



## Community Development Department

100 Parklane Drive • Eagleville, PA 19403

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www.lowerprovidence.org

### ZONING HEARING BOARD MEETING AGENDA

Thursday May 23, 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)

#### **New Matters:**

#### **Hearing #1: Z-19-08 - ERH Capital Partners, LLC, 290 Upper Indian Head Road, Collegeville, PA 19426**

The applicant proposes to consolidate and develop the properties for one (1) single family dwelling and requests a special exception under Section 143-145 to permit a home to be built on the combined lots. Alternatively, the applicant requests variances from Section 143-37(A)(2) as follows: A variance from lot area requirement of 25,000 square feet, so as to permit a lot area of approximately 10,800 square feet (gross) and a variance from the front yard (50 feet) and rear yard (60feet) setback requirements, so as to permit a front yard setback of 25 feet and rear yard setback of 25 feet.

**All requested dimensional relief from §143-37 was denied 5-0. The applicant chose not to pursue the special exception request. Written decision is pending.**

The parcel ID # of subject property are 43-00-04480-00-4, 43-00-04474-00-1, 43-00-044710-00-4, and 43-00-04468-00-7. Subject properties are located at Fifth Street, near the corner of S. Barry Avenue, Providence Township and are in the R-2 – Residential District.

#### **Hearing #2: Z-19-09 – House To Home Strategies, LLC 3460 Ridge Pike, Collegeville, PA 19426 – Continued until June meeting at the request of the applicant**

The Applicant proposes a subdivision to create two new lots fronting on S Grange Avenue. The proposed driveways, yard areas, and utilities will encroach into the Steep Slope Overlay. The requested relief is a variance from Section 143-240.B to allow access driveway to encroaching into the Steep Slope Overlay District, a variance from Section 143.240.C to allow clearing and excavation of land in the Overlay District a special exception pursuant to Section 143-239 to permit required front yard and side yards to be encumbered by the Steep Slope Overlay and a special exception pursuant to Section 143-239.B to permit sanitary sewer system and utilities within the Overlay District. Also, variances from Sections 143-13 and 143-32 to permit continued single-family use of Lot 1 with the business/professional use of the existing barn located thereon.

**The parcel ID # of subject property are 43-00-11698-00-4. Subject properties are located at 3460 Ridge Pike, Collegeville Lower Providence Township and are in the R-1 – Residential District.**

**Hearing #3: Z-19-10 – Marisa Cavalieri – 2805 Sandpiper Drive, Audubon, PA 19403**

The applicant is requesting variances from Section 143-37.A requiring a rear yard setback of sixty feet and from Section 143-30.A(2)(a) requiring the projection of a deck into a rear yard lot area a distance not to exceed sixteen feet, provided that the deck shall not extend any closer than twenty feet to the rear lot line. The applicant is proposing to construct a deck that will extend into the rear yard lot area forty-one feet, with the resulting rear yard setback of **seventeen** feet. The requested relief is needed due to the existing non-conformity of the lot.

**The parcel ID # of subject property is 43-00-12715-00-4. Subject properties is located at 2805 Sandpiper Drive, Lower Providence Township and is in the R-2 – Residential District.**

**The requested dimensional relief from §143-30 and 143-37 was granted as amended to seventeen feet 5-0. Written decision is pending.**

Adjournment

Next Business Meetings: June 27, 2019 @ 7:00 PM