



Community Development Department

100 Parklane Drive • Eagleville, PA 19403

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www.lowerprovidence.org

ZONING HEARING BOARD MEETING AGENDA

Thursday, March 24, 2022

7:00 PM

RESULTS

Call to Order

Pledge of Allegiance

Roll Call:

Kathie Eskie

George J. Ozorowski (Chair)

Terrance Barnes (alternate)

Chris Gerdes

Joseph Pucci (ViceChair)

Randy Klein (alternate)

Gail Hager

Keith McLennan (solicitor)

Hearing #1: Z-22-03 – Cherelle Cutting and Elizabeth Lohss-Cutting, 3865 Germantown Pike, Collegeville PA 19426. This matter was continued from February. **The parcel ID# of subject property is 43-00-05401-00-1. Subject property is located at 3865 Germantown Pike and is in the VC-Village Commercial Zoning District.**

Continued until April 28

Hearing #2: Z-22-01 – Sergio & Meredith Nascimento, 2500 Condor Drive, Audubon PA 19403

The applicant is proposing to add an in-ground pool, decking, fencing, and retaining wall. The applicant is requesting a variance from Section 143-235 to allow the pool, grading, decking, fence, and retaining wall within the Steep Slope Conservation District. Also, a variance from 143-33 to allow impervious coverage of 36.1% where a minimum of 35% is required. **The parcel ID# of subject property is 43-00-00458-26-4. Subject property is located at 2500 Condor Drive and is in the R-1 Residential Zoning District. Requested relief was granted**

Hearing #3: Z-22-04 – Vision Solar LLC, 511 Route 168, Blackwood NJ 08012

The applicant is proposing install roof mounted solar panels. The applicant is requesting a variance from Section 143-6.2BB to allow for a 11", 9", and 2'11" clearance along roof edges where a minimum of 3 feet is required. **The parcel ID# of subject property is 43-00-08563-00-7. Subject property is located at 112 North Midland Avenue and is in the R-2 Residential Zoning District. Requested relief was denied**

Hearing #4: Z-22-05 – Michael James Builders, 3839 Landis Mill Road, Collegeville PA 19426. Applicant is proposing to construct a single-family residence on the property. The applicant seeks dimensional variances from Section 143-33 to 1) to reduce the minimum lot area to 10,045.7 sq.ft. where a minimum of 65,000 sq.ft. is required; 2) reduce the lot width to 85.69' where a minimum of 195' is required; 3) reduce the front yard setback to 30.98' where a minimum of 50' is required; 4) reduce the rear yard setback to 27.07' where a minimum of 60' is required; 5) reduce side yard setback to 11.46' where a minimum of 50' is required; 6) to increase the building coverage to 25.7% where a minimum of 20% is required; **The parcel ID# of subject property is 43-00-05737-00-7. Subject property is located at S. Grange Avenue and is in the R-1 Zoning District. Continued until April 28**