

**MINUTES OF THE REGULAR MEETING  
OF THE UPPER PROVIDENCE TOWNSHIP ZONING HEARING BOARD HELD ON  
JUNE 24, 2020**

The regular meeting of the Upper Providence Township Zoning Hearing Board for the month of June 2020 was held on June 24, 2020 in the Upper Providence Township Municipal Building, Upper Providence Township, Pennsylvania. The meeting commenced at approximately 7:00 P.M. Present were Chairman David S. Daniel, Esquire, Vice-Chairman Edward Bierling, and Member Matthew Ryan, Esquire. Members Mark Vakil, Esquire and Matthew Lake were absent. Also present and participating 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 next order of business was to approval the minutes of the regular meeting of the Board held on April, 22 2020. Because Member Matthew Ryan was not present at the April 22, 2020 meeting, the remaining two members present, Chairman Daniel and Vice-Chairman Bierling could not vote to approve the minutes. Accordingly, the vote was postponed until the Board's next regular meeting.

Next the Chairman proceeded with new business, that being Case No. 20-06-04.

Case No. 20-06-04 is the application of Richard and Susan Shubert, owners of 513 Sandy Bank Road. The subject property is located in the Township's R-3 Residential Zoning District. Applicants requested a variance from Chapter 1256, Section 1256.04; Subsection I3.a.1 - to allow for the construction of a detached garage in their front yard, where a detached garage may only be constructed within the side and rear yard.

The matter commenced and testimony and evidence were presented and admitted into the record on behalf of the Applicants. Following no further testimony or evidence presented and after public comment, the record was closed. After a brief executive session, the Board, upon consideration

of all the testimony and exhibits presented, and upon a motion duly made and seconded, approved the application unanimously subject to the following conditions:

- 1) That the Premises be developed in accordance with the Application, plans, exhibits and testimony presented at the zoning hearing(s) held in connection with this matter; and
- 2) That the Applicant apply for and obtain all applicable state, county and township permits and approvals, including, but not limited to, stormwater management permits and approvals, if necessary, and pay all required fees; and;
- 3) That the use of the Premises otherwise conform to all relevant township, county and state ordinances, rules, regulation and all property building codes and engineering requirement; and
- 4) No utilities used to adapt the Premises for overnight accommodations are permitted; and
- 5) The Premises shall be designed consistent with the character of the property's main residence and the surrounding community.

With no further new or old 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 Spiros Angelos, Esq.  
Recording Secretary