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A Professional Corporation

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DATE OF MAILING: August 25, 2023
SENT VIA U.S. CERTIFIED MAIL
NO. 7018 3090 0000 0752 8417

George Ozorowski, Esquire
Hughes, Kalkbrenner & Ozorowski
1250 Germantown Pike
Plymouth Meeting PA 19462

RE: Lower Providence Township Zoning Hearing Board
Application No. Z-23-20
Property: 3300 Ridge Pike, Eagleville, PA
Parcel No. 43-00-11632-00-7

Dear George:

This letter provides notice of the decision of the Lower Providence Township Zoning Hearing Board following the conclusion of the hearing on Thursday, August 25, 2023.

The Zoning Hearing Board voted to grant a Special Exception from Section 143-245 of the Lower Providence Township Zoning Ordinance as Amended (the "Ordinance"), to permit the Establishment of a residential apartment on the 2nd floor of the Taphouse located at 3300 Ridge Pike in the MU – Mixed Use District.

This approval is conditioned upon the following:

1. Compliance with all township requirements and ordinances;
2. There will be a separate private entrance to the apartment and the interior access from the Taphouse will be sealed off subject to fire and safety requirements;
3. Strict compliance with the testimony and evidence presented at the hearing and the information set forth in the application.

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
Gregory Heleniak, Esquire, Township Solicitor
Tina Blain