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DATE OF MAILING: April 1, 2024
SENT VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO. 7018 3090 0000 0752 8578

Via E-mail: mike@fbpclaw.com

Michael E. Furey, Esquire
Furey & Baldassari, PC
1043 S. Park Avenue
Audubon PA 19403

Re: Lower Providence Township Zoning Hearing Board
Application No: Z-24-01 (William and Diane Hengemihle)
Property: 1153 Pawlings Road
Parcel No. 43-00-10645-00-4

Dear Mr. Furey:

This letter provides notice of the decision of the Lower Providence Township Zoning Hearing Board following the conclusion of the hearing on Thursday, March 28, 2024.

The Zoning Hearing Board voted to grant variances from the following Sections of the Lower Providence Township Zoning Ordinance (the "Ordinance"), as Amended:

1. Section 143-057.A(1)(a) to permit a track area of 60,000 square feet where 10 acres is required to create a new lot for the construction of a single-family home in the R-5 Residential Zoning District;
2. Section 143-57.A(1)(B) to permit a "buffer strip" as designated on the plan, Exhibit A-5;
3. Section 143.57.A(1)(e) and (h) to abandon setting aside *open space* where 20% of the gross site area is to be preserved under 143-28.H(1)(a) to create a new lot for the construction of a single family home;
4. Section 143-58 to relinquish the requirement that the design and the development standards comply with §143-28 when creating and developing a new lot for the construction of a single family home;

5. Section 143-20 to permit the street access provided on the Sketch Plan dated November 27, 2023, to create a new lot for the construction of a single family home;
6. Section 143-70 to permit the zoning relief granted hereunder to expire after 18 months rather than the 6 months otherwise required to create a new lot and the construction of a single-family home.

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-5";
2. Subject to recording of the Easement Agreement dated September 29, 2023, Exhibit "A-3";
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.

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.

Yours very truly,



Keith B. McLennan

Pc: Christopher Gerdes
Joseph Pucci
Gail Hager
Tejal Mehta
Gary Brown
Mark Kuberski
Mike Mrozinski, Community Development Director
Tina Blain, Community Development Assistant