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DATE OF MAILING: July 28, 2023
SENT VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO. 7020 2450 0001 6265 2244

Gheck Tang
Idrus A. Moses
601 Mourning Dove Road
Audubon, PA 19403

Re: Lower Providence Township Zoning Hearing Board
Application No: Z-23-18
Property: 601 Mourning Dove Road, Audubon, PA 19403
Parcel No. 43-00-09376-00-4

Dear Gheck Tang and Idrus Moses:

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

The Zoning Hearing Board voted to grant variances from the following Sections of the Lower Providence Township Zoning Ordinance as Amended in the R-2 Residential Zoning District:

1. Section 143-37.A.(2) to permit the construction of an attached garage with a 31 foot front yard setback where 50 feet is required and a 56 foot rear yard setback where 60 feet is required;
2. Section 143-37.A.(2) to permit the installation of a patio with a 17.5 foot rear yard setback where 44 feet is required;
3. Section 143-37.A.(2) to permit the construction of an attached garage with a 56 foot rear yard setback where 60 feet is required;
4. Section 143-37.A.(2) to permit the construction of an addition to the home with a 46 foot front yard setback where 50 feet is required;
5. Section 143-37.A.(2) to permit the construction of an above ground pool with an 8 foot rear yard setback where 15 feet is required.

This approval is conditioned upon the following:

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1. Construction placement shall be as per the plans introduced into evidence in this case as Exhibit A-4 (except for variance #4 which is subject to Exhibit A-2 as it relates to the front of the house;
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.

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