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DATE OF MAILING: April 28, 2023
SENT VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO. 7020 2450 0001 6265 1964

Via E-mail: Jeanne.Greet@verizon.net

Jeanne and Edward Greet
118 Clearfield Avenue
Norristown, PA 19403

Re: Lower Providence Township Zoning Hearing Board
Application No: Z-23-08
Property: 118 Clearfield Avenue, Norristown, PA 19403
Parcel No. 43-00-02629-00-1

Dear Mr. and Mrs. Greet:

This letter provides notice of the decision of the Lower Providence Township Zoning Hearing Board following the conclusion of the hearing on Thursday, April 27, 2023.

The Zoning Hearing Board voted to grant a variance from Section 143-37.A(2) to permit the construction of an addition with a front yard setback of 27.6 feet where 50 feet is required and a side yard setback of 17.6 feet where 20 feet is required in the R-2 Residential District.

This approval is conditioned upon the following:

1. Construction placement shall be as per the plans introduced into evidence in this case as exhibits;
2. Strict compliance with the testimony and evidence presented at the hearing and the information set forth in the application, as amended; and
3. Compliance with all other applicable Township ordinances.

Because this application was granted and not contested, the Zoning Hearing Board will not issue a decision with findings of fact, conclusions of law and reasons for the decision.

The approval is subject to a 30-day appeal period beginning from the date of entry (mailing) of the notice of decision.

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You are directed to § 143-170 "Expiration" and other applicable statutory provisions that state unless otherwise specified by the Board, a special exception or variance shall expire if the applicant fails to obtain any and all permits within six (6) 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