



Community Development Department

100 Parklane Drive • Eagleville, PA 19403

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www.lowerprovidence.org

ZONING HEARING BOARD MEETING AGENDA-**REVISED**

Thursday, September 23, 2021

7:00 PM

Call to Order

Pledge of Allegiance

Roll Call:

Patricia Alzamora

George J. Ozorowski

Chris Gerdes (alternate)

Kathie Eskie

Joseph Pucci

Randy Klein (alternate)

Gail Hager

Keith McLennan (solicitor)

Hearing #1: Z-21-14 – TBM Management, LLC, 23 N. Trooper Road, Norristown, PA 19403

The applicant is requesting relief from Section 143-37 to permit the construction of a single-family residence on the lot with 9,200 SF lot size, rather than the 25,000 SF required, to permit 10 foot side yards, rather than the 20 feet required, to permit a 25 foot rear yard, rather than the 60 feet required, to permit a 25 foot front yard rather than the 50 feet required, and to permit 80 foot lot width, rather than the 100 feet required. The applicant also requests a variance from section 143-20(C) for relief from the requirement to construct and improve the paper street from the lot out to N. Trooper Road in accordance with the requirements for private streets, to permit the home to be accessed by a shared common driveway out to N. Trooper Road and to the extent required, variances from the dimensional requirements of Section 143-145 governing nonconforming lots, so as to permit the construction of the house in conformity with the relief requested above., together with any other relief deemed necessary or appropriate by the Board. This matter was **continued from July 22, 2021**

The parcel ID# of subject property is 43-00-08836-00-4. Subject property is located at Montgomery Avenue (Block 43006, Unit 050) and is in the R-2 Residential Zoning District

Hearing #2: Z-21-18 – Marc Mann & Kelly Cauley, 1 Fox Road, Collegeville, PA 19426

The applicant is requesting relief from Sections 143-73 and 143-37.A(2)for a front yard setback of **33.5'** where a minimum of 50' is required and a rear yard setback of **20'** where a minimum of 60' is required for an accessory structure to permit construction of an in-law suite and detached garage, together with any other relief deemed necessary or appropriate by the Board.

The parcel ID# of subject property is 43-00-05077-00-1. Subject property is located at 1 Fox Road and is in the RPW Zoning District.

Hearing #3: Z-21-19 – Calvary Chapel Norristown, 601 N. Park Avenue, Norristown, PA 19403

The applicant is requesting relief from Section 143-24.D(5) a Special Exception approval for extension of a Temporary Structure Permit, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID# of the subject property is 43-00-10282-00-7. Subject property is located at 601 N. Park Avenue and is in the R-2 Residential Zoning District.**

Hearing #4: Z-21-20 – Heather and Patrick Duffy, 100 Regency Drive, Audubon, Pa 19403

The applicant is requesting relief from Sections 143-37.A(2) to allow structure within 15' of side yard and 30' of rear yard and Section 143-170 to allow building permits after 18 months due to supply shortages and associated increased costs. The applicant proposes to construct a 32' x 36' two story detached structure to serve as a garage on the first floor with an office/in-law suite on the second floor. **The parcel ID# of the subject property is 43-00-11474-00-3. Subject property is located at 100 Regency Drive and is in the R-2 Residential Zoning District.**