

INSTRUCTIONS FOR  
FILING APPLICATIONS  
TO THE ZONING HEARING BOARD

1. Appeal must be done in the name of the owner of the property at the time of the appeal. If the owners are real people, provide names of each. If a society, club or organization, give full name of society, etc., and provide names of responsible officers.
2. Sketch or plan must accompany each copy of application (**6 hard copies and 1 digital copy required**).
3. Completed application (**neatly printed or typed**) must be submitted to Borough of Lansdale, One Vine Street, Lansdale, between the hours of 8:00 A.M. and 4:30 P.M., Monday thru Friday. [codeenforcement@lansdale.org](mailto:codeenforcement@lansdale.org)
4. Application with all attachments must be submitted not less than **45 days prior** to the Board's scheduled hearing date.

5. THE FILING FEES ARE AS FOLLOWS:

**ZONING HEARING BOARD**

Application Fee:

\$ 600	Residential one and two-family (maximum 3 hour public hearing)
\$1,200	Residential three or more family (maximum 3 hour public hearing)
\$1,500	Non-Residential including mixed-use with residential (maximum 3 hour public hearing)
\$ 200	Each additional hour of public hearing
\$ 300	Public hearing continuance request
\$ 500	Sign Variance (maximum 3 hour public hearing)

THE FEE MUST ACCOMPANY THIS APPLICATION.

6. If the applicant requests a Continuance of a Zoning Hearing, a letter requesting same must be sent to the Director of Code Enforcement along with a check for \$250.00 for administrative costs.

NOTE: Pursuant to a resolution adopted by the Zoning Hearing Board on July 10, 1979, under the authority of Sections 122-168, 122-170, and 122-171 of the Zoning Code of the Borough of Lansdale, the following has been adopted as a formal rule of procedure by the Zoning Hearing Board:

“ALL applications to the Zoning Hearing Board shall contain a written plan, submitted by the applicant, of the entire property in question setting out specifically the dimensions of the lot in question and any other adjacent lots owned by the same owner or same applicant, the dimensions of existing buildings on the property, the dimensions of any proposed building on the property, the height of any building on the property, the rear, the side and front yard setbacks on buildings and proposed buildings and the quantity and the location of off-street parking. The plan may also contain such additional information as the applicant considers useful to the Board's determination.”

ZONING HEARING BOARD  
BOROUGH OF LANSDALE

ZONING HEARING BOARD  
BOROUGH OF LANSDALE INFORMATION SHEET

NOTICE: This application must be completed in full or you will not be deemed to have filed an application for action by the Zoning Hearing Board. You must determine all answers to all questions unless the question does not pertain to your property, in which case you should print "not applicable".

1. Applicant's name, address, email and phone number: Aston Enterprises, LLC, C/O David J. Caracusa, P.O. Box 1055, Lansdale, Pa. 19454, [REDACTED]
2. What is applicant's relationship to the property (owner, tenant, signed agreement of sale)? Owner
3. Owner(s) name, email and address: same as 1.
4. Primary Contact(name, address and email):David J. Caracusa, P.O. Box 1055, North Wales, Pa.  
[REDACTED]
5. Location of the property (street number, physical location, tax map parcel number): 220 E. 6th, Corner of East 6th and N. Line Streets  
Tax Parcel # 11 - 00-09168-02-8
6. What zoning district is it in? B Residential
7. When did owner of property take title to it? 5/15/2025
8. What is the present use of the property? Vacant land
9. What use do you propose for the property? New Construction -Single family semi detached dwellings
10. Has the property ever been used for the same use you propose in \_\_\_\_\_ If so, please state the period of time Q.8?such use was active: The property has always been vacant land however,  
at one time it was part of a larger property developed for apartments, \_\_\_\_\_ If so, state when the
11. Do you contend that your proposed use is a legal non-conforming-  
NO use?: proposed use was first present on the property: \_\_\_\_\_
12. Are there any buildings on your property?: NO If so, state the uses of the buildings:  
\_\_\_\_\_
13. How much off-street parking is available on the property at the present none How much additional time?off-street parking do you propose? 8 cars
14. Is the property subject to an agreement of sale conditioned upon you receiving the zoning relief you request? NO If so, please state the date of settlement: \_\_\_\_\_
15. State the exact dimensions of your property: see plans 67' x 155.25'

COMPLETE BOTH SIDES

16. State the exact dimensions of all buildings on your property: None as the property is vacant land see plans \_\_\_\_\_

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17. State why you were refused a permit and what articles or sections of the Zoning Code are infringed: Section 405-505 Unlotted Development Dimensional Criteria Subsection (2) single-family semi-attached dwellings Lot area requirement of 2,800 sq. ft. per dwelling unit. Proposed construction is for four semi-detached single-family dwellings and the total lot area is 10,369 sq. ft., and 11,200 sq ft would be required.

18. State what relief you request from the Zoning Code provisions you are infringing: Under Section 405-505 Sub Section (2) a variance is requested as four single-family semi-detached dwellings are proposed @ 2800 sq. ft per unit, a total lot area of 11,200 sq. ft. is required, and the vacant land where the proposed semi-detached units are to be built is 10,369 sq. ft., a variance for the requested relief of a total of 831 sq. ft. or 207.75 sq. ft per unit, which is less than 7.75% of the total lot area required.

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19. State what hardship you will suffer if you do not receive the requested relief: The property as vacant land, pre-dates the current zoning code, and no additional ground is available to avoid the request for the lot area variance. The two immediately adjacent properties, a four-unit apartment building on Sixth Street and a six-unit apartment building on N. Line Street, may also be considered undersized by current zoning regulations in terms of lot area when considering their unit counts. The subject property is unique in configuration as it does not allow for the construction of single family attached dwelling units (townhouses), which would only require 1,800 sq. ft. of lot area per unit, or in this case, four single-family attached dwelling units would only require a total of 7,200 sq ft., which essentially is the exact same use and number of units, just a different unit configuration. What is proposed is an allowable use, no additional ground is available, the adjacent properties bordering the subject property enjoy an unsized lot as compared to their unit count. The subject property's lot configuration will not allow single-family attached dwellings or townhouses; the same use and unit count in which case the subject property's lot would be oversized since only 7,200 sq ft would be required and the subject property is 10,369 sq. ft.

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20. State why the requested relief is in the public interest: The requested relief for the dimensional variance of total lot area is the most minimal relief that could be requested and is unique due to the property's configuration. The relief is for an allowable use. The variance requested, if granted, would not have any adverse effect on the health, safety, and welfare of the adjacent properties, neighborhood, or the community. Conversely, it would be in the spirit and harmony of the existing zoning and the residential neighborhood in which the property is located. The proposed semi-detached single-family dwellings would be similar to other recent residential land developments in the neighborhood and community. \_\_\_\_\_

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21. Have there been any other Zoning Hearings for this property? No \_\_\_\_\_

If so, please list dates and relief granted: \_\_\_\_\_

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Signed: David J. Caracausa member Date 7/21/25  
(Applicant Signature)