 1020 Sunnyside Avenue and is in the R-2 Residential Zoning District. Requested relief was granted.**

Hearing #5: Z-23-13-The Devereux Foundation, 444 Devereux Drive, Villanova, PA 19085

The applicant is proposing to establish a school providing K-12 educational services for their behavioral health clientele. Educational service is not explicitly provided for in the IP – Industrial Park zoning district and the applicant is seeking special exception approval for a use of the same general character as an explicitly permitted uses. In the alternative, the applicant seeks a use variance from 143-136, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-03724-60-7. Subject property is located 2650 Eisenhower Avenue and is in the IP – Industrial Park Zoning District. Requested relief was granted.**

Hearing #6: Z-23-14-Mikelen LLC, 2965 W Germantown Pike, PO Box 243 Fairview Village PA 19409

This matter relates to a prior Decision and Order of this Zoning Hearing Board, which was appealed to the Court of Common Pleas and subsequently the Commonwealth Court of Pennsylvania. The purpose of this hearing is to consider entering an order consistent with the Commonwealth Court decision. The Applicant, Moser Construction, had previously sought relief to construct a single-family detached home on a non-conforming lot, requesting relief from Section 143-37 for lot area, lot width, and setback regulations. Applicant sought relief due to the lot area (the subject lot is 6,000 square feet in area, where 30,000 is required), lot width (the lot has a width of 40 feet where 100 feet is required); and proposed a house constructed with one of the following sets of dimensional relief: (1) a front yard setback of 20 feet where a minimum of 50 feet is required, side yard setbacks of 21 feet and 25 feet where a minimum of 25 feet is required, and a rear yard setback of 14 feet where a minimum of 60 feet is required or (2) a front yard setback of 25 feet where a minimum of 50 feet is required, side yard setbacks of 20 feet and 14 feet where a minimum 25 feet is required and a rear yard setback of 30 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 43-00-04681-00-1. Subject property is located at 3004 Fifth Street, Trooper PA and is in the R-2 - Residential Zoning District. The Board entered order consistent with Commonwealth Court order, which will permit construction.**