



## Community Development Department

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[www.lowerprovidence.org](http://www.lowerprovidence.org)

### ZONING HEARING BOARD MEETING AGENDA

Thursday April 25, 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)

Keith McLennan (solicitor)

#### Continued Hearings:

##### Hearing #1: Z-19-03 – C. Robert Nowak – 808 Jode Road, Audubon PA 19403

The applicant is requesting relief from §143-37 A (2) to permit the addition to be located twenty-five feet from the road instead of the required fifty feet. **Requested relief was tentatively granted. Written decision to follow.**

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.

#### New Matters:

##### Hearing #2: Z-19-07 - Z-19-07- Donald Neilson, Audubon Management, and Gravel Pike 50 – 2620 Egypt Road, Audubon, PA 19403

The Applicant is proposing a lot line adjustment for the three (3) parcels which are owned by related persons/entities. The following is the variance relief requested from Section 143-37, Area, setback, bulk, height and parking requirements: **Requested relief was tentatively granted. Written decision to follow.**

**Lot 1:** Lot 1 requires relief from Section 143-37.A.(2) for the minimum lot area of 25,000 s.f. as 20,644 s.f. is provided; the front yard requirement of 50 feet as 40 feet is provided; and the side yard requirement of 20 feet as 15 feet is provided.

**Lot 2:** Lot 2 requires relief from Section 143-37.A.(2) for the front yard requirement of 50 feet as 40 feet is provided and from the permitted impervious surface of 35% as 46.9% is provided.

**Lot 3:** Lot 3 requires relief from Section 143-37.A.(2) for the rear yard requirement of 60 feet as 41 feet is provided.

By adjusting the lot lines of the three properties, the Applicant is attempting to bring the three lots into better compliance with the requirements of the R-2 zoning as it exists today which will also better accommodate a proposed 2,400 s.f. building addition on Lot 2, the Neilson Property.

The parcel ID # of subject properties are 43-00-12652-00-4, 43-00-12655-00-1, and 43-00-15820-00-4. Subject properties are located at 64 Sandown Road, 2712 Wedgewood Way, and 2617 Egypt Road, Lower Providence Township and are in the R2- Residential Zoning District.

Next Business Meetings: May 23, 2019 @ 7:00 PM