

UPPER PROVIDENCE TOWNSHIP  
ZONING HEARING BOARD  
REORGANIZATION AND REGULAR MEETING AGENDA  
January 28, 2026  
7:00 PM

Call to Order: by Chair

Pledge of Allegiance: Led by Members

Introduction of Members/Roll Call: Ms. McCloskey

Reorganization:  
Election of Chairperson Pro-Temp  
Election of Chairperson  
Election of Vice Chairperson  
Appointment of Solicitor  
Appointment of Recording Secretary

Announcements:

The schedule for the 2026 meeting dates for the Zoning Hearing Board and all other Township Boards and Commissions is posted on the Township website at [www.upperprovidence.org](http://www.upperprovidence.org) and is also available in the Administrative Offices.

Minutes: December 17, 2025 – Regular Meeting minutes

New Business:

Case #25-09: Josh Simpson, 613 Summer Street., Folio No. 35-00-02169-00 in the R-4 Zoning District, requests a special exception pursuant to the following provisions of the Upper Providence Township Zoning Code:

- Section §1278.03, subsection (A)(1 and 2) to permit the development of a pre-existing 5,200 square foot vacant lot, where 11,000 square feet is the minimum Lot Area required for a B1 Single Family use in the R-4 Zoning District.

Case #23-03: Karen and Joseph Pluta, 811 Crum Creek Rd, a vacant parcel of ground, identified as Folio #35-00-00260-00, located in the Township's R-1 Residential Zoning District, request an extension of the Zoning Hearing Board's November 15, 2023 Order granting variances from Section 1258.01, Table B of the Zoning Ordinance to permit construction of a single-family residence in the R-1 Zoning District on an existing lot. The granted variances allow: (1) a Lot Area of 0.183 acres where a minimum lot area of one (1) acre is required; and (2) 2,874 square feet of impervious surface (36% impervious coverage) on a lot containing 7,976 square feet, where a maximum impervious coverage of 20% is permitted. Applicants request the extension to remain in effect pending resolution of the appeal currently before the Pennsylvania Commonwealth Court.

Case #25-10: Maria Goldstein, 890 Pickering Lane, Folio #35-0001362-00 in the R-3 Zoning District requests a variance pursuant to the following provisions of the Upper Providence Township Zoning Code:

- Section 1258.01 and Table B of the Zoning Ordinance, to permit construction of a 140-square-foot rear addition with a rear yard setback of 21.64 feet where a minimum setback of thirty-five (35) feet is required. The applicant also seeks a variance from Section 1258.01 and Table B, to increase impervious surface coverage by 1.14% over the existing impervious coverage of 24.3%, resulting in a total impervious coverage of 25.44%, where a maximum of twenty percent (20%) is permitted for a B-1 single-family use in the R-3 Zoning District.

Case #25-11: Moa Biftu, 2 Steeplechase Dr., Folio#35-00-02142-11 in the R-2 Zoning District requests a variance pursuant to the following provisions of the Upper Providence Township Zoning Code:

- Ordinance No. 540 of October 2022, which added Section 1256.04(I)(3)(g) (Nos. 1–10) to the Zoning Code governing recreational accessory structures. Section 1256.04(I)(3)(g)(3) requires such structures to be set back ten (10) feet from side and rear property lines, except where a greater setback is required for a principal building, in which case the greater setback applies.
- Section 1258.01 and Table B of the Zoning Ordinance require a rear yard setback of fifty (50) feet for a B-1 single-family use in the R-2 Zoning District. Accordingly, the applicant seeks a variance to permit a rear yard setback of 37.04 feet, where a 50-foot setback is required.

Adjournment:

Motion by the Board

The next regularly scheduled meeting of the Zoning Hearing Board is scheduled for Wednesday, February 25, 2026.