

**MILLER TURETSKY RULE & MCLENNAN**  
*A Professional Corporation*

KEITH B. MCLENNAN\*  
JOSHUA H. CAMSON\*  
JACQUELINE A. JOHNSON  
ALI S. MUNSHI

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

MARK D. TURETSKY  
JOHN A. RULE

*Of Counsel*

\*ALSO MEMBER OF NEW JERSEY BAR

**DATE OF MAILING: July 28, 2023**  
**SENT VIA CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**  
**NO. 7018 3090 0000 0752 8387**

Marla DiCicco  
101 S. Midland Ave.  
Audubon, PA 19403

**Re: Lower Providence Township Zoning Hearing Board**  
**Application No: Z-23-22**  
**Property: 101 S. Midland Ave., Audubon PA 19403**  
**Parcel No. 43-00-08518-00-7**

Dear Ms. DiCicco:

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 143-37.A.(2) of the Lower Providence Township Zoning Ordinance as Amended (the "Ordinance"), to permit the construction of a detached one car garage with a 30 foot front yard setback where 50 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.

The approval is subject to a 30-day appeal period beginning from the date of entry (mailing) of this notice of decision.

July 28, 2023

Page 2

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