



Community Development Department

100 Parklane Drive • Eagleville, PA 19403

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www.lowerprovidence.org

ZONING HEARING BOARD MEETING AGENDA

Thursday, June 25, 2020

7:00 PM

Call to Order

Pledge of Allegiance

Roll Call:

Patricia Alzamora

George J. Ozorowski

Chris Gerdes (alternate)

Kathie Eskie

Joseph Pucci

Robert Hardt (alternate)

Gail Hager

Keith McLennan (solicitor)

Hearing #1: Z-19-26 – Moser Construction, 101 Stewart Lane, Chalfont, PA 18914.

This matter was continued from the December, January, and February meetings at the request of the applicants. 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 6000 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 20 feet where a minimum of 50 feet is required and a rear yard setback of 14 feet where a minimum of 60 feet is required.

(Applicant is requesting a continuance)

The parcel ID# of subject property is 43-00-04681-00-1. Subject property is tax map block 22, units 96 and 97, is located on Fifth Street and is in the R2-Residential Zoning district.

Hearing #2: Z-20-02 – Michael & Lauren Pires, 4014 Redwing Lane, Audubon, PA 19403

The applicant is proposing to alter and expand an existing deck, as well as install an inground pool with retaining walls and a fence which encroaches into a riparian corridor. The applicant is requesting relief from Sections 143-265, 143-269, 143-272 to permit encroachment and the addition of fill into the corridor.

The parcel ID# of subject property is 43-00-11472-12-2. Subject property is located at 4014 Redwing Lane and is in the R2-Residential Zoning district.

Hearing #3: Z-20-03 – Christopher Interrante, 41 Brenda Lane, Audubon, PA 19403

The applicant is proposing to install a 25' x 36' storage shed and is requesting relief from Section 143-37.A.2 for Rear and Side Yard setback regulations. The shed as proposed will be constructed with a Rear yard setback of 0' where a minimum of 60' is required and a Side yard setback of 5' where a minimum of 20' is required. The applicant is also proposing to extend the driveway to the side property line.

The parcel ID# of subject property is 43-00-01564-00-4. Subject property is located at 41 Brenda Lane and is in the R2-Residential Zoning district.

Hearing #4: Z-20-05 – Dean Mazzotta, 2938 Ridge Pike, Eagleville, PA 19403

The applicant is proposing to convert a vacant commercial Spa use into a Residential Unit, thus terminating the Spa use for the present and future owners. The applicant is requesting relief from Section 143-259 and 143-260
The parcel ID# of subject property is 43-00-11566-00-1. Subject property is located at 2938 Ridge Pike and is in the RPB-Residential Zoning district.

Hearing #5: Z-20-06 – Abubakr Aslamkhan, 4005 Coulter Court, Collegeville, PA 19426

The applicant is proposing to construct a deck 14'x12'x24". The applicant is requesting relief from Section 143-49A(2)(a) to permit increased building coverage of 31.2% where a maximum of 20% is allowed. The proposal is increasing the amount of relief granted by the ZHB in appeal Z-19-14.

The parcel ID# of subject property is 43-00-02695-09-7. Subject property is located at 4005 Coulter Court and is in the R-3 Residential Zoning district.