



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 24, 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) **Absent**

Robert Hardt (alternate)

Joe Bresnan (Conflict solicitor)

Hearing #1: Z-19-21 – Justin Smith, 18 Ashton Road, Collegeville, PA 19426.

The applicant is proposing to add a detached garage to a single car garage for storage and is requesting variance relief. Relief is requested from Section 143-37.A.2. The garage as proposed will be constructed with a rear yard setback of 25 feet where a minimum of 60 feet is required, and a side yard setback of 10 feet where a minimum of 20 feet is required. **Conditionally granted - Height limited to 26' max, no commercial use. No HVAC above first floor. No plumbing. Internal stairs. Must comply with Township Stormwater Standards.**

The parcel ID# of the subject property is 43-00-00667-00-1. Subject property is located at 18 Ashton Road, Lower Providence Township and is in the R-2 Zoning District

Hearing #2: Z-19-22 – Forge U4, LLC, 2620 Egypt Road, Eagleville PA 19403

The applicant is proposing to install a Wall Sign and is requesting a variance relief. Relief is requested from Section 143-141.3.E(2) to permit a 45.58 s.f. wall sign which is larger than the 32 s.f. permitted. **Granted 6-0.**

The parcel ID# of the subject property is 43-00-04831-55-6. Subject property is located at S. Trooper Road, Lower Providence Township and is in the IP Zoning District

Hearing #3: Z-19-23 – 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 143-20 concerning access to public street and Section 143-37 for lot area, lot width, setback, and lot coverage regulations. The subject lot is 3520 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 **13** feet where a minimum of 50 feet is required, a sideyard setback of 6 feet where a minimum of 20 feet is required, and a rear yard setback of **10** feet a minimum of 60 feet is required. The project will result in building coverage of 30.2% where a maximum of 20% is permitted, and in impervious coverage of 48.5%, where a maximum of 35% is permitted

The parcel ID# of subject property is 43-00-04480-00-4. Subject property is tax map block 18, units 100 and 101, is located near Fifth Street and Barry Avenue and is in the R2- Residential Zoning district. **Denied 5-1**

Hearing #4: Z-19-24 – Shelli Andrews, 1708 Pheasant Lane, Jeffersonville, PA 19403

The applicant is proposing to locate a 288 square foot shed with reduced setbacks of 5 feet from the rear property line where a minimum of 60 feet is required, ~~and 5 feet from the side property line where a minimum of 20 feet is required.~~ The structure will replace an existing 100 square foot shed in the same location and will result in there being two sheds in the rear yard. Relief is requested from Section 143-19(B)(3) and 143-27(A)(10).

The parcel ID# of subject property is 43-00-09232-00-4. Subject property is located at 3240 W. Mt. Kirk Avenue and is in the R2 Residential Zoning District. **Granted 6-0**

Adjournment

Next Business Meetings: November 28, 2019 @ 7:00 PM

The ZHB decided the following:

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|-----------------|--|---|
| Z-19-18: | Moser & Grace – Fifth Street | Variance request from dimensional standards denied. Variance request to access public street was granted with condition that applicant improve street to Township standards. |
| Z-19-19: | Moser & Grace – Fourth Street | Variance request from dimensional standards denied. |
| Z-19-20: | Moser & Grace – Sixth Street | Variance request from dimensional standards denied. |