

**MINUTES OF REGULAR MEETING
OF THE UPPER PROVIDENCE TOWNSHIP ZONING HEARING BOARD HELD ON
September 26, 2018**

The regular meeting of the Upper Providence Township Zoning Hearing Board for the month of September was held on September 26, 2018, in the Upper Providence Township Municipal Building, Upper Providence Township, Pennsylvania. The meeting commenced at 7:00 P.M. Present at the meeting were Chairman David S. Daniel, Esquire, Vice-Chairman Edward Bierling, member Mark Vakil, Esquire, member Matthew Ryan, Esquire and member Matthew Lake. Also present at the meeting were Greg Lebold, Township Manager, Code Enforcement Officer and Zoning Officer and Ernest Spiros Angelos, the Board solicitor.

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 meeting of the Board held on August 22, 2018. Upon a motion duly made and seconded, the minutes of the regular meeting of the Board held on August 22, 2018 were approved unanimously. The Chairman next proceeded with old business, that being case No. 18-08-08.

Case No.18-08-08 is the Application of Brian Terotola the owner of 496 Spring Hollow Road. The property is situate in the R-3 Residential Zoning District. Applicant requested variances from Section 1256.04.i3.a.1-, to permit the construction of a private garage (a detached residential accessory structure that is only permitted in the side and rear yard areas) in the front yard area and Section 1258.01, Table B, to permit impervious coverage to expand from an existing 24.1% to 26% where a maximum of 20% is allowed. The Applicant provided additional testimony and a revised plan altering his original variance request from Section 1258.01, Table B, and is now seeking permission to expand the existing impervious surface coverage from 24.1% to 24.7%.

Upon a motion duly made and seconded, the Application was unanimously approved with conditions.

With no further old business, Chairman Daniel moved to new business that being case Nos. 18-09-10 and 18-09-09.

Case No. 18-09-10 is the Application of Steven and Cynthia Phipps, the owners of 691 W. Third Street. The property is situate in the R-3 Residential District. Applicant requested a variance from Section 1258.01, Table B, to permit the construction of a detached garage and access driveway in the rear of the property, which will increase the existing impervious coverage from 16.5% to 22% where the maximum allowed coverage is 20%.

Upon a motion duly made and seconded, the Application was unanimously approved with conditions.

Case No. 18-09-09 is the Application of Darhun Construction, Inc., equitable owners of the property located at 923-925 N. Orange Street. The property is situate in the R-4 Residential District. Applicant, revising its request from those initially set forth in its Application, requested variances from (1) Section 1258.01, Table B seeking to permit impervious coverage of 45% on Lot 1 and 35.8% on Lot 2 where a maximum coverage of 30% is allowed; and (2) Section 1266.06, Subsection (c) to disturb, clear and grade within the areas of Prohibited Slope areas for the removal of an existing abandoned structure and to located a principal single family residential structure.

The matter commenced, testimony and evidence was admitted and the record was closed¹.


The matter was taken under advisement until the Board's October 24, 2018, hearing.

¹ Board Member Mark Vakil recused himself from case No. 18-09-09 because he works for the attorney representing the Applicant. Mr. Vakil stepped down from the board and did not participate in the hearing.

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 Spiros Angelos, Esq.
Recording Secretary