



## Community Development Department

100 Parklane Drive • Eagleville, PA 19403

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www.lowerprovidence.org

### ZONING HEARING BOARD MEETING AGENDA

Thursday, March 23, 2023

7:00 PM

#### Call to Order

#### Pledge of Allegiance

#### Roll Call:

Kathie Eskie

Jospeh Pucci

Gary Brown (alternate)

Chris Gerdes

Randy Klein

Tejal Mehta (alternate)

Gail Hager

Keith McLennan (solicitor)

#### Hearing #1: Z-23-03–LIDL, 2601-2619 Ridge Pike, Norristown PA 19403

Applicant is proposing to install a channel letter canopy sign to the top of an existing shopping cart corral. The applicant is requesting relief from 143-141.3F(2)(a) to allow for the sign to be internally illuminated where only external lighting is permitted, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID's of subject property are 43-00-11875-00-7; 43-00-11872-00-1; 43-00-11866-00-7; and 43-00-11869-00-4. Subject properties are located at 2601-2619 Ridge Pike and is in the RPB and R-2 Zoning Districts.**

#### Hearing #2: Z-23-04-DFD Properties, LLC 3848 Germantown Pike, Collegeville PA 19426

Applicant is proposing to add an addition to an existing garage for the existing landscaping business. The applicant is requesting relief from 143-275.C(4) to allow multiple buildings on the same property; relief from 143-282.A(5) to provide for impervious coverage of 55.15% where a maximum of 50% is permitted; relief from 143-282.B(2) to provide for a side yard setback of 11.6 ft where a minimum of 20 ft is required; relief from 143-282.B(3) to provide for a rear yard setback of 7.97 ft where a minimum of 30 ft is required; relief from 143-282.B(5) to provide for a parking setback from a residential district of 0.16 ft where a minimum of 6 ft is required, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-05263-00-4. Subject property is located at 3848 Germantown Pike and is in the EVC Zoning District.**

#### Hearing #3: Z-23-05–Lower Providence Township, 100 Parklane Drive, Eagleville PA 19403

Applicant is proposing to change an existing free-standing digital sign from monochrome to multicolor illumination. The applicant is requesting relief from 143-144.B(4) requiring a non-conforming sign to be brought into compliance when substantial changes are made; 143-141.4.A(2) to permit a sign area of 56.9 SF where a maximum area of 24 SF is permitted; and 143-141.4.A(4) to permit a sign with internal illumination where only external illumination is permitted, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-12019-00-7. Subject property is located at 100 Parklane Drive and is in the R-1 /PFO Zoning District.**