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**DATE OF MAILING: May 30, 2023**  
**SENT VIA CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**  
**NO. 7020 2450 0001 6269 2288**

Diane McDonald  
120 Farview Avenue  
Norristown, PA 19403

**Re: Lower Providence Township Zoning Hearing Board**  
**Application No: Z-23-11**  
**Property: 120 Farview Avenue, Norristown, PA 19403**  
**Parcel No. 43-00-04156-00-4**

Dear Ms. McDonald:

This letter provides notice of the decision of the Lower Providence Township Zoning Hearing Board following the conclusion of the hearing on Thursday, May 25, 2023.

The Zoning Hearing Board granted your request for a variance from Section 143-33.A. of the Lower Providence Township Zoning Ordinance as Amended, to permit the construction of an addition to a single family home with side yard setback of 13 feet where a minimum side yard setback of 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 the application was granted and uncontested, the Zoning Hearing Board will not issue a decision with findings of fact, conclusions of law and reasons for the decision.

May 30, 2023

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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  
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