



**Community Development
Department** 100 Parklane Drive •
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**ZONING HEARING BOARD MEETING AGENDA
Thursday, March 28, 2024
7:00 PM**

Call to Order

Pledge of Allegiance

Roll Call:

Gary Brown
Chris Gerdes
Gail Hager

Tejal Mehta
Joseph Pucci

Mark Kuberski (alternate)
Keith McLennan (solicitor)

Hearing #1: Z-24-01–William and Diane Hengemihle, 1153 Pawlings Road, Norristown, PA 19403

Applicant is proposing to subdivide the property so as to construct an additional single family detached dwelling on the newly created lot. The applicant is requesting relief from §143-57.A(1)(a) to permit a tract size of approximately 60,000 square feet where a 10 acres is required; relief from §143-57.A(1)(b) to permit the buffer strip as shown on the plan; §143-57.A(1)(e)(f), §143-58, and §143-28 open space, common areas and design and development standards and criteria applicable to site requirements for development in accordance with R-5 Zoning. Applicant also requests an interpretation that the proposal complies with the requirements of §143-20 regarding access to a street, or in the alternative, a variance to permit the access as shown on the Plan. Applicant also requests that the Zoning Hearing Board specify under §143-170 that the zoning relief granted shall not expire for two (2) years, so that the Applicant may proceed with subdivision approval, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-10645-00-4. The subject property is located at 1153 Pawlings Road and is in the R-5 Residential Zoning District.**

Hearing #2: Z-24-02–Patrick Duffy, 100 Regency Drive, Audubon, PA 19403

Pursuant to zoning code §143-170, applicant must obtain permits within 6 months of the issuance of a variance. Applicant seeks clarification and, if necessary an extension of time to apply for permits by December 31, 2024, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-11474-00-3. The subject property is located at 100 Regency Drive and is in the R-2 Residential Zoning District.**

Hearing #3: Z-24-03–UMH PA Sunnyside, 1081 North Eason Road, Doylestown, PA 18902

The applicant is requesting relief from §143-64.A to allow for a setback from an adjacent mobile home of 17 feet where a minimum of 25 feet is required, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-11923-00-4 AKA 43-00-16852-50-2. The subject property is located at 40 Clara Street and is in the MHP Residential Zoning District.**