



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, April 26, 2018

7:00 PM

Call to Order

Pledge of Allegiance

Roll Call:

Patricia Alzamora

Kathie Eskie

Gail Hager

George J. Ozorowski

Joseph Pucci

Robert Hardt (alternate)

Jill Zimmerman (alternate)

Keith McLennan – Solicitor

Hearing #1: **Z-18-03 – David Crist, 14 Lee Road, Audubon, PA 19403**

The applicant is requesting a 1.) Variance from §143-141.1(E)(2) to permit a freestanding sign in excess of the permitted 32 SF per sign face. 2.) Variance from §143-141.1(E)(3) to permit a freestanding sign in excess of the permitted height of 6 ft. 3.) Variance from §143-141.1(E)(4) to permit the signs to be illuminated. Subject parcel **ID# is 43-00-03610-001**. Subject parcel is located at **St. Andrews Evangelical Lutheran Church, 2725 Egypt Road** and is located in the **R2- Residential** zoning district.

Hearing #2: **Z-18-04 – Michael Nyce, 101 W. Mt. Kirk Avenue, Norristown, PA 19403**

The applicant is requesting a variance from §143-37.A(2) and 143-16 side yard and front yard setbacks to construct a new home on a corner lot. The house would have a 17.6 foot side yard setback and a 39.4 front yard setback. If necessary, the Board is asked to grant a special exception under §143-145 and §143-146 to permit the demolition of the existing house and new single-family residence to be constructed on the existing nonconforming lot. Also, if necessary, the Board is asked for an interpretation and variance under §143-149 allowing for construction of a house exceeding the 25% nonconforming building expansion permitted. The parcel **ID# is 43-00-09019-001**. Subject parcel is located at **101 W. Mt. Kirk Avenue** and is located in the **R2- Residential** zoning district.

Hearing #3: **Z-18-05 – LIDL US Operations – 3500 S. Clark Street, Arlington, VA 22202**

The Applicant is requesting a 1.) Variance from 143-264(B) to permit a freestanding sign in excess of the permitted 10 ft in height. 2.) Variance from 143-264(F) to permit a freestanding sign in excess of the permitted 50 SF per side. 3.) A determination that the proposed locations of the two wall mounted signs comply with the height requirements of 143-264(C) or in alternative a variance from 143-264(C) to permit two wall mounted signs that exceed the permitted 15 ft in height. 4.) A variance from 143-141.3(E)(2) to permit a wall sign in excess of 32 SF per side. 5.) A determination that the proposed location of the freestanding sign along Ridge Pike complies with the sign setback requirements of Section 143-140.3(F)(3)(a) to permit one freestanding sign to be located within 5 ft of the ultimate ROW along Ridge Pike. The parcel **IDs# are 43-00-11875-007; 43-00-11872-001; 43-00-11866-007; 43-00-11869-004**. Subject parcel is located at **2601-2619 Ridge Pike** and is located in the **RPBD/R2-** zoning districts.

Adjournment

Next Business Meeting: May 24, 2018