



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

**Call to Order**

**Pledge of Allegiance**

**Roll Call:**

Chris Gerdes  
Gail Hager  
Tejal Mehta

Joseph Pucci  
Randy Klein—

Gary Brown (alternate)  
Mark Kuberski (alternate)  
Keith McLennan (solicitor)

**1. Reorganization**

- A. Appoint a temporary Chair
- B. Chair of the Board
  - 1. Request nominations
  - 2. Election (Note: meeting resumes with the new chair conducting) **Chris Gerdes**
- C. Vice-Chair of the Board
  - 1. Request nominations
  - 2. Election **Joseph Pucci**
- D. Solicitor for the Board
  - 1. Request nominations
  - 2. Election **Keith McLennan**
- E. Conflict Counsel for the Board
  - 1. Request nominations
  - 2. Election **Eric Frey and Mike Furey**

**Hearing #1: Z-23-32–Douglas Davis, 310 Cypress Circle, King of Prussia PA 19406**

Applicant is proposing to add a ground mounted solar energy system on the property. The applicant is requesting relief from §143-6.2.BB(1)(a)1 to allow for a ground mounted solar energy system in the front yard, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-06835-00-7. The subject property is located at 2779 Lantern Lane and is in the R-2 Residential Zoning District. This matter was continued from December 28, 2023. Requested relief was granted for location in front yard and reduced setbacks**

**Hearing #2: 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 Eagleview Hospital, 100 Eagleview Road, Eagleview, PA 19403 and is in the R-1 Residential INO Institutional Overlay District. Applicant requested continuance until April 25**

**Hearing #3: Z-23-35 Michael Baldassarre 3877 Germantown Pike, Collegeville, PA 19426**

Applicant is requesting relief from §143-276.B(2) a variance to allow the existing detached garage with a side yard setback of 6 feet where a minimum of 20 feet is required, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of the subject property is 43-00-05416-00-4. The subject property is located at 3877 Germantown Pike and is in the VC Village Commercial Zoning District.**

Requested relief was granted