



**Community Development
Department**

100 Parklanc Drive • Eagleville, PA 19403
Phone: (610) 635-3514 • Fax: (610) 539-6347
www.lowerprovidence.org

**LOWER PROVIDENCE TOWNSHIP ZONING HEARING BOARD APPEAL
APPLICATION**

Resources for Human Development, Inc.

Applicant(s) Name

4700 Wissahickon Avenue, Suite 126

Street Address

Philadelphia, Pennsylvania 19144

City, State & Zip Code

2158497360

Phone Number

owen.camuso@rhd.com

Email Address

Appeal Number

Hearing Dates

Application Fee ck#

Date Stamp Received
(For Official Use Only)

The following is a list of questions designed to assist you and the Zoning Hearing Board in the efficient and speedy review of your appeal. Please thoroughly answer all questions, which are applicable to your appeal. If you believe the question does not pertain to your appeal, please indicate on this form by answering "Not Applicable". *All questions must be answered to consider this appeal form complete.*

A complete site plan, construction documents and a copy of your deed must be attached to this application. Please refer to **Section 2.B. of the Lower Providence Township Zoning Appeal Procedures and Policy for this requirement.** Please return this form to the Zoning Director when you file your application. Please type or print clearly.

Please complete the following questions:

1. What is the applicant's interest in the premises affected? (i.e. property owner, equitable owner, tenant.) Applicant is the tenant.

2. If applicant is represented by an attorney or counsel please provide their full name, address, phone and fax number.

Marc D. Jonas, Esq. and John P. McShea; Eastburn and Gray, PC,
470 Norristown Road, Suite 302, Blue Bell, Pa 19422

3. If the property owner is not the applicant, list the full name, address and phone number of the property owner. Also, if the applicant is not the property owner, the applicant must provide a signed and notarized letter from the property owner stating his/her permission to allow the applicant to represent the property owner at the zoning hearing board with this zoning appeal.

Eagleville Hospital; 100 Eagleville Road, Eagleville, Pennsylvania, 19403
(800) 255-2019.

4. Please provide the requested information about the property involved in this zoning hearing appeal as described below:

Location: 100 Eagleville Road, Eagleville, Pennsylvania, 19403
(Street Address)

Parcel Identification Number: 43-00-03289-00-7

Lot Size: 71.47 Acres

Present Use: Medical Facility Zoning District: INO and R-1

Date of when Present Use began: 1909 Date of acquisition of this property by the owner: January 1, 1909

Please list each structure and it's use currently located on this property:

Please see the attached Addendum.

5. Is your home or principal structure connected to: (please circle all that apply)

A. public water B. public sewer C. private well D. private on-lot septic E. not presently connected

If you are not connected at this time, what type of sewage and water facilities is available to the property?

6. Are there any outstanding state or federal violations cited on this property at the time of this application?
No. If yes, please explain these violations below:

7. Has any previous zoning appeal been filed in connection with this property? No.

If yes, _____
(List applicant's name, date & nature of appeal)

8. Type of Appeal Sought:

⇒ Variance Appeal _____

⇒ Special Exception Appeal _____

⇒ Interpretation of Zoning Ordinance^X _____

⇒ Enforcement Notice Appeal _____

⇒ Other Appeal^X _____ (Describe) Appeal from the Zoning Officer's denial of RHD's zoning permit application, and substantive validity challenge

You must list all sections of the Lower Providence Township Zoning Ordinance in which you are seeking zoning relief from on the following lines: (Please note that if this section is not complete, the appeal will not be heard)

Section 143-156.A; Section 143-162; and Section 143-169.C

Section 143-156.A; Section 143-162; and Section 143-169.C

Section 143-156.A; Section 143-162; and Section 143-169.C

Section 143-156.A; Section 143-162; and Section 143-169.C

9. State in narrative form the nature of your appeal including the primary relevant facts intended to be presented to the Zoning Hearing Board. Please include a description of all explosive or toxic materials to be stored on this site. Please reference to your attachment if additional space is needed.

See the attached Addendum.

See the attached Addendum.

See the attached Addendum.

10. What is the exact use proposed for the property? List current and proposed hours of operation, number and type of employees, business equipment to be used or stored at the site, nature of normal business operations. (Please reference to your attachment if additional space is needed.)

See the attached Addendum.

See the attached Addendum.

See the attached Addendum.

11. Describe the proposed landscaping for this property for screening, if any. Please indicate the type of landscape buffering proposed, if any.

See the attached Addendum.

See the attached Addendum.

12. What is the character of the buildings and uses on abutting properties and what is the general character of the surrounding neighborhood? (Please reference to your attachment if additional space is needed.)

See the attached Addendum.

See the attached Addendum.

13. What will the impact of this use be on existing traffic patterns and volumes for this Zoning Appeal? Also, please specify the amount of parking spaces and unloading areas as specified in the Lower Providence Township Zoning Ordinance.

See the attached Addendum.

See the attached Addendum.

14. Will the proposed use emit smoke, dust, odor or other air pollutants, noise, vibration, light, electrical disturbances, water pollutants, or chemical pollutants? Such evidence may include the proposed use of proven special structural or technological innovations. Please provide specific and detailed information on all of the aforementioned topics. Please reference to your attachment if additional space is needed.

See the attached Addendum.

15. Will the zoning relief requested, if authorized, alter the essential character of the neighborhood or district in which the property is located, or substantially or permanently impair the appropriate use of development of adjacent property, or be detrimental to the public welfare? Please give reasons for your answers to the aforementioned questions by explaining below: (Please reference to your attachment if additional space is needed.)


See the attached Addendum.

16. (I) (WE) believe that the Board should approve this request because: (include the grounds for the zoning appeal or reasons both with respect to case law and fact for granting this use requested. Please reference to your attachment if additional space is needed.)

See the attached Addendum.

I hereby certify that all of the above statements contained in this zoning appeal application and any papers or plans submitted with this zoning appeal to the Lower Providence Township Zoning Hearing Board herewith are true and correct to the best of my knowledge and belief.

Date 11/5/23 Owen Camuso
(Print Name of applicant(s))

Date 11/5/23 
(Signature of applicant(s))

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 5th day of Nov, 2023

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year aforesaid.

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
ELIZABETH A. HANEY, Notary Public
Bucks County
My Commission Expires May 30, 2025
Commission Number 1066212


NOTARY PUBLIC

**Application of
Resources for Human Development, Inc.**

Addendum

4. List of each structure on the Property and its current use:

The Property is improved with the below structures as shown on the land development plan, "Preliminary/Final Land Development Plans for Eagleville Hospital" prepared by Bohler Engineering, dated October 31, 2018, revised November 14, 2019, ten (10) copies of which are submitted with this appeal.

- Price Building. This is a vacant, single story building. Applicant RHD has a lease agreement with Eagleville Hospital to use the Price Building.
- Patient Care Building. Two story building - first floor supports an 18 bed acute psych unit and the admissions department. Second floor serves as the administrative support area for the campus (admin, finance, billing, H/R etc.) Applicant RHD will not use this building.
- D'Arclay Building. Two story building - first floor supports a 16 bed acute psych unit. Second floor supports a 49 bed hospital medical detox unit. Applicant RHD will not use this building.
- Arnstein Building. Single story building that was vacated in 2020 and has no current use. Applicant RHD will not use this building
- Residential Campus. This portion of the property is comprised of below 3 residential buildings in addition to a wellness center. Applicant RHD will not use these buildings.
 - Birch Building. 88 total beds – all residential rehab.
 - Cedar Building. 88 total beds – all residential rehab.
 - Oak Building. 74 total beds – 30 beds representing long term extended residential psych (first floor) and 44 beds representing residential rehab (second floor).
 - Wellness Center. Comprised of gym, weight room, ancillary activity offices in addition to a full service kitchen and nursing/physician clinic offices.

9. State in narrative form the nature of your appeal including the primary relevant facts intended to be presented to the Zoning Hearing Board.

a. Appeal from the denial of RHD's zoning permit application

Resources for Human Development, Inc. ("RHD"), is the tenant of the property located at 100 Eagleville Road, Eagleville, Pennsylvania, 19403, county tax map parcel no. 430003289007 (the "Property"). The Property is located in both the Institutional Overlay zoning district ("INO District") and also the underlying R-1 Residential zoning district ("R-1 District") of Lower Providence Township ("Township").

Under the lease agreement, RHD intends to utilize the Price Building, an existing vacant building within the grounds of Eagleville Hospital, for supportive short-term housing. [Ten (10) copies of the "Price Building – Eagleville Hospital" schematic plan, prepared by Harman, Deutsch, Ohler Architecture are included with this appeal.]

By letter dated September 7, 2023, RHD submitted to the Township a zoning permit application to operate a supportive short-term housing use on the Property enclosing the Township's zoning permit application form, a copy of a schematic plan for the Price Building, copies of correspondence from the Township's Director of Community Development, a copy of an executed lease agreement with the owner of Eagleville Hospital, and the application fee in the amount of \$75.00 ("Zoning Permit Application"). [A copy of the Zoning Permit Application is attached hereto as Exhibit "A".]

By letter dated October 6, 2023, the Township's Director of Community Development denied the Zoning Permit Application on the basis that supportive short-term housing is not permitted within the INO District or the R-1 District ("Zoning Permit Denial"). [A copy of the Zoning Permit Denial is attached hereto as Exhibit "B".]

RHD previously sought to locate the same proposed use, supportive short-term housing, elsewhere in the Township at a property located at 1217 S. Trooper Road. That property is zoned HC-Highway Commercial - Class 2. By letter dated May 31, 2022, the Director of Community Development stated that supportive short-term housing is not permitted in HC District, and further opined:

Supportive Short Term Housing is not a specifically defined use within the Township's Zoning Ordinance. However, the proposed use ***is clearly included*** within "Institutional Group Living Quarter," which is defined in the Zoning Ordinance, as provided within Institutionally zoned properties under §143-6.2.O.

[Emphasis added.] A copy of the May 31, 2022 letter is attached hereto as Exhibit "C".

RHD appeals the Zoning Permit Denial because it directly contradicts the Director of Community Development's prior zoning determination that supportive short-term housing is permitted within institutionally zoned properties. The reversal of opinion by the Director of Community Development is an example of bad faith and illegal, discriminatory intent as set forth *infra*.

Section 143-6, *Definitions*, of the Lower Providence Township Zoning Ordinance ("Zoning Ordinance") defines an "Institutional District" as "[i]ncludes the INO Zoning District". Zoning Ordinance, § 143-6. The Property at 100 Eagleville Road is an "institutionally zoned property" within the Township's INO District. Based upon the Director of Community Development's May 31, 2022, zoning opinion, RHD's supportive short-term housing is a permitted use on the Property.

b. Substantive validity challenge

In the alternative, RHD asserts a substantive validity challenge to the Zoning Ordinance pursuant to section 909.1(a)(1) and section 916.1(a)(1) of the Pennsylvania Municipalities Planning Code ("MPC"), 53 P.S. §§ 10909.1(a)(1) and 10916.1.(a), on the basis that the Zoning

Ordinance totally excludes supportive short-term housing – a use recognized under Pennsylvania law as a legitimate land use.

Supportive short-term housing is not a specifically defined use within the Zoning Ordinance. The Township's Director of Community Development concluded that supportive short-term housing is included within the Zoning Ordinance's definition of an "Institutional Group Living Quarter". A review of the Zoning Ordinance reveals that an Institutional Group Living Quarter is not expressly permitted by right, conditional use, or special exception in any zoning district in the Township.

The Director of Community Development stated in his May 31, 2022, zoning opinion that an "Institutional Group Living Quarter" is permitted within institutionally zoned properties. Despite this opinion, the Director of Community Development concluded in his Zoning Permit Denial that supportive short-term housing is not permitted within the INO District. Assuming that this is affirmed, the Zoning Ordinance is invalid because it totally excludes a legitimate land use from every zoning district within the Township.

c. Violation of the Fair Housing Act

The Fair Housing Act of 1968 as amended, prohibits discrimination in the sale, rental, and financing of housing based on race, color, religion, sex, national origin, familial status or disability.

The Township's bad faith reversal and contradiction of the prior zoning determination and the failure to issue the zoning permit or provide for supportive short-term housing as a legitimate and federally protected land use constitutes discrimination against the class of persons for whom supportive housing is intended in violation of the Fair Housing Act.

Concurrent to its pursuit of this appeal, RHD intends to seek all remedies from the Township available under the Fair Housing Act.

d. Violation of the Township's Human Relations Ordinance

The Township code includes the Lower Providence Township Human Relations Ordinance at Section 17-1 *ff.* Section 17-2 of the Human Relations Ordinance contains the purpose and declaration of policy. Section 17-2.A states as follows:

Lower Providence Township finds that it is of high public importance to adopt appropriate legislation to insure that all persons, regardless of actual or perceived race, color, religious creed, ancestry, sex, national origin, age (except in public accommodations), veteran status, handicap, use of guide or support animals because of blindness, deafness or physical handicap of the user or the user is a handler or trainer of support or guide animals, or sexual orientation, gender identity or gender expression enjoy the full benefits of citizenship and are afforded **equal opportunities for employment, housing and public accommodation.**

Human Relations Ordinance, § 17-2 (emphasis added).

Section 17-4 of the Human Relations Ordinance prohibits discrimination in housing. The Township's failure to issue the zoning permit and failure to provide supportive short-term housing constitutes a violation of the Human Relations Ordinance and discrimination of persons in need of supportive housing. Pursuant to Section 17-11 of the Humans Relations Ordinance, the Township is liable for penalties enumerated therein.

10. What is the exact use proposed for the property? List current and proposed hours of operation, number and type of employees, business equipment to be used or stored at the site, nature of normal business operations.

Under the lease agreement with Eagleville Hospital, RHD intends to utilize the Price Building within the grounds of Eagleville Hospital for Supportive Short Term Housing. As stated on its website, RHD:

...is a national human services non-profit with the broadest possible service mission and specializes in creating innovative and quality services that support people of all abilities wherever the need exists. Founded in 1970,

RHD supports more than 160 human service programs across the country, serving tens of thousands of people every year with caring and effective programs addressing intellectual and developmental disabilities, behavioral health, homelessness, addiction recovery and more.

The supportive short-term housing will operate 24 hours a day, 7 days a week, including holidays and weekends. RHD will employ twenty (20) employees. Those employees include the following:

- Four (4) leadership roles responsible for oversight of operations and staff;
- One (1) administrator responsible for vendor coordination;
- Five (5) case managers responsible for the support of residents in their housing transition plans; and
- Ten (10) direct service professionals responsible for support of residents during their stay at the facility.

12. What is the character of the buildings and uses on abutting properties and what is the general character of the surrounding neighborhood?

RHD intends to utilize the existing Price Building within the grounds of Eagleville Hospital.

According to its website, Eagleville Hospital:

...is the region's only program outside of Philadelphia to offer treatment-supporting levels of care ranging from acute psychiatric hospitalization to specialty hospitalization to residential care for treating substance use, co-occurring, and mental health disorders. Our unique spectrum of integrated care ensures that patients receive individualized evidence-based treatment. Eagleville's 24/7 staff and specialists include psychiatrists, physicians, advanced practice professionals, psychologists, nurses, counselors, masters level clinicians, social workers, and case managers who recognize that substance abuse and mental health issues are complex and demand individualized and coordinated care. Therapy methods include using innovative, evidence-based practices such as motivational interviewing, interactive journaling trauma informed care, transtheoretical model of change, and cognitive behavioral therapy. Patients must have personal recovery roadmaps to help them achieve long-term success. We encourage our patients to stay after undergoing detox and transition into residential programs with intensive counseling and educational, creative, and recreational therapies.

13. **What will the impact of this use be on existing traffic patterns and volumes for this Zoning Appeal? Also, please specify the amount of parking spaces and unloading areas as specified in the Lower Providence Township Zoning Ordinance.**

RHD's proposed use of the Property for supportive short-term housing will not adversely impact existing traffic patterns and volumes. RHD will provide parking spaces and unloading areas in compliance with the Zoning Ordinance.

14. **Will the proposed use emit smoke, dust, odor or other air pollutants, noise, vibration, light, electrical disturbances, water pollutants, or chemical pollutants?**

RHD's proposed use of the Property for supportive short-term housing will not emit smoke, dust, odor or other air pollutants, noise, vibration, light, electrical disturbances, water pollutants, or chemical pollutants.

15. **Will the zoning relief requested, if authorized, alter the essential character of the neighborhood or district in which the property is located, or substantially or permanently impair the appropriate use of development of adjacent property, or be detrimental to the public welfare?**

Given the location of RHD's proposed use of the Property for supportive short-term housing within the existing Eagleville Hospital grounds, RHD's proposed use will not alter the essential character of the neighborhood, or substantially or permanently impair the appropriate use of development of the adjacent property, or be detrimental to the public welfare.

16. **Appellant believes that the Board should approve this request because:**

For all of the reasons set forth above, RHD's appeal from the Zoning Permit Denial must be granted. In the alternative, the Zoning Hearing Board must find that the Zoning Ordinance is substantively invalid, since it totally excludes a legitimate land use and violates the Township code by the Township's purposeful and intentional discrimination in housing. The Zoning

Hearing Board must issue recommendations for amendments to the Zoning Ordinance to cure the defects found as required by section 916.1(c)(5) of the MPC.

EXHIBIT A



Community Development Department

100 Parklane Drive • Eagleville, PA 19403

Phone: (610) 635-3512 • Fax: (610) 539-6347

www.lowerprovidence.org

Application for a permit shall be made by the a) **owner** or lessee of the building or structure, by the b) **agent** of either, or by the c) **contractor** employed in connection with the proposed work.

Zoning Permit Application

For use in situations requiring Zoning Review but no Building Permit, such as ...

- Sheds \leq 250 sf
- Accessory Structures < 1,000 sf
- Driveway Expansion
- Patio
- Deck < 30" above grade
- Fences
- Permanent Fire Pit
- Signs
- Grading / Drainage
- Change of Use / Addition of Use

SITE / OWNER / GENERAL INFORMATION:

Site Address:

Property Owner Name:

Homeowners' Association: YES NO

Describe the proposed work:

Proposed Start Date:

APPLICANT INFORMATION:

Applicant Name:

Relationship to Property Owner: Owner Lessee Agent Contractor **

Applicant's Mailing Address

Applicant's City/Zip:

Applicant's E-Mail:

Applicant's Phone:

**** CHANGE OF PROCEDURE:** *(hopefully making your life easier!)*

Contractors who hold currently valid Home Improvement Contractor registration in PA (HIC#) do NOT need to register with Lower Providence Township nor provide a Certificate of Insurance.

**** Contractor's Phone #:**

**** Contractor's PA HIC#: PA**

SHED &/or ACCESSORY STRUCTURE DETAILS:

NOTE: Though structures may be as large as 250 ft² and still be considered sheds, be aware that, in certain locations (districts), allowable size of a shed is restricted by Ordinance to smaller than this. Placing orders/making financial commitment prior to obtaining township approval is done at your own risk.

Dimensions of Structure:

X

X

Length

Height

Depth

Replacing existing structure of this type?

YES

NO

Are there other structures of the proposed type on the property?

YES

NO

*** Include sketch of property showing all existing structures. Include proposed structure noting distances to property lines. ***

FENCE DETAILS:

FYI: This chart contains FENCE STANDARDS per Ord. No. 488 found in LPT Code § 81-1			
LOCATION	FENCE TYPES PERMITTED	MAX HEIGHT	ADDITIONAL NOTES
Front yard <i>(between street right-of-way and any projection of building front lines)</i>	Open metal, vinyl, or wooden split-rail with openings of no less than (4) inches	5 feet	"Good" side facing out/ facing neighboring property
Rear yard	Open or solid metal, vinyl, or wooden	8 feet	"Good" side facing out/ facing neighboring property
Side yard			

Proposed Fence Type:

Proposed Fence Height:

Proposed Fence Location – Include sketch showing the following items:

Roads; All existing structures on property; Proposed fence including approximate distances to Property Lines

SIGN DETAILS:

SIGN TYPE: PERMANENT

* Freestanding

* Other:

NOTE: Wall-mounted Permanent signs require Building Permit Application

Per § 143-140.3 - Temporary signs are exempt from standard permit requirements. Temporary signs may be displayed up to a maximum of 30 consecutive days, two times per year.

Dimension of Sign:

X

X

Length

Height

Depth

Replacing existing sign:

YES

NO

Include sketch of property & location of sign, indicating proposed sign’s distance from road

FIRE PIT DETAILS:

On sketch below, be sure to include the following details:

- Diameter of fire pit
- Distance from fire pit to any & all structures (*house, shed, pool, etc.*)
- Distance from fire pit to any & all property lines (*“frame” below can be used as property lines*)

In addition to sketch above, the following information also needs provided:

- Depth of fire pit
- Material of which fire pit will be constructed
- Spark arrestor being used
- Fuel to be burnt
- Extinguishing agent to be used

OTHER PROJECTS:

Deck- <i>If any place on walking surface of deck is higher than 30" above grade, a Building Permit is needed.</i>
Driveway expansion
Grading/Drainage – <i>Will likely involve Township Engineer review & costs</i>
Patio
Other
Change / Addition of Use

Proposed Work Location – *Include sketch showing the following items:*
Roads; All existing structures on property; Proposed work area (including dimensions); Approximate distances to Property Lines from work area

IMPERVIOUS COVERAGE DETAILS:

Please complete for Sheds, all Accessory Structures, Driveways, Patios

IMPERVIOUS SURFACES

Impervious surfaces are those surfaces which do not absorb water. All buildings, parking areas, driveways, roads, sidewalks and any areas in concrete and asphalt shall be considered impervious surfaces within this definition. Porous paving materials used in parking lots, driveways or other applications may be excluded from this definition following review and approval by the Board of Supervisors.

IMPERVIOUS COVERAGE

Impervious coverage is that percentage of the total lot area which is covered by impervious surfaces, including buildings as well as all paved areas.

Lot Size: (sq. ft.)

Existing Impervious:

Driveway	(sq. ft.)
Walkway(s) (sq. ft.)	(sq. ft.)
Structures (sq. ft.)	(sq. ft.)
Patio, Misc. (sq. ft.)	(sq. ft.)
Total Existing Impervious:	(sq. ft.)

Proposed Construction:	(sq. ft.)
Total Impervious including proposed construction:	(sq. ft.)

(FOR USE BY LOWER PROVIDENCE TOWNSHIP)			
IMPERVIOUS COVERAGE			
ALLOWANCE: Impervious Coverage for district this property is in	Allowed	%	Sq. ft.
ACTUAL: Impervious Coverage (including proposed construction)		Sq. ft.	Resulting %

ACKNOWLEDGEMENT:

The applicant certifies that all information on this application is correct and the work will be completed in accordance with the "approved" plan and any additional approved building code requirements adopted by Lower Providence Township. The property owner and applicant assume the responsibility of locating all property lines, setback lines, easements, rights-of-way, flood areas, etc. Issuance of a permit and approval of documents shall not be construed as authority to violate, cancel or set aside any provisions of the codes or ordinances Lower Providence Township or any other governing body. The applicant certifies he/she understands all the applicable codes, ordinances and regulations and is responsible for all review costs incurred for the proposed project.

I, the Applicant for the Owner or Authorized Agent, certify the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.


SWEN CAMUSO

Owen Camuso

Signature of Owner or Authorized Agent

Print Name of Owner or Authorized Agent

APPLICATION SUBMISSION: *Once you have verified the application is completed to your satisfaction, you may submit documentation ...*

* **Via email:** permits@lowerprovidence.org

* **In person:** 100 Parklane Drive, Eagleville, PA 19403 - 8:00 AM to 4:30 PM weekdays

KEEP IN MIND - *to speed up review & approval of your application, be sure drawings &/or equipment specifications are included with submission.*

PLOT PLAN

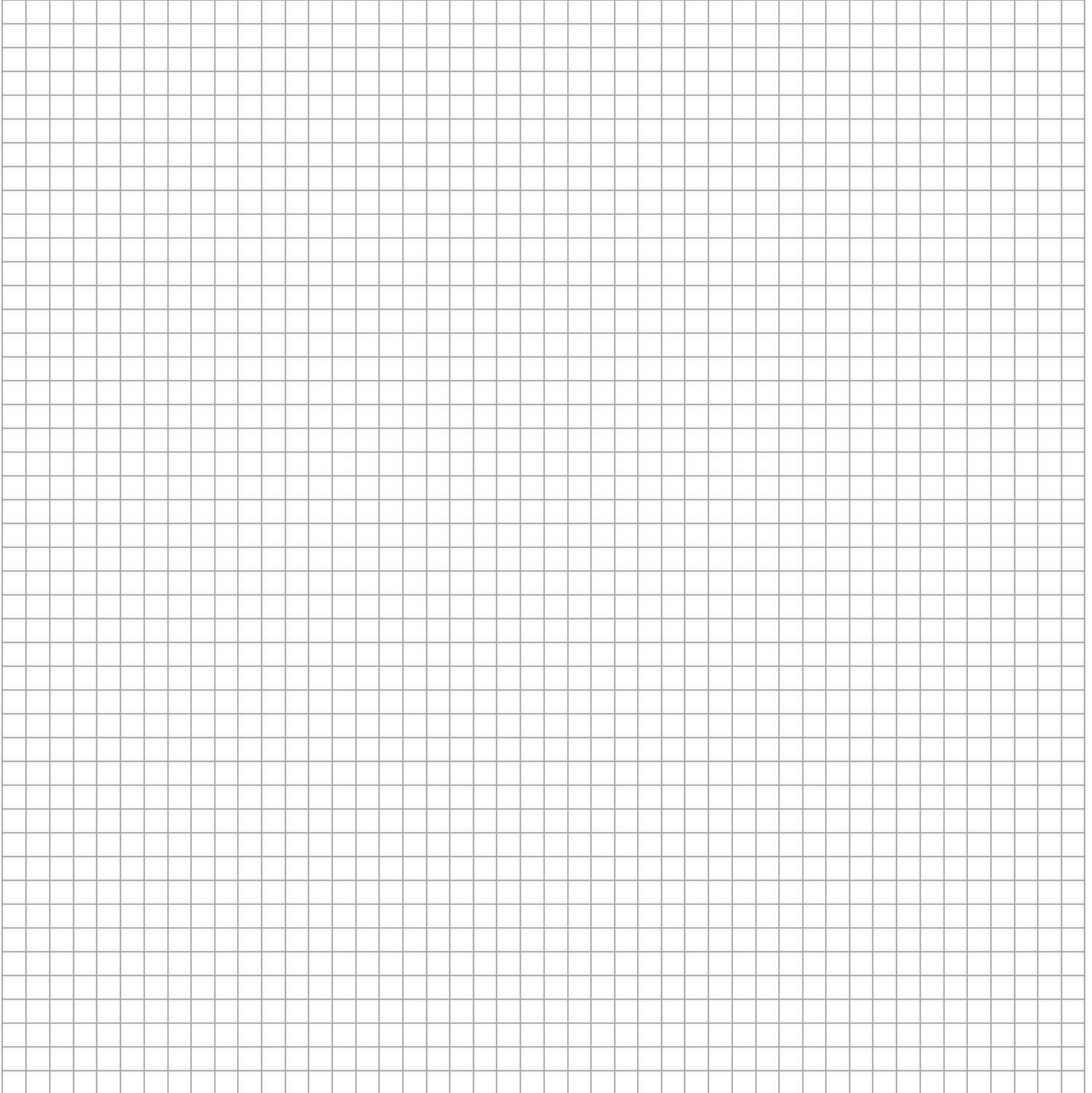
DETAILS TO INCLUDE ON SKETCH/DRAWING:

Property Lines, Easements, Work Layout, Roads, & Dimensions

This page is provided for your convenience. We will accept alternative sketches/drawings ...

but whatever you provide must display distances to property lines & dimensions.

PROPERTY ADDRESS:

A large grid of graph paper, consisting of 30 columns and 40 rows of small squares, intended for sketching the plot plan.

SCALE = 1 Inch / _____ Feet

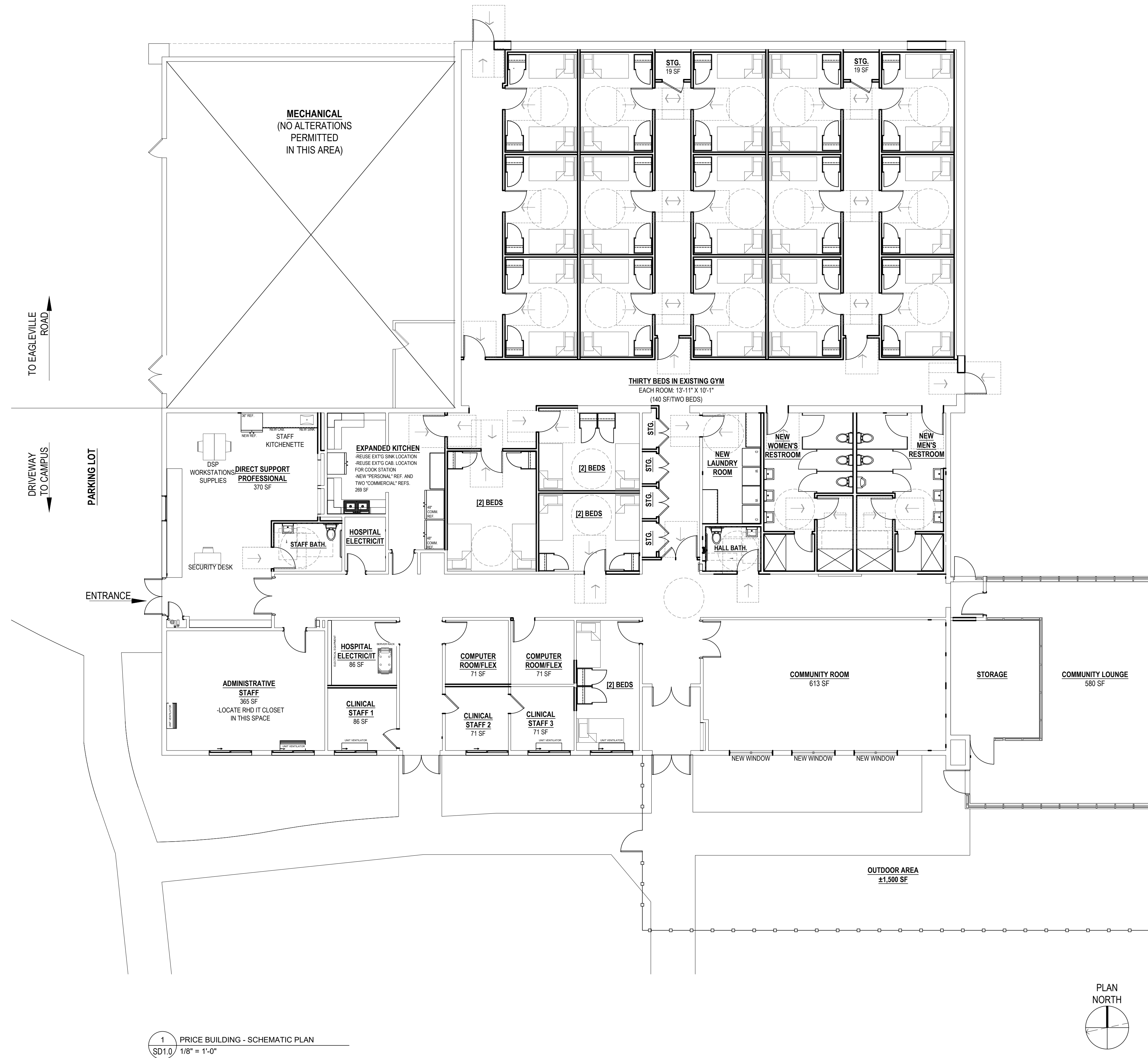
Addendum to the Zoning Permit Application of Resources for Human Development, Inc.

Change of use:

Applicant Resources for Human Development, Inc. ("RHD") is the tenant of the property located at 100 Eagleville Road, Eagleville, Pennsylvania, 19403, identified as Tax Map Parcel No. 430003289007 (the "Property"). The Property is located in the Institutional Overlay zoning district of Lower Providence Township.

RHD seeks to operate a Supportive Short Term Housing use in the existing Price Building on the Property. [The Schematic Plan of the proposed use in the Price Building is attached hereto as Exhibit "A"] In a letter dated May 31, 2022, the Township's Director of Community Development determined that Supportive Short Term Housing is permitted on institutionally zoned properties. [A copy of the May 31, 2022 letter is attached hereto as Exhibit "B"]

EXHIBIT A



PRICE BUILDING - EAGLEVILLE HOSPITAL

Eagleville, PA

#	DATE	ISSUE / REVISION	DRAWN BY:	REVIEWED BY:
1	10/6/2022	EXISTING CONDITIONS	GW	-
2	10/24/2022	FEASIBILITY STUDY	GW	-
3	12/6/2022	FEASIBILITY (REVISED)	GW	-
4	2/9/2023	SCHEMATIC PLANS	GW	-
5	3/3/2023	RVSD SCHEMATIC	GW	-

SD1.0
SCHEMATIC PLANS

EXHIBIT B



**LOWER PROVIDENCE TOWNSHIP
COMMUNITY DEVELOPMENT**

100 Parklane Drive • Eagleville, PA 19403 • www.lowerprovidence.org
Administration: 610- 635-3512 • Fax: 610 539-6347

May 31, 2022

Via Electronic Mail

Joseph Clement, Esq.
Wisler Pearlstine, LLP
460 Norristown Rd, Suite 110
Blue Bell, PA 19422

RE: 1217 S Trooper Rd – Resources for Human Development (RHD) – proposed use

Dear Joe:

In response to your request for a zoning opinion, I have reviewed your documentation and past discussions and have concluded that the proposed use of “Supportive Short Term Housing” is not permitted at the subject property. The subject property located at 1217 S. Trooper Road is zoned HC – Highway Commercial – Class 2 and regulated by §143-108.J. The applicant is a non-profit organization.

Supportive Short Term Housing is not a specifically defined use within the Township’s Zoning Ordinance. However, the proposed use is clearly included within “ Institutional Group Living Quarter,” which is defined in the Zoning Ordinance, as provided within Institutionally zoned properties under §143-6.2.O. While the Applicant is a non-profit organization, this does not mean that the proposed use constitutes a “philanthropic use.” Rather, the use is very clearly Institutional Group Living Quarters, which is not a permitted use in the HC – District.

As you know, the Applicant may appeal this determination or seek a variance from the Zoning Hearing Board. Applications and filing information are available upon request. Thank you.

Respectfully,

Michael Mrozinski
Director of Community Development
Lower Providence Township
100 Parklane Drive
Eagleville, PA 19403

(610) 635-3514 (direct)

EXHIBIT B



LOWER PROVIDENCE TOWNSHIP



100 Parklane Drive • Eagleville, PA 19403 •
www.lowerprovidence.org

Administration: 610 539-8020 • Fax: 610 539-6347

October 6, 2023

Resources for Human Development
Owen Camuso
4700 Wissahickon Avenue, Ste 126
Philadelphia, PA 19144

RE: 100 Eagleville Road – Z-2023-280 – RHD Short-term housing – INO -R1 zoning

Dear Mr. Camuso:

The Township Community Development Department has recently received a zoning permit application for a change of use for the Eagleville Hospital property at 100 Eagleville Road. As I understand it, the proposal is to establish “supportive short-term housing” as a new use with the existing hospital. The introduction of a second primary use is not permitted under Zoning Ordinance 143-13 and the proposal will require zoning relief.

Supportive short-term housing is not a specifically defined use within the Township’s Zoning Ordinance. The use may be qualified as an example of “institutional group living quarters,” the definition of which is provided under Institutional Uses but not explicitly permitted within the INO – Institutional Overlay, Article XXVI, nor is supportive short-term housing explicitly permitted in the underlying R-1 Residential District, Article V. This application cannot be approved and is hereby denied.

Should you have any questions or concerns, please feel free to contact me.

Respectfully,

Michael Mrozinski
Director of Community Development
mmrozinski@lowerprovidence.org

EXHIBIT C



**LOWER PROVIDENCE TOWNSHIP
COMMUNITY DEVELOPMENT**

100 Parklane Drive • Eagleville, PA 19403 • www.lowerprovidence.org
Administration: 610- 635-3512 • Fax: 610 539-6347

May 31, 2022

Via Electronic Mail

Joseph Clement, Esq.
Wisler Pearlstine, LLP
460 Norristown Rd, Suite 110
Blue Bell, PA 19422

RE: 1217 S Trooper Rd – Resources for Human Development (RHD) – proposed use

Dear Joe:

In response to your request for a zoning opinion, I have reviewed your documentation and past discussions and have concluded that the proposed use of “Supportive Short Term Housing” is not permitted at the subject property. The subject property located at 1217 S. Trooper Road is zoned HC – Highway Commercial – Class 2 and regulated by §143-108.J. The applicant is a non-profit organization.

Supportive Short Term Housing is not a specifically defined use within the Township’s Zoning Ordinance. However, the proposed use is clearly included within “Institutional Group Living Quarter,” which is defined in the Zoning Ordinance, as provided within Institutionally zoned properties under §143-6.2.O. While the Applicant is a non-profit organization, this does not mean that the proposed use constitutes a “philanthropic use.” Rather, the use is very clearly Institutional Group Living Quarters, which is not a permitted use in the HC – District.

As you know, the Applicant may appeal this determination or seek a variance from the Zoning Hearing Board. Applications and filing information are available upon request. Thank you.

Respectfully,

Michael Mrozinski

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