

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

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 8363

Jodi L. Griffis, Esquire
CDM Law
815 Fayette Street, Suite 200
Conshohocken, PA 19428

Re: Lower Providence Township Zoning Hearing Board
Application No: Z-23-24
Property: 856 Collegeville Road, Collegeville, PA 19426
Parcel No. 43-00-05275-00-1

Dear Ms. Griffis:

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 dimensional variances from Section 143-276.A.(7) and 143-276.A.(10) of the Lower Providence Township Zoning Ordinance as Amended (the "Ordinance"), to permit the division of the property into 2 parcels to allow Lot #2 to have impervious coverage of 52.8% where a maximum of 50% is permitted and to permit Lot#1 to have a width of 82.12 feet at the building setback line where 100 feet is required in the EVC-Evansburg Village Commercial Code 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-3;
2. Strict compliance with the testimony and evidence presented at the hearing and the information set forth in the application; 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 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