**Community Development Department** 100 Parklane Drive **●** Eagleville, PA 19403 Phone: (610) 539-8020 **●** Fax: (610) 539-6347

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# ZONING HEARING BOARD MEETING AGENDA

**Thursday, July 27, 2023**

**7:00 PM**

**RESULTS**

**Call to Order**

**Pledge of Allegiance**

**Roll Call:**

Kathie Eskie Jospeh Pucci Gary Brown (alternate)

Chris Gerdes Randy Klein absent Tejal Mehta (alternate)

Gail Hager absent Keith McLennan (solicitor)

# Hearing #1: Z-23-16-Rob Sheahan, 225 Evansburg Road, Collegeville PA 19426

The parcel ID of subject property is 43-00-04039-00-4. Subject property is located at 225 Evansburg Road and is in the VC – Village Commercial Zoning District. The applicant has withdrawn his application.

**Hearing #2: Z-23-18–Gheck Tank and Idrus Moses, 601 Mourning Dove Road, Audubon PA 19403**

The applicant is proposing to add an addition, an attached garage and an above ground pool. The applicant seeks dimensional variance from Section 143-37.A.2 to allow for a front yard setback of 31 feet where a minimum of 50 feet is required, a side yard setback of 18 feet where 20 feet is required and a rear yard setback of 56 feet where a minimum of 60 feet is required for the garage. For the addition, the applicant is requesting a front yard setback of 46 feet where a minimum of 50 feet is required. For the pool, the applicant is requesting a variance from 143-6.2.CC for a setback of 8 feet, where a minimum of 15 feet is required, allowing for a patio to be installed with a rear yard setback of 17.5 feet where 44 feet is required together with any other relief deemed necessary or appropriate by the Board. **The parcel ID# of subject property is 43-00-09376-00-4. Subject property is located at 601 Mourning Dove Road and is in the R-2 Residential Zoning District. Granted the requested relief to the amended application, conditioned on construction placements as shown on exhibits A-2 and A-4**

# Hearing #3: Z-23-21–IROY Real Estate, 3444 Germantown Pike, Collegeville, PA 19426

The applicant is proposing to add a Windmill as an accessory structure to the property. The applicant seeks a dimensional variance from Section 143-112 to allow for a rear yard setback of 20 feet where a minimum of 75 feet is required, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID# of subject property is 43-00-05158-00-1. Subject property is located at 3444**

# Germantown Pike and is in the HC Highway Commercial Zoning District

Granted the requested relief conditioned on construction placement shall be as per plans A-2, and that the windmill does not exceed 35 ft in height

**Hearing #4: Z-23-22-Marla DiCicco, 101 S. Midland Avenue, Audubon, PA 19403**

The applicant is proposing to convert their existing attached garage into living space and to add a detached garage. For the new garage, the applicant seeks dimensional variance from Section 143-37.A.2

to allow for a front yard setback of 20 feet where a minimum of 50 feet is required, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID# of subject property is 43-00-08518- 00-7. Subject property is located at 101 S. Midland Avenue and is in the R-2 Residential Zoning District**

Granted the requested relief conditioned on construction placement as per plan exhibit A-1

# Hearing #5: Z-23-23-Spandana Dingari, 107 Glenwood Avenue, Eagleville, PA 19403

The applicant is proposing to add an addition to existing primary residence. The applicant seeks dimensional variance from Section 143-37.A.2 to allow for a side yard setback of 7’-2-3/8” 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 43-00-05644-00-1. Subject property is located at 107**

# Glenwood Avenue and is in the R-2 Residential Zoning District Granted requested relief conditioned on construction placement as per plan exhibit A-1-A-3.

**Hearing #6: Z-23-24-Michael V. Radatti, 856 Collegeville Road, Collegeville, PA 19426**

The applicant is proposing to divide the property into two parcels. The applicant seeks dimensional variance from Section 143-276.A.(10) to allow for a minimum lot width at building setback line of 82.12 feet where a minimum of 100 feet is required relative to Lot #1 and 143-276.A.(7) to allow maximum permitted impervious coverage of 52.8% where a maximum of 50% is permitted relative to Lot #2, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID# of subject property is 43-00-05275-00-1.**

# Subject property is located at 3868 Germantown Pike and is in the EVC-Evansburg Village Commercial Zoning District. Granted the requested relief conditioned on construction placement as per plan exhibit A-3