



## Community Development Department

100 Parklane Drive • Eagleville, PA 19403

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www.lowerprovidence.org

### ZONING HEARING BOARD MEETING AGENDA

Thursday, July 22, 2021

7:00 PM

**RESULTS**

Call to Order

Pledge of Allegiance

#### Roll Call:

Patricia Alzamora

George J. Ozorowski

Chris Gerdes (alternate)

Kathie Eskie

Joseph Pucci

Randy Klein (alternate)

Gail Hager

Keith McLennan (solicitor)

#### Hearing #1: Z-21-13 - Jeffrey Stong, 1500 Pawlings Road, Phoenixville PA 19460

The applicant is requesting relief from Sections 143-37.A(2) for a side yard setback of 15' where a minimum of 25' is required for an accessory structure, together with any other relief deemed necessary or appropriate by the Board. This matter was **continued from June 24, 2021**.

**The parcel ID# of the subject property is 43-00-10690-00-4. Subject property is located at 1500 Pawlings Road and is in the R-2 Residential Zoning District. Requested relief was granted**

#### Hearing #2: Z-21-04 – Jesse Clark, 309 Evansburg Road, Collegeville, PA 19426

The applicant is appealing an Enforcement Notice by Township Zoning Officer concerning multiple driveways, a storage container, and scope of business operations, together with any other relief deemed necessary or appropriate by the Board. This matter was **continued from June 24, 2021**.

**The parcel ID# of subject property is 43-00-04055-00-6. Subject property is located at 309 Evansburg Road and is in the R-2 Residential Zoning District. The parties have mutually requested a continuance in order to work towards a possible settlement. Board granted the request for a continuance for the parties to complete a settlement agreement.**

#### Hearing #3: Z-21-14 – TBM Management, LLC, 23 N. Trooper Road, Norristown, PA 19403

The applicant is requesting relief from Section 143-170 with a modification of the condition imposed in Z-04-47 need not be quieted as all adjoining lot owners have agreed to the removal of such condition. The applicant also requests that the Board render an interpretation that the lot is an existing undersized lot with respect to lot width of 80 feet, rather than the 100 feet required, or, in the alternative to grant a variance from the lot width requirement of Section 143-37. In addition, to the extent that relief is required from the dimensional provisions of Section 143-145 governing nonconforming lots, the Applicant requests such relief, together with any other relief deemed necessary or appropriate by the Board.

**The parcel ID# of subject property is 43-00-08836-00-4. Subject property is located at Montgomery Avenue (Block 43006, Unit 050) and is in the R-2 Residential Zoning District. A continuance was granted so that the applicant can provide further legal background information**

**Hearing #4: Z-21-15 – LinMike, LLC, 2965 Germantown Pike, Eagleville, PA 19403**

Applicant is proposing to construct a 3,000 sq.ft. single-family residence on the properties. Alternatively, the applicant may seek to construct two homes on the property. The applicant seeks dimensional variances from Section 143-37.A.2 to 1) to reduce the minimum lot area to 20,000 sq.ft. where a minimum of 25,000 sq.ft. is required; 2) reduce the front yard setback to approximately 25' where a minimum of 50' is required; 3) reduce the rear yard setback to approximately 34' where a minimum of 60' is required, together with any other relief deemed necessary or appropriate by the Board.

**The parcel IDs# of subject property is 43-00-13021-00-4; 43-00-13024-00-1; and 43-00-13027-00-7. Subject properties are located on Seventh Street and is in the R-2 Residential Zoning District. The requested relief was granted.**

**Hearing #5: Z-21-16 – J&V Lawn Service, LLC, P.O. Box 1473, Blue Bell, PA 19422**

The applicant is requesting relief from Section 143-110 with an additional proposed use as a landscape and snow removal business headquarters and is the same general character as a garden supply center which is permitted by special exception. Applicant also seeks relief from Section 143-111 and Section 143-113 pertaining to obtaining Conditional Use, together with any other relief deemed necessary or appropriate by the Board.

**The parcel ID# of subject property is 43-00-05173-00-4. Subject property is located at 3476-3480 Germantown Pike and is in the HC Zoning District. A continuance was granted for the applicant to clarify legal procedure with the Township Solicitor.**