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**DATE OF MAILING: July 28, 2023**  
**SENT VIA CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**  
**NO. 7018 3090 0000 0752 8394**

Yori Adegunwa  
IROY Real Estate, LLC  
3444 Germantown Pike  
Collegeville, PA 19426

**Re: Lower Providence Township Zoning Hearing Board**  
**Application No: Z-23-21**  
**Property: 3444 Germantown Pike, Collegeville PA 19426**  
**Parcel No. 43-00-05158-00-1**

Dear Mr. Adegunwa:

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 a dimensional variance from Section 143-112 of the Lower Providence Township Zoning Ordinance as Amended (the "Ordinance"), to permit the installation of a Windmill in the rear of the property with a 20 foot rear yard setback where 75 feet is required in the HC-Highway Commercial 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-2;
2. The Windmill does not exceed 35' in height as required by Section 143-25.A.;
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.

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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.

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 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  
Gregory Heleniak, Esquire, Township Solicitor  
Tina Blain