

**UPPER PROVIDENCE TOWNSHIP
ZONING HEARING BOARD AGENDA
February 27, 2019
7:00 PM**

Call To Order: Chair

Pledge of Allegiance: Lead by Vice-Chair

Announcements: N/A

Executive Session: N/A

Minutes: December 19, 2018 and January 23, 2019

Old Business:

Case #18-12-11: IP Nuvo Development, LLC, equitable owners of a vacant parcel of ground at 1400 N. Providence Road, in the Planned Office Campus (POC) District, petitions the Board for variances from the following sections:

- Section 1256.02, Applicant proposes to construct a self-storage facility, a use not permitted in the POC District.
- Section 1258.01, Table B: The use requires a minimum of 10 acres; whereas 1.11 acres is requested.
- Section 1258.01, Table B: A minimum lot frontage of 300 feet is required; whereas 180.75 is requested.
- Section 1258.01, Table B: A minimum foot front yard setback of 100 feet is required; whereas 20 feet is requested.
- Section 1258.01, Table B: A minimum side yard setback of 50 feet is required; whereas 20 feet is requested.
- Section 1258.01, Table B: A minimum rear yard setback of 50 feet is required; whereas 20 feet is requested.
- Section 1258.01, Table B: A maximum building height of 35 feet is permitted; whereas 60 feet is requested.
- Section 1258.01, Table B: A maximum impervious coverage of 50% is permitted; whereas 54.7% is requested.
- Section 1262.02: A minimum of 61 parking spaces is required; whereas 7 are requested.
- Section 1262.05.A: A minimum of 3 loading spaces are required; whereas 2 internal loading spaces are requested.

Testimony completed; decision to be rendered.

New Business:

Case #19-02-02: Pauline Capriotti & Paula Kyle, owners of 516 S. Orange Street, located in the Township's R-4 Residential Zoning District, request the following variances:

- Section 1258.01, Table B; "Area, Bulk & Dimensional Standards", to permit impervious coverage to expand to 56.8% from an existing 44.7%, where a maximum of 30% is allowed.
- Section 1256, Table A, #B6: To permit a pre-existing nonconforming use, a multi-household/apartment, which currently has four (4) apartment units, to add an additional apartment unit for a total of five (5) units.

Case #19-02-03: Stephanie Cavallo, owner of 1214 First Avenue, requests a variance from Chapter 1256, Table A, to use the property as a two-household detached dwelling (Duplex), a Use not permitted in the Township's R-6 Residential Zoning District.

Adjournment: Motion by the Board

The next regularly scheduled meeting of the Zoning Hearing Board is scheduled for Wednesday , March 27 , 2019 starting at 7 PM.