



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, July 23, 2020

7:00 PM

RESULTS

Call to Order

Pledge of Allegiance

Roll Call:

Patricia Alzamora (excused) George J. Ozorowski

Kathie Eskie

Joseph Pucci

Gail Hager (excused)

Chris Gerdes (alternate)

Robert Hardt (alternate)

Keith McLennan (solicitor)

Hearing #1: Z-19-26 – Moser Construction, 101 Stewart Lane, Chalfont, PA 18914.

This matter was continued from the December, January, February, and June meetings at the request of the applicants. The applicant is proposing to install a single-family detached manufactured home on a non-conforming lot. Relief is requested from Section 143-37 for lot area, lot width, and setback regulations. The subject lot is 6,000 square feet in area, where 25,000 is required. The lot has a width of 40 feet where 100 feet is required. The house as proposed will be constructed with a front yard setback of 20 feet where a minimum of 50 feet is required and a rear yard setback of 14 feet where a minimum of 60 feet is required.

The parcel ID# of subject property is 43-00-04681-00-1. Subject property is tax map block 22, units 96 and 97, is located on Fifth Street and is in the R2-Residential Zoning district.

Matter was continued until October 23. 5-0

Hearing #2: Z-20-07 – Frank Venezia, 409 Old Gulph Road, Narberth, PA 19072

The applicant is proposing to construct an approximately 480 sq.ft. (20'X24') garage and is requesting relief from Section 143.37.A(2) for Rear Yard setback regulations. The garage as proposed will be constructed with a Rear Yard setback of 35' where a minimum of 60' is required.

The parcel ID# of subject property is 43-00-12500-00-3. Subject property is located at 201 Rogers Road and is in the R2-Residential Zoning district. Relief was granted conditioned on applicant improving stormwater on and off-site to the satisfaction of the Township Engineer 5-0

Hearing #3: Z-20-08 – HTC Builders Inc., PO Box 1210, Worcester, PA 19490

The applicant is proposing to subdivide his property into two lots, each with a single-family residential unit. Presently the existing property has a single-family detached home. The applicant is requesting dimensional variances from Section 143-33.A for lot area of 39,213 sf (Lot 1) and 43,619.90 sf (Lot 2) where a minimum of 65,000 sf is required, lot widths of 100.77 ft and 153.90 ft where a minimum of 195 feet width is required, and front yard setback of 22.28' (Lot 1) where a minimum of 50 feet is required, and side yard setback of 38.90' (Lot 1) where a minimum of 50 feet is required.

The parcel ID# of subject property is 43-00-07387-00-4. Subject property is located at 3793 Lewis Road and is in the R1-Residential Zoning District. Requested relief was denied 4-1 (Eskie)

Hearing #4: Z-20-10 – Joseph & Denise Montgomery, 2701 Baldeagle Circle, Audubon, PA 19403

The applicant is proposing to install a pool in the front yard setback. The applicant is requesting a variance from Section 143-6.2. B (1) to allow a pool in the front yard, where pools are not permitted in front yards of properties.

The parcel ID# of subject property is 43-00-01028-00-9. Subject property is located at 2701 Baldeagle Circle and is in the R2-Residential Zoning District. Requested relief was granted conditioned on fifteen-foot setback being maintained. 5-0

Hearing #5: Z-20-11 – Christopher Interrante, 41 Brenda Lane, Audubon, PA 19403

The applicant is proposing to install a 30' x 24' storage shed and is requesting relief from Section 143-37.A.2 for Rear and Side Yard setback regulations. The shed as proposed will be constructed with a Rear yard setback of 5' where a minimum of 60' is required and a Side yard setback of 5' where a minimum of 20' is required.

The parcel ID# of subject property is 43-00-01564-00-4. Subject property is located at 41 Brenda Lane and is in the R2-Residential Zoning district. Requested relief was granted conditioned on structure not be used as a dwelling, not to be used for commercial purposes, that the existing shed be removed and that the structure be no higher than sixteen feet tall. 5-0

Hearing #6: Z-20-09 – AVM Restaurant Group LLC, 2908 W. Ridge Pike, Norristown, PA 19403

The Applicant requests the following relief, in the alternative, (i) appeal from the June 5, 2020 Enforcement Notice issued by Michael Mrozinski, Director of Community Development, pursuant to Section 143-161. (ii) appeal from the determination of Mr. Mrozinski that the current storage use is not a legal non-conformity pursuant to Section 143-161; and a variance from Section 143-77 to permit a storage use at the Property. The Applicant also requests a variance from Section 143-13 to permit two primary uses on the property.

The parcel ID# of subject property is 43-00-11788-00-4. Subject property is located at 3752 Ridge Pike and is in the RPW- Ridge Pike West zoning district. Requested continuance was granted conditioned on no further continuance, that the business vacate the property no later than August 6, and that the property owner restore the property. 5-0