



100 Parklane Drive • Eagleville, PA 19403
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www.lowerprovidence.org

ZONING HEARING BOARD MEETING AGENDA
Thursday, June 22, 2023
7:00 PM
RESULTS

Call to Order

Pledge of Allegiance

Roll Call:

Kathie Eskie
Chris Gerdes
Gail Hager

Jospeh Pucci
Randy Klein

Gary Brown (alternate)
Tejal Mehta (alternate)
Keith McLennan (solicitor)

Hearing #1: Z-23-01–Providence Builders Inc., 2620 Egypt Road, Norristown PA 19403

The applicant is proposing to locate a Retail Fence Sales and Installation to this property. The applicant seeks a variance from Section 143-77 concerning use and from Section 143-13 to permit more than one primary use, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-11833-00-4. Subject property is located at 3938 Ridge Pike and is in the RPW-Ridge Pike West Zoning District. This matter was continued from February 23, 2023. Granted applicant's request to continue until the August 24, 2023**

Hearing #2: Z-23-15-JVJD LLC, 143 Plymouth Road, Plymouth Meeting PA 19462

Applicant is proposing to demolish and construct a new single-family residence on the property. The applicant is requesting relief from 143-37.A.2 to allow for a front yard setback of 43 feet where a minimum of 50 feet is required, a side yard setback of 18 feet where a minimum of 20 feet is required, and a rear yard setback of 57.9 feet where a minimum of 60 feet is required, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-07003-00-1. Subject property is located at 218 Lauman Avenue and is in the R-2 Residential Zoning District. Granted the requested relief conditioned upon the construction placement to be as per plans A-3.**

Hearing #3: Z-23-16-Rob Sheahan, 225 Evansburg Road, Collegeville PA 19426

Applicant is proposing to run plumbing and electric to an existing accessory structure to be used as a guest house (in-law suite) located on the historic property. The applicant is requesting relief from 143-6.2.P to allow for a separate dwelling unit, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID of subject property is 43-00-04039-00-4. Subject property is located at 225 Evansburg Road and is in the VC – Village Commercial Zoning District. Granted request to continue until July 27, 2023.**

Hearing #4: Z-23-17–Lower Providence Baptist Church, 3430 Ridge Pike, Eagleville, PA 19403

The applicant is proposing to alter their existing non-conforming free-standing sign. The new sign will be approximately 49 square feet in area where a maximum of 32 square feet is allowed, internally lit where no illumination is allowed, standing approximately 9'-8" above grade where a maximum of 6 feet is allowed, and will include a manual changeable copy section, The applicant is requesting relief from 143-141.C (2)(3)(4) together with any other relief deemed necessary or appropriate by the Board. **The parcel ID# of subject**

property is 43-00-11689-00-4. Subject property is located at 3430 Ridge Pike and is in the R-1 – Residential Zoning District

Granted the requested relief conditioned on construction placement shall be as per plans A-1 and A-2 .

Hearing #5: Z-23-18–Gheck Tank and Idrus Moses, 601 Mourning Dove Road, Audubon PA 19403

The applicant is proposing to add an addition, a detached garage and an above ground pool. The applicant seeks dimensional variance from Section 143-37.A.2 to allow for a front yard setback of 21 feet where a minimum of 50 feet is required, a side yard setback of 18 feet where 20 feet is required and a rear yard setback of 55 feet where a minimum of 60 feet is required for the garage. For the addition, the applicant is requesting a front yard setback of 46 feet where a minimum of 50 feet is required. For the pool, the applicant is requesting a variance from 143-6.2.CC for a setback of 8 feet, where a minimum of 15 feet is required, together with any other relief deemed necessary or appropriate by the Board. **The parcel ID# of subject property is 43-00-09376-00-4. Subject property is located at 601 Mourning Dove Road and is in the R-2 Residential Zoning District. Granted applicant’s request to continue until July to allow for further information gathering**

Hearing #6: Z-23-19–Jeffrey Horoshak, 476 Fifth Avenue, Phoenixville, PA 19460

Applicant is proposing to add an addition to the garage on the property. The applicant seeks dimensional variance from Section 143-37.A.2 to allow for a side yard setback of 20.6 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 43-00-04378-00-7. Subject property is located at 476 Fifth Avenue and is in the R-2 Residential Zoning District. Granted the requested relief conditioned on construction placement as shown on exhibit A-1**

Hearing #7: Z-23-20–Domenico Talese, Eagleville Taphouse, 3300 Ridge Pike, Eagleville PA 19403

The applicant is proposing to re-establish residential rental use on the second floor of the building on the property. The applicant seeks relief from Section 143-245 together with any other relief deemed necessary or appropriate by the Board. **The parcel ID# of subject property is 43-00-11632-00-7. Subject property is located at 3300 Ridge Pike and is in the MU-Mixed Use Zoning District. Granted the applicant’s request for a continuance until July 27, 2023**