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**DATE OF MAILING: November 30, 2023**  
**SENT VIA CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**  
**NO. 7018 3090 0000 0752 8516**

Mr. Patrick Kerridge  
47 N. Grange Avenue  
Collegeville PA 19426

**Re: Lower Providence Township Zoning Hearing Board**  
**Application No: Z-23-30**  
**Property: 47 N. Grange Avenue, Collegeville PA 19426**  
**Parcel No. 43-00-05770-00-1**

Dear Mr. Kerridge:

This letter provides notice of the decision of the Lower Providence Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, November 22, 2023.

The Zoning Hearing Board voted to grant a variance from Section 143-33.A of the Lower Providence Township Zoning Ordinance as Amended (the "Ordinance"), to permit the construction of a 26' x 28' garage with a ten (10) foot side yard setback where fifty (50) feet is required in the R-1 Residential Zoning District.

This approval is conditioned upon the following:

1. Construction placement shall be as per the plan introduced into evidence as revised with a 10' setback 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.

November 30, 2023

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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, Chair  
Christopher Gerdes, Vice Chair  
Gail Hager  
Randy Klein  
Joseph Pucci  
Tejal Mehta  
Gary Brown  
Mike Mrozinski, Community Development Director  
Tina Blain, Assistant Community Development