

MILLER TURETSKY RULE & McLENNAN

A Professional Corporation

KEITH B. McLENNAN*
JOSHUA H. CAMSON*
CHRISTINE A. LORA
JACQUELINE A. JOHNSON

ATTORNEYS AT LAW
3770 RIDGE PIKE
COLLEGEVILLE, PENNSYLVANIA 19426
(610) 489-3300 Office
(610) 489-1157 Facsimile
www.millerturetsky.com

MARK D. TURETSKY
JOHN A. RULE
Of Counsel

*ALSO MEMBER OF NEW JERSEY BAR

DATE OF MAILING: June 23, 2023
SENT VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO. 7017 2680 0000 6601 8240

Jeffrey Horoshak
476 Fifth Street
Phoenixville, PA 19460

Re: Lower Providence Township Zoning Hearing Board
Application No: Z-23-19
Property: 476 Fifth Street, Phoenixville, PA
Parcel No. 43-00-04378-00-7

Dear Mr. Horoshak:

This letter provides notice of the decision of the Lower Providence Township Zoning Hearing Board following the conclusion of the hearing on Thursday, June 22, 2023.

The Zoning Hearing Board voted to grant you a variance from Section 143-37.A.(2) of the Lower Providence Township Zoning Ordinance as Amended (the "Ordinance"), to permit the expansion of an existing garage with a 20.6 foot side yard setback where 25 feet is required in the R-2 Residential Zoning District.

This approval is conditioned upon the following:

1. Construction placement shall be as per the plans introduced into evidence in this case as exhibit A-1;
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 this application was uncontested, the Zoning Hearing Board is not required to issue and therefore, will not issue a more formal decision containing findings of fact, conclusions of law and reasons for the decision.

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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.

You are directed to § 143-170 of the Ordinance entitled: "Expiration" as well as any 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 (6) months of the date of this decision.

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
Tina Blain