



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 August 22, 2019

RESULTS

Patricia Alzamora

Kathie Eskie

Gail Hager (absent)

Eric Frey (conflict counsel)

George J. Ozorowski (absent)

Joseph Pucci (absent)

Chris Gerdes (absent)

Robert Hardt (alternate)

Keith McLennan (solicitor)

Consideration of extension request: Z-18-08 – ASB Homes – 3310 Stump Hall Rd Collegeville PA 19426 regarding properties at 3829 Yerkes. **Granted requested extension for one year 3-0**

Decision: Z-19-15 – Moser Construction, 101 Stewart Lane, Chalfont, PA 18914 and Grace Building Co, PO Box 4008, Rydal PA 19046 regarding properties at Fifth and Sunnyside **Denied special exception and variance requests. Granted setback variance request. 3-0**

Hearing #1: Z-19-16: LinMike, LLC, 460 Norristown Rd, Ste 110, Blue Bell, PA 19422. The applicant proposes to build one residence on a 22,000 sq. ft. parcel where a minimum of 25,000 sq. ft. is required. The proposed home will have a front yard setback of 20 feet where 50 feet is required, and a rear yard setback of 40 feet, where a minimum of 60 feet is required. The applicant is seeking an interpretation of Section 143-145 to allow for the construction of a home on a lot created by a plan that was recorded in 1928 prior to the Township's Zoning ordinance. In the alternative, the applicant is asserting that the parcel is a pre-existing nonconforming lot pursuant to the provisions of Section 143-145 and is not subject to the bulk standards of the R-2 zone. In another alternative, the applicant submits that the proposed lot and single-family home should be granted a variance from Section 143-37. A.2 for lot size, front yard and rear yard setbacks. **Granted variances concerning lot size and front yard setback, conditioned on lot placement as presented. Determined that special exception relief and rear yard setback requests were moot**

The parcel ID# of the subject properties are 43-00-06304-00-7, 43-00-14692-00-7, and 43-00-06301-00-1. Subject property is located at Hillside at Third Avenue, Lower Providence Township and is in the R-2 Zoning District.

Hearing #2: Z-19-17: L&H Companies, 425 N Third St Reading, PA 19601. The applicant is proposing to install new wall signs on the primary building for a supermarket and on the accessory gas canopy/kiosk structures. The applicant is seeking variance relief from Section 143-141.3 to allow for 21 signs, where a maximum of 2 are allowed and from Section 143-140.2 to allow for the main Redner's sign on the building and Redners Fast Fill Up sign on the canopy to exceed the maximum area for single wall signs of 32 sq. ft. The proposed main Redner's sign is approximately 101.28 sq. ft and the proposed Redners Fast Fill Up sign is 56.367 sq. ft. **Granted all requested relief.**

The parcel ID# of the subject property is 43-00-03517-00-4. Subject property is located at 2828 Egypt Rd (Audubon Village Shopping Center) and is in the GC – General Commercial Zoning District.

Adjournment

Next Business Meetings: September 26, 2019 @ 7:00 PM