

**MINUTES OF THE REGULAR MEETING  
OF THE UPPER PROVIDENCE TOWNSHIP ZONING HEARING BOARD HELD ON  
March 27, 2019**

The regular meeting of the Upper Providence Township Zoning Hearing Board for the month of March was held on March 27, 2019, in the Upper Providence Township Municipal Building, Upper Providence Township, Pennsylvania. The meeting commenced at approximately 7:00 P.M. Present at the meeting were Chairman David S. Daniel, Esquire, Vice-Chairman Edward Bierling, Member Matthew Lake, Member Matt Ryan, Esquire and Member Mark Vakil, Esquire. Also present at the meeting were Greg Lebold, Township Manager, Code Enforcement Officer and Zoning Officer and Ernest Spiros Angelos, the Board solicitor, and Elizabeth Naughton-Beck the solicitor for the Township.

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

The next order of business was the approval the minutes of the regular meetings of the Board held on February 27, 2019. Upon a motions duly made and seconded, the minutes of the regular meetings of the Board held on February 27, 2019 were approved, unanimously. The Chairman next proceeded with old business, that being Case No. 19-02-02.

Case No. 19-02-02 is the Application Pauline Capriotti & Paula Kyle, owners of 516 S. Orange Street. This matter was concluded and the record closed at the February 27, 2019 meeting, and was taken under advisement by the Board for a decision at this meeting. The property is situated in the Township's R-4 Residential Zoning District. Applicant was represented by Mr. John Bradley, Esquire and requested the following variances from the Township Zoning Code:

- 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 expand a pre-existing nonconforming use, a multi-household/apartment, which currently has four (4) apartment units, by the addition of an additional apartment unit for a total of five (5) units.

Upon a motion duly made and seconded, the application was unanimously denied. With no further old business before the Board the Chairman next commenced with new business, that being Case No. 19-02-01(as amended).

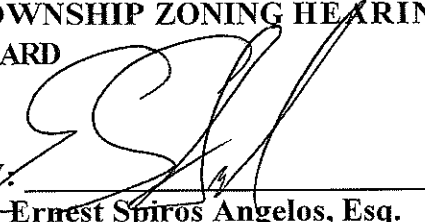
Case no 19-02-01 (as amended) is the Application of Lori J. Coyle and Steve Gotzler, owners of 625 South Avenue. Applicants were represented by Mr. Kenneth Kynett, Esquire. Applicants requested a Special Exception pursuant to Section 1278.06, Subsection A-C of the Township Zoning Code to change an existing non-conforming use to a different non-conforming use. In the alternative, Applicants sought a determination that the proposed use is a permitted Accessory Home Occupation under Section 1256.04, Subsection I.1.a of the Township Zoning Code. Applicants desire to operate a dance studio in the basement of the subject property, which is located in the Township's R-5 Residential Zoning District. Applicants' amended application further requested variances sought in connection with the forgoing requested relief; namely, permission for the requested Home Occupation to occupy more that 25% of the floor area on the ground floor and to permit limited hours of operation beyond 8:00pm.

The matter commenced and testimony and evidence were then presented and admitted on behalf of the Applicants and the Township, in objection to the application, as presented by its Solicitor, Elizabeth Naughton-Beck, Esquire. Following no further testimony or evidence presented by the Applicant the Township and after public comment, the record was closed. The matter was taken under advisement by the Board until its next regular meeting scheduled for April 24, 2019.

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:**

A large, stylized handwritten signature in black ink, appearing to be 'ES', is written over a horizontal line. The signature is written in a cursive, looped style.

**Ernest Spiros Angelos, Esq.  
Recording Secretary**