



Community Development Department

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www.lowerprovidence.org

ZONING HEARING BOARD MEETING AGENDA

Thursday, November 12, 2020

7:00 PM

RESULTS

Call to Order

Pledge of Allegiance

Roll Call:

Patricia Alzamora

Kathie Eskie

Gail Hager

George J. Ozorowski

Joseph Pucci not present

Chris Gerdes (alternate)

Robert Hardt (alternate)

Mike Furey (solicitor)

Decision: 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. Requested relief was denied

Hearing #1: Z-20-21 – DFD Properties LLC, 3848 Germantown Pike, Collegeville, PA 19426.

The applicant is proposing a lot line change. Relief is requested from Section 143-276.A(5) as a modified lot will have a building coverage of 10.79% where a maximum of 10% is allowed.

The parcel ID# of subject property is 43-00-05266-00-1. Subject property is located at 3852 Germantown Pike and is in the EVC-Evansburg Village Commercial district. Requested relief was granted

Hearing #2: Z-20-19 – C. Everett Inc., PO Box 415, Jenkintown, PA 19046.

The applicant is proposing to install a single-family detached manufactured home on a non-conforming lot. Relief is requested from Section 143-33 for lot area, lot width, and setback regulations. The subject lot is 5,000 square feet in area, where 65,000 is required. The lot has a width of 40 feet where 195 feet is required. The house as proposed will be constructed with a front yard setback of 30 feet where a minimum of 50 feet is required; a rear yard setback of 29 feet where a minimum of 60 feet is required; and side yard setbacks of 12 feet and 14 feet where a minimum of 50 feet is required. The house and shed as proposed will have a coverage of 23.48% where a maximum of 15% is allowed; and impervious coverage of 31.74% where a maximum of 35% is allowed. The applicant is also requesting relief from Section 143-27. A (3) for a deck on the side yard with a setback of 4 feet, where a minimum of 10 feet is required. **The parcel ID# of subject property is 43-00-15955-00-4. Subject property is tax map block 33, unit 50, is located on Wilson Boulevard and is in the R1-Residential Zoning district. Applicant requested and was granted a continuance. The matter will be heard on January 28, 2021**

Hearing #3: Z-20-20 – Edgewood Building Co. Inc., PO Box 415, Jenkintown, PA 19046.

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 4,000 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 18 feet where a minimum of 50 feet is required; a rear yard setback of 16 feet where a minimum of 60 feet is required; and a side yard setback of 8 feet and 18 feet where a minimum of 20 feet is required. The house as proposed will have a coverage of 29.35% where a maximum of 20% is allowed; and impervious coverage of 39.68% where a maximum of 35% is allowed. Relief is also requested from Section 143-27.A(3) for a deck on the side yard with a setback of 8 feet, where a minimum of 10 feet is required. Further, the applicant is requesting relief from Section 143-20 which requires each and every lot should abut a public or private street for at least 50 feet at the right of way line. **The parcel ID# of subject property is 43-00-04909-00-7. Subject property is tax map block 18, unit 54, is located on Fourth Street and is in the R2-Residential Zoning district. Applicant requested and was granted a continuance. The matter will be heard on January 28, 2021**