



Community Development Department

100 Parklane Drive • Eagleville, PA 19403
Phone: (610) 539-8020 • Fax: (610) 539-6347
www.lowerprovidence.org

ZONING HEARING BOARD MEETING AGENDA Thursday, January 28, 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)

1. Reorganization

A. Appoint a temporary chairperson

B. Chairman of the Board

1. Request nominations

2. Election

(Note: meeting resumes with the new chairperson conducting)

C. Vice-Chairman of the Board

1. Request nominations

2. Election

D. Solicitor for the Board

1. Request nominations

2. Election

E. Conflict Counsel for the Board

1. Request nominations

2. Election

F. Appointment of the Board's Recording Secretary

Hearing #1: Z-20-19 – C. Everett Inc., PO Box 415, Jenkintown, PA 19046.

The applicant is proposing to install a single-family detached manufactured home on a non-conforming lot. Relief is requested from Section 143-33 for lot area, lot width, and setback regulations. The subject lot is 5,000 square feet in area, where 65,000 is required. The lot has a width of 40 feet where 195 feet is required. The house as proposed will be constructed with a front yard setback of 30 feet where a minimum of 50 feet is required; a rear yard setback of 29 feet where a minimum of 60 feet is required; and side yard setbacks of 12 feet and 14 feet where a minimum of 50 feet is required. The house and shed as proposed will have a coverage of 23.48% where a maximum of 15% is allowed; and impervious coverage of 31.74% where a maximum of 35% is allowed. The applicant is also requesting relief from Section 143-27. A (3) for a deck on the side yard with a setback of 4 feet, where a minimum of 10 feet is required. **The parcel ID# of subject property is 43-00-15955-00-4. Subject property is tax map block 33, unit 50, is located on Wilson Boulevard and is in the R1-Residential Zoning district. The Applicant has requested a continuance until March 25, 2021.**

Hearing #2: Z-20-20 – Edgewood Building Co. Inc., PO Box 415, Jenkintown, PA 19046.

The applicant is proposing to install a single-family detached manufactured home on a non-conforming lot. Relief is requested from Section 143-37 for lot area, lot width, and setback regulations. The subject lot is 4,000 square feet in area, where 25,000 is required. The lot has a width of 40 feet where 100 feet is required. The house as proposed will be constructed with a front yard setback of 18 feet where a minimum of 50 feet is required; a rear yard setback of 16 feet where a minimum of 60 feet is required; and a side yard setback of 8 feet and 18 feet where a minimum of 20 feet is required. The house as proposed will have a coverage of 29.35% where a maximum of 20% is allowed; and impervious coverage of 39.68% where a maximum of 35% is allowed. Relief is also requested from Section 143-27.A(3) for a deck on the side yard with a setback of 8 feet, where a minimum of 10 feet is required. Further, the applicant is requesting relief from Section 143-20 which requires each and every lot should abut a public or private street for at least 50 feet at the right of way line. **The parcel ID# of subject property is 43-00-04909-00-7. Subject property is tax map block 18, unit 54, is located on Fourth Street and is in the R2-Residential Zoning district. The Applicant has requested a continuance until March 25,2021.**

Hearing #3: Z-20-23 Ben Cherian, 9 Evans Road, Eagleville PA 19403

The applicant is requesting a variance from Section 143-49 A(2)(b) to allow for a new pool on the property. Homeowner stated doing so would increase impervious beyond the maximum impervious coverage of 3705 square feet, (35%). The total project will result in 3857 square feet (36.4%) of impervious coverage, where a maximum of 35% is allowed. **Subject property is 43-00-03895-01-3. Subject property is located at 9 Evans Road, Eagleville PA 19403 and is in the R3 Residential Zoning District, together with any other relief deemed necessary or appropriate by the Board.**

Hearing #4: Z-20-24 Alfred Candello, 3017 Peacock Road, Audubon PA 19403

The applicant is proposing to build a two-car detached garage and is requesting relief from Section 143.27.A(2) for side yard setback regulations. The garage as proposed will be constructed with a side yard setback of between 5' where a 20' is required. **Subject property is 43-00-10872-44-3. Subject property is located at 3017 Peacock Drive, Audubon PA 19403 and is in the R2 Residential Zoning District, together with any other relief deemed necessary or appropriate by the Board.**