

**MINUTES OF THE REGULAR MEETING
OF THE UPPER PROVIDENCE TOWNSHIP ZONING HEARING BOARD HELD ON
February 26, 2020**

The regular meeting of the Upper Providence Township Zoning Hearing Board for the month of November was held on February 26, 2020 in the Upper Providence Township Municipal Building, Upper Providence Township, Pennsylvania. The meeting commenced at approximately 7:015 P.M. Present at the meeting were Chairman David S. Daniel, Esquire, Vice-Chairman Edward Bierling, Member Mark Vakil, Esquire and Member Matthew Lake. Member Matthew Ryan was absent. Also present at the meeting were Greg Lebold, Township Manager, Code Enforcement Officer and Zoning Officer and Ernest Spiros Angelos, Esquire, the Board solicitor.

Chairman Daniel called the meeting to order and lead in the Pledge of Allegiance.

The first order of business was the reorganization of the Board and the election of Chairman, Vice-Chairman and the appointment of the Solicitor and Recording Secretary. Following the call for nomination by Mr. Daniel, a motion was duly made and seconded to elect Mr. Daniel as Chairman for 2020. Following nominations for Vice-Chairman, a motion was duly made and seconded and Mr. Bierling was elected Vice-Chairman for 2020. Lastly, upon a motion duly made and seconded Raffaele Puppio, LLP with attorney Ernest Spiros Angelos, Esquire being appointed Solicitor and Recording Secretary for 2020.

The next order of business was the approval the minutes of the regular meeting of the Board held on November 27, 2019. Upon a motion duly made and seconded, the minutes of the regular meeting of the Board held on November 27, 2019 were unanimously approved. Having no further old business, the Chairman then proceeded with new business, that being Case No. 20-02-01.

Case No. 20-02-01 is the application of Christian & Jamie Edwards, owners of 29 W. Ridge Road. The subject property is located in the Township's R-4 Residential Zoning District. Applicants were represented by their architect, Juliette Koczak, and requested the following variances:

- J Chapter 1258, Section 1258.01, Table B: "Area, Bulk & Dimensional Standards", to allow for the construction of an addition to the side of the existing structure to have a setback of 5', where a minimum setback of 10' (aggregate of 20') is required;
- J Chapter 1258, Section 1258.01, Table B: "Area, Bulk & Dimensional Standards" to allow for the construction of an addition to the front of the existing structure to have a setback of 25', where a minimum setback of 35' is required;
- J Chapter 1258, Section 1258.01, Table B; "Area, Bulk & Dimensional Standards", to permit impervious coverage to expand to 32.4% from an existing 29.1%, where a maximum of 30% is allowed.

The matter commenced and testimony and evidence were then presented and admitted into the record on behalf of the Applicant. Additionally, testimony was presented by the applicants' neighbors. Following no further testimony or evidence presented and after public comment, the record was closed. The matter was taken under advisement by the Board until its next regular meeting.

Chairman then continued with new business, that being Case No. 20-02-02.

Case No. 20-02-02 is the application of Thomas & Caroline Kerr, owners of 2580 Pin Oak Drive. The subject property is located in the Township's R-1 Residential Zoning District. Applicants represented themselves and requested a variance from Chapter 1258, Section 1258.01, Table B: "Area, Bulk & Dimensional Standards" to allow for the construction of a covered porch to the side of the existing structure to have a setback of 11', where a minimum setback of 20' (aggregate of 50') is required.

The matter commenced and testimony and evidence were then presented and admitted into the record on behalf of the Applicant. Additionally, testimony was presented by the applicants' neighbors. Following no further testimony or evidence presented and after public comment, the record was closed. The matter was taken under advisement by the Board until its next regular meeting.

The Chairmen next proceeded with the final case on the agenda, that being Case No. 20-02-03.

Case No. 20-02-03 is the application of Joel & Rebecca Warburton, equitable owners of 179 Dam View Drive. The subject property is located in the Township's R-1 Residential Zoning District. Applicants were represented by counsel, Marc Damico, Esquire, and requested a variance from Chapter 1258, Section 1258.01, Table B: "Area, Bulk & Dimensional Standards", to permit impervious coverage to expand to 24.37% from an existing 21.5%, where a maximum of 20% is allowed.

The matter commenced and testimony and evidence were then presented and admitted into the record on behalf of the Applicant. Additionally, testimony was presented by the applicants' neighbors. Following no further testimony or evidence presented and after public comment, the record was closed. The matter was taken under advisement by the Board until its next regular meeting.

With no further old or new business to come before the Board, a motion was duly made and seconded and the meeting was adjourned.

**UPPER PROVIDENCE
TOWNSHIP ZONING HEARING
BOARD**

BY: Ernest S. Angelos
Ernest Spiros Angelos, Esq.
Recording Secretary