

UPPER PROVIDENCE TOWNSHIP
ZONING HEARING BOARD
REGULAR MEETING AGENDA
October 25, 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: September 23, 2023 – Special Meeting
September 27, 2023 – Regular Meeting

Old Business:

Case 20-10-06: Jiliani Real Estate Group LLC, the equitable owner of 1451 (a/k/a) 1491 N. Providence Road, located in the Township’s B-Business District, had obtained approval of their Special Exception request by the Zoning Hearing Board on October 28, 2020.

Applicant requested, and was granted a one (1) year extension of the special Exception, by Order dated October 21, 2021; and again by Order dated September 28, 2023 which will expire on October 28, 2023.

Applicant received land development approval and recorded said plans on March 20, 2023. They are in the process of receiving general contractor bids, so that the building permit application can be applied for. Accordingly, the Applicant is respectfully requesting an additional one (1) year extension through October 28, 2024.

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.

New Business: N/A

Adjournment:
Motion by the Board

The next regularly scheduled meeting of the Zoning Hearing Board is scheduled for Wednesday, November 15, 2023.