



**Community Development
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**ZONING HEARING BOARD MEETING AGENDA
Thursday, June 23, 2022
7:00 PM
RESULTS**

Call to Order

Pledge of Allegiance

Roll Call:

Kathie Eskie

Terrance Barnes (alternate)

Chris Gerdes

Joseph Pucci (ViceChair)

Hearing #1: Z-22-03 – Cherelle Cutting and Elizabeth Lohss-Cutting, 3865 Germantown Pike, Collegeville PA 19426. This matter was continued from May. Applicant is proposing construction of a detached in-law suite. The applicant is requesting a variance from Section 143-6.2.P to permit a detached in-law suite, where it will not be part of the garage or within the principal building as required. **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 July 28**

Hearing #2: Z-22-05 – Michael James Builders, 3839 Landis Mill Road, Collegeville PA 19426 This matter was continued from May. Applicant is proposing to construct a single-family residence on the property. The applicant seeks dimensional variances from Section 143-33: 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 feet where a minimum of 195 feet is required; 3) reduce the front yard setback to 30.08 feet where a minimum of 50 feet is required; 4) reduce the rear yard setback to 41.21 feet where a minimum of 60 feet is required; 5) reduce left side yard setback to 20.35 feet where a minimum of 50 feet is required; 6) reduce right side yard setback to 18.72 feet where a minimum of 50 feet is required. **The parcel ID# of subject property is 43-00-05737-00-7. Subject property is located on S. Grange Avenue and is in the R-1 Zoning District** **All requested relief was denied**

Hearing #3: Z-22-08 – PJ Land Development, 71 Carolyn Blvd, Farmingdale NY 11735

This matter was continued from May. Applicant is proposing a 3,386 SF self-serve car wash on the vacant lot property. The applicant seeks a variance from Section 143-262.B to allow for a rear yard setback of 0 feet where a minimum of 10 feet is required; A variance from Section 143-141.3(J)(1) to permit a total of eight (8) freestanding signs where a total of one (1) per street frontage and up to two (2) total signs; A variance from Section 143-141-3(J)(2) to permit a total of 146.9 sq.ft. of freestanding signage where a maximum total of 100 sq.ft. is permitted. **The parcel ID# of subject property is 43-00-11875-00-7. Subject property is located at 2619 Ridge Pike and is in the RPB Zoning District** **Consideration of setback relief was continued until July to allow applicant to research alternates. All requested relief concerning signs was granted**

Hearing #4: Z-22-10 – Jeremy and Ann Houseman, 3780 Drake Circle, Collegeville PA 19426

Applicant is proposing to place an accessory structure (pool house) in the backyard. The applicant seeks a variance from Section 143-6.2B(2) that all residential accessory buildings shall meet all of the setback requirements applicable to the principle building on the same lot. As proposed, the structure is to be located 32 feet from the rear property line. **The parcel ID# of subject property is 43-00-07222-02-5. Subject property is located at 3780 Drake Circle and is in the R-2 Zoning District. Requested relief was granted conditioned on compliance with requests from township engineer concerning stormwater control**