



**Community Development  
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**ZONING HEARING BOARD MEETING AGENDA  
Thursday, April 25, 2024  
7:00 PM**

**Call to Order**

**Pledge of Allegiance**

**Roll Call:**

Gary Brown  
Chris Gerdes  
Gail Hager

Tejal Mehta  
Joseph Pucci

Mark Kuberski (alternate)  
Keith McLennan (solicitor)

**Hearing #1: Z-23-33–Resources for Human Development Inc., 4700 Wissahickon Avenue-Suite 126, Philadelphia, PA 19144** Applicant is seeking to establish Supportive Short-Term Housing as a use on the grounds of an existing substance abuse treatment facility. Under § 143-156A, the applicant is appealing a determination from the Zoning Officer denying the proposed use at this location. Under § 143-161, Applicant is also seeking an interpretation of the Ordinance asserting Supportive Short-Term Housing is undefined by the ordinance. In the alternative, under § 143-169.C, Applicant asserts a substantive validity challenge to the Ordinance claiming total exclusion of supportive short-term housing, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of the subject property is 43-00-03289-00-7. The subject property is located at the Eagleville Hospital, 100 Eagleville Road, Eagleville, PA 19403 and is in the R-1 Residential INO Institutional Overlay District. The applicant has requested an extension until May 23, 2024.**

**Hearing #2: Z-22-05–Michael James Builders & Developers LLC, 3839 Landis Mill Road, Collegeville, PA 19426** Presentation of a proposed settlement regarding the construction of a single family detached dwelling on S. Grange Avenue. Relief based on a previous version of the plan had been denied and a new proposal is being brought forth, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-05737-00-7. The subject property is located at 37 S. Grange Avenue and is in the R-1 Residential Zoning District.**

**Hearing #3: Z-24-05–David Wilde, 122 Hollywood Avenue, Eagleville, PA 19403** The applicant is proposing to add a detached garage. The applicant seeks a dimensional variance from Section 143-37.A.2 to allow for a side yard setback of 1 foot where a minimum of 20 feet is required for the garage, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-06412-00-7. The subject property is located at 122 Hollywood Avenue in the R-2 Residential Zoning District.**

**Hearing #4: Z-24-06–David and Keca Ward, 4151 Creek Road, Collegeville, PA 19426** The applicant is proposing to create a twelve-court indoor pickle ball recreation center within a portion of an existing occupied building. The applicant is requesting relief from §143-71.G to allow for 50 parking spaces where a minimum of 136 spaces are required, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-03727-00-1. The subject property is located at 2675 Eisenhower Avenue and is in the IP Industrial Park Zoning District.**