



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, October 29, 2020

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) Not present

Joseph Bresnan (conflict solicitor)

Hearing #1: Z-20-14 – Lower Providence Presbyterian Church, 3050 Ridge Pike, Norristown PA 19403

The applicant is proposing to erect a free-standing illuminated display board sign. The applicant is requesting a variance from Section 143-141.1.E(4) for an illuminating sign where a non-illuminating sign is permitted.

The parcel ID# of subject property is 43-00-11587-00-7. Subject property is located at 3050 Ridge Pike and is in the R2-Residential Zoning District. Requested relief granted conditioned on no commercial messaging, sign lit only between 7:00 AM and 10 PM, and message change limited to once every 20 seconds. 5-0

Hearing #2: Z-20-15 – Stephen Hamaday, 22 Dorchester Road, Collegeville, PA 19426

The applicant is proposing to install an 18' x 36' detached garage and is requesting relief from Section 143-37A.2 for side and rear yard setback regulations. The garage addition as proposed will be constructed with a side yard setback of 10' where a minimum of 20' is required and a rear yard setback of 33'6" where a minimum of 60' is required. **The parcel ID# of subject property is 43-00-03034-00-1. Subject property is located at 22 Dorchester Road and is in the R2-Residential Zoning District. Requested relief granted conditioned on Building being no higher than 12 feet and that 3-5 evergreen trees be planted to shield building from rear neighbor. 5-0**

Hearing #3: Z-20-16 – Anthony Pimpinella, 119 N. Park Avenue, Eagleville, PA 19403

The applicant is proposing to install a 12' x 30' additional garage and is requesting relief from Section 143-37A.2 for rear yard setback regulations. The garage addition as proposed will be constructed with a rear yard setback of 32' where a minimum of 60' is required.

The parcel ID# of subject property is 43-00-10219-00-7. Subject property is located at 119 N. Park Avenue and is in the R2-Residential Zoning District. Granted applicant's request for a continuance in to 2021 to allow applicant to perform property maintenance to address concerns of neighbor. Applicant grants waiver of MPC time restriction and will be responsible for the cost of re-advertising.

Hearing #4: Z-20-17 – Eric Krieg, 4 Camiel Lane, Phoenixville, PA 19460

The applicant is proposing to install a 14' x 17' second shed and is requesting relief from Section 143-32.A.8(k) and also relief from 143-33.A for side yard setback regulations. The additional shed as proposed will be constructed with a side yard setback of 25' where a minimum of 50' is required.

The parcel ID# of subject property is 43-00-01990-00-1. Subject property is located at 4 Camiel Lane and is in the R1-Residential Zoning District. Requested relief granted 5-0

Hearing #5: Z-20-18 – The Lincoln Center for Family & Youth, 820 Adams Avenue-Ste. 210, Audubon, PA 19403

The applicant proposes to use the entire existing office building for school and administrative purposes and requests a special exception under Section 143-136.C to permit the proposed school which is not a trade, vocational or business school but instead a school offering alternative education, coaching and counseling.

The parcel ID# of subject property is 43-00-00001-59-5. Subject property is located at 1100 Adams Avenue and is in the IP-Industrial Park Zoning District. Requested special exception granted 5-0