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DATE OF MAILING: May 30, 2023
SENT VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO. 7020 2450 0001 6265 2213

Kevin Simon
1020 Sunnyside Avenue
Norristown, PA 19403

Re: Lower Providence Township Zoning Hearing Board
Application No: Z-23-06
Property: 1020 Sunnyside Avenue, Norristown, PA 19403
Parcel No. 43-00-14210-00-3

Dear Mr. Simon:

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 a variance from Section 143-37.A.(2) of the Lower Providence Township Zoning Ordinance as Amended, to permit the construction of a patio with a rear yard setback of 22 feet where a minimum rear yard setback of 60 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. Compliance with all building codes;
3. Strict compliance with the testimony and evidence presented at the hearing and the information set forth in the application, as amended; and
4. 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 or reasons for its 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 this notice of decision.

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