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DATE OF MAILING: November 30, 2023
SENT VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO. 7018 3090 0000 0752 8509

Jonathan and Elizabeth Gillespie
724 Meadowlark Road
Audubon, PA 19403

Re: Lower Providence Township Zoning Hearing Board
Application No: Z-23-31
Property: 724 Meadowlark Road, Audubon PA
Parcel No. 43-00-08230-00-7

Dear Mr. and Mrs. Gillespie:

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 the following variances from Section 143-37.A.(2) of the Lower Providence Township Zoning Ordinance as Amended (the "Ordinance") to permit the construction of a 12' x 20' pool cabana with a:

- 19.28 foot rear yard setback where 60 feet is required; and
- 16.44 foot side yard setback where 20 feet is required.

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-2;
2. No permanent walls are to be installed;
3. Strict compliance with the testimony and evidence presented at the hearing and the information set forth in the application, as amended; and
4. 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 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
Tina Blain, Community Development Assistant