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DATE OF MAILING: May 30, 2023
SENT VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO. 7020 2450 0001 6269 2271

Michael J. Clement, Esquire
Wisler, Pearlstine, LLP
Blue Bell Executive Campus
460 Norristown Road, Suite 110
Blue Bell, PA 19422

Re: Lower Providence Township Zoning Hearing Board
Application No: Z-23-14
Property: 3004 Fifth Avenue, Trooper, PA
Parcel No. 43-00-04681-00-1

Dear Mike:

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.

By operation of the decisions of the Court of Common Pleas dated May 3, 2021 as affirmed by the Commonwealth Court on November 16, 2022 in the predecessor case of Curtis Building Co., Inc. docketed at Z-19-26 The Zoning Hearing Board granted the following variances from Section 143.37.A.(2) of the Lower Providence Township Zoning Ordinance as Amended, for the construction of a stick built home with the following dimensions in the R-2 district:

- Lot area of 6,000 square feet where 30,000 square feet is required;
- Lot width of 60 feet where 150 feet are required;
- Front yard setback of 25 feet where 50 feet are required;
- Side yard setbacks of 20 and 14 feet respectively where 25 feet are required;
- Rear yard setback of 30 feet where 60 feet are required.

This approval is conditioned upon the following:

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

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2. Strict compliance with the testimony and evidence presented at the previous hearings and the information set forth in the application, as amended; and
3. Compliance with all other applicable Township ordinances.

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
Joseph Pucci
Gail Hager
Christopher Gerdes
Randy Klein
Tejal Mehta
Gary Brown
Mike Mrozinski, Community Development Director
Lauren A. Gallagher, Esquire, Township Solicitor
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