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A Professional Corporation

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DATE OF MAILING: August 25, 2023
SENT VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO. 7020 2450 0001 6265 2251

Jesse Merscher
6056 Coldspring Drive
Collegeville PA 19426

Re: Lower Providence Township Zoning Hearing Board
Application No: Z-23-27
Property: 6056 Coldspring Drive, Collegeville PA 19426
Parcel No. 43-00-02663-15-6

Dear Mr. Merscher:

This letter provides notice of the decision of the Lower Providence Township Zoning Hearing Board following the conclusion of the hearing on Thursday, August 24, 2023.

The Zoning Hearing Board voted to grant a variance from Sections 143-6.2.B and 143.37 of the Lower Providence Township Zoning Ordinance as Amended (the "Ordinance"), to permit the installation of a half basketball court in the rear of the property with a 4 foot rear yard setback where 60 feet is required in the R-3 Residential District

This approval is conditioned upon the following:

1. Construction placement shall be as per the plans introduced into evidence into evidence in this case as Exhibit "A-2";
2. Retention and maintenance of rear yard fence to guard against errant basketballs;
3. Compliance with storm water management plans as approved by the Township;
4. Strict compliance with the testimony and evidence presented at the hearing and the information set forth in the application; and
5. 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 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