



Community Development Department

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www.lowerprovidence.org

ZONING HEARING BOARD MEETING AGENDA

Thursday, August 27, 2020

7:00 PM

REVISED 8/24/2020

Call to Order

Pledge of Allegiance

Roll Call:

Patricia Alzamora

George J. Ozorowski

Chris Gerdes (alternate)

Kathie Eskie

Joseph Pucci

Robert Hardt (alternate)

Gail Hager

Keith McLennan (solicitor)

Hearing #1: Z-20-09 – AVM Restaurant Group LLC, 2908 W. Ridge Pike, Norristown, PA 19403

This matter was continued from the July meeting at the request of the applicant. The Applicant requests the following relief, in the alternative, (i) appeal from the June 5, 2020 Enforcement Notice issued by Michael Mrozinski, Director of Community Development, pursuant to Section 143-161. (ii) appeal from the determination of Mr. Mrozinski that the current storage use is not a legal non-conformity pursuant to Section 143-161; and a variance from Section 143-77 to permit a storage use at the Property. The Applicant also requests a variance from Section 143-13 to permit two primary uses on the property.

The parcel ID# of subject property is 43-00-11788-00-4. Subject property is located at 3752 Ridge Pike and is in the RPW- Ridge Pike West zoning district. This matter has been withdrawn by the applicant and will not be heard.

Hearing #2: Z-20-12 – Margaret Labosh, 43 S. Grange Avenue, Collegeville PA 19426

The applicant is proposing to build a single-family dwelling on this 1.5-acre lot. The applicant is requesting a variance from Section 143-33.A for a lot width of 174 ft where a minimum of 195 feet width is required.

The parcel ID# of subject property is 43-00-05722-00-4. Subject property is tax map block 45, unit 13, is located at 45 S. Grange Avenue and is in the R1-Residential Zoning District.

Hearing #3: Z-20-13 – Stuart & Jenalyn Koch, 848 Mourning Dove Road, Audubon, PA 19403

The applicant is proposing to install a 14' x 23' addition to the garage and is requesting relief from Section 143-37A.2 for Side Yard setback regulations. The garage addition as proposed will be constructed with a Side Yard setback of 10'8" where a minimum of 20' is required.

The parcel ID# of subject property is 43-00-09421-00-4 Subject property is located at 848 Mourning Dove Road and is in the R2-Residential Zoning district.

Hearing #4: Z-18-08 – ASB Home Improvements LLC, 3829 Yerkes Road Collegeville, PA 19426

The applicant is requesting an additional extension of time from the Zoning Hearing Board to obtain all permits through September 7, 2021. The September 7, 2018 Zoning Hearing Board decision granted Applicant a year to "complete the project that is the subject of the Application." A one-year extension was granted on August 22, 2019. Due to the ongoing COVID-19 pandemic, the Applicant is requesting an additional year, until September 7, 2021, to obtain the required permits.

The parcel ID# is 43-00-16522-00-4. Subject parcel is located at 3829 Yerkes Road, Collegeville and is located in the R2- Residential zoning district.