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**DATE OF MAILING: April 4, 2024
SENT VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO. 7018 3090 0000 0752 8592**

Alex Barth, Esquire
Cohen Seglias Pallas Greenhall & Furman
1600 Market Street
Philadelphia PA 19103

**Re: Lower Providence Township Zoning Hearing Board
Application No: Z-24-03 (UMH PA Sunnyside)
Property: 40 Clara Street, Eagleville, PA 19403
Parcel No. 43-00-11923-00-4**

Dear Mr. Barth:

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 a variance from Section 143-64.A of the Lower Providence Township Zoning Ordinance (the "Ordinance"), as Amended to permit the installation of a manufactured home with a 17.5 foot separation between homes where 25 feet is required in the MHP Residential Zoning District.

This approval is conditioned upon the following:

1. Provided 49 Ivy Circle is set back from Ivy Circle no more than 10 feet.
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.

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 required permits within six (6) months of the date of this decision.

Yours very truly,



Keith B. McLennan

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