

UPPER PROVIDENCE TOWNSHIP
ZONING HEARING BOARD
REGULAR MEETING AGENDA
AUGUST 23, 2023
7:00 PM

Call to Order: Chair

Pledge of Allegiance: Led by Vice Chairman

Roll Call: Chair

Announcements: N/A

Executive Session: N/A

Minutes: January25, 2023

Old Business: N/A

New Business:

Case #23-02: David Luongo of 425 Old State Road Folio No. 35-00-02105-02, which property exists in the R-3 Zoning District, requests Variances from Section1256.04 Letter I (3) c2.

The triangular shaped property has road frontage on State Road (a State Highway) as well as Old State Road (a Township Street). This property therefore has 2 front yards. The proposal is to erect 200 linear feet of 8' high fence along State Road, 32 linear feet of 8' high fence on the west side that connects the State Road and Old State Road fences, (toward the point of the properties triangle), and 120' of 6' high fence along Old State Road. All proposed fencing is totally opaque.

Variance relief is required for: 1) The 200 linear feet of State Road fence to be 8' high, whereas only a 6' height is permitted for a front yard abutting a major street; 2) The 32 linear feet of fence on the west side to be 8' high whereas only a 6' height is permitted for a front yard abutting a major street; 3) The 120 linear feet of fence on Old State Road to be 6' high whereas only a 4' height is permitted for a front yard not abutting a major street, and; 4) that the fence along Old State Road be opaque, whereas a certain amount of open area is required for front yard fences not abutting a major street. The language for all (4) Variances required is contained within Section 1256- 04 Letter I (3) c2

Case #23-03: Karen and Joseph Pluta, owners of 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, requests a variance from the following:

- Chapter 1258, Section 1258.01 Area, bulk, and dimensional standards, including the standards referenced in Table B, to allow construction of a B1 classified single-family dwelling in the R1 Zoning District on an existing lot with 7976 square feet of land (0.183 acres) as defined by Ordinance, whereas a lot area of 1 acre is required.
- Chapter 1258, Section 1258.01 Area, bulk, and dimensional standards, including the standards referenced in Table B to allow construction of a B1 classified single-family dwelling and associated driveway in the R1 Zoning District on an existing lot with 2874 square feet of impervious surface (36%

impervious coverage) on a lot with 7976 square feet of land, as defined by Ordinance, whereas a maximum of 20% impervious coverage is allowed.

Adjournment:

Motion by the Board

The next regularly scheduled meeting of the Zoning Hearing Board is scheduled for Wednesday, September 27, 2023.