



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 February 28, 2019

7:00 PM

RESULTS

Call to Order

Pledge of Allegiance

Roll Call:

Patricia Alzamora

Kathie Eskie

Gail Hager

George J. Ozorowski

Joseph Pucci

Chris Gerdes (alternate)

Robert Hardt (alternate) **absent**

Keith McLennan (solicitor)

Hearing #1: Z-19-02 – Phil Caiazzo – 31 Buckwalter Road, Audubon, PA 19403

The applicant is requesting a variance from §143-19.B(2) and (3) to permit the construction of an accessory structure (shed) greater than 250 SF to be placed into the side and rear yard setbacks. The applicant proposes to replace an existing 140 SF shed with a 768 SF shed at the right rear corner of the property with five-foot setbacks from the side and rear property lines.

The parcel ID # of subject property are 43-00-01924-00-4. Subject property is located at 31 Buckwalter Road, Lower Providence Township and is in the R2- Residential Zoning District.

Continued to allow for further information to be gathered

Hearing #2: Z-19-03 – C. Robert Nowak – 808 Jode Road, Audubon PA 19403

The applicant is requesting a variance from §143-185 to permit the construction of a building into the floodplain conservation district. The proposal is to build an attached studio addition to the existing home which will partially encroach on the 100-year flood plain.

The parcel ID # of subject property is 43-00-07543-00-1. Subject property is located at 808 Jode Road, Lower Providence Township and is in the R-2 – Residential District.

Continued to allow for further information to be gathered. Will need flood elevation certification

Hearing #3: Z-19-04 – Craig Cusamano – 16 S Grange Avenue, Collegeville, PA 19426

structure (pole barn) to be placed into the required sixty foot rear yard setbacks. The applicant proposes to place the pole barn with twenty- five-foot setback from the rear property line.

The parcel ID # of subject property is 43-00-05833-00-1. Subject property is located at 16 S Grange Avenue, Lower Providence Township and is in the R-1 – Residential District.

Granted relief. Will need to also get conditional use approval due to size of structure

Hearing #4: Z-19-05 – Lidl US Operations, LLC – 3500 South Clark Street, Arlington, VA 22202

The applicant is seeking a revision of a previous decision dated June 6, 2018 concerning signage on the property. The proposal is to add the “Rethink Grocery” slogan to the Ridge Pike freestanding sign and the Ridge Pike wall sign. There is no additional signage proposed nor changes to the Trooper Road freestanding or wall signs proposed.

Granted relief



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The parcel ID # of subject property are 43-00-11866-00-7, 43-00-11869-00-4, 43-00-118720-00-1, and 43-00-11875-00-7. Subject property is located at 2601-2619 Ridge Pike, Lower Providence Township and is in the RPBD-Ridge Pike Business District and R2-Residential zoning districts.



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Adjournment

Next Business Meetings: March 28, 2019 @ 7:00 PM