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DATE OF MAILING: May 26, 2023
SENT VIA FIRST CLASS MAIL AND
VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7015 3430 0000 4433 4689

Robert Brandt, Esquire
572 W. Main Street
Collegeville PA 19426

RE: Lower Providence Township Zoning Hearing Board
Application No. Z-23-07
Property: 3922 Ridge Pike, Collegeville, PA 19426
Parcel No. 43-00-11830-00-7

Dear Bob:

This letter provides notice of the decision of the Lower Providence Township Zoning Hearing Board following the conclusion of the hearing on Thursday, May 26, 2023.

The Board granted the application for variances from the following sections of the Lower Providence Township Zoning Ordinance at docket #Z-23-07:

1. Section 143-78.B(2) of the to permit the renovation of an existing building with a 6.6 foot side yard setback where 20 feet is required and with a front yard setback of 132 feet where a maximum of 25 feet is permitted in the RPW District; and
2. Section 143-149 of the Lower Providence Township Zoning Ordinance to permit the renovation of a non-conforming building to increase the building area by 31% where only a 25% increase in area of such existing building is permitted in the RPW District.

Subject to the following Conditions:

1. Construction placement shall be as per the plans introduced into evidence in this case.

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The approval is subject to a 30-day appeal period beginning from the date of entry (mailing) of the notice of decision. As required by the Pennsylvania Municipal Planning Code, the full findings of facts and conclusions of law of the Board will be provided within 45 days.

You are directed to § 143-170 “Expiration” and other applicable statutory provisions governing the expiration of variances that provide that variances shall expire if the applicant fails to obtain any and all permits within six months of the date of authorization thereof.

Yours very truly,



Keith B. McLennan

pc: Kathie A. Eskie
Christopher Gerdes
Gail Hager
Randy Klein
Joseph Pucci
Tejal Mehta
Gary Brown
Mike Mrozinski, Community Development Director
Gregory Heleniak, Esquire, Township Solicitor
Tina Blain