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DATE OF MAILING: May 26, 2023
SENT VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO. 7015 3430 0000 4433 4696

Bernadette A. Kearney, Esquire
Hamburg, Rubin, Mullin, Maxwell & Lupin
375 Morris Road
P O Box 1479
Lansdale, PA 19446

RE: Lower Providence Township Zoning Hearing Board
Application No: Z-23-10
Property: 7 Crosskeys Road, Collegeville, PA 19426
Parcel No. 43-00-02782-00-1

Dear Bernadette:

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 of R T Landscaping and Masonry, Inc. docket #Z-23-10 for a SPECIAL EXCEPTION from Section 143-133.C(5) of the Lower Providence Township Zoning Ordinance to permit use of the property for storage of tools, vehicles and equipment for electrical, HVAC, landscape contractors, Lion's Club, medical gas company and cars where said uses are not expressly permitted in the Industrial District subject the following conditions:

1. No repair or service facility use;
2. No retail sales;
3. No improvements or development of the riparian zone;
4. Provision to be made to adequately reduce or minimize any noxious, offensive, dangerous or hazardous feature or features thereof.

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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