

**MINUTES OF THE REGULAR MEETING  
OF THE UPPER PROVIDENCE TOWNSHIP ZONING HEARING BOARD HELD ON  
January 25, 2023**

The regular meeting of the Upper Providence Township Zoning Hearing Board for the month of January 2023 was held on January 25, 2023. The meeting was held in the Upper Providence Township Municipal Building, Upper Providence Township, Pennsylvania. The meeting commenced at approximately 7:00 P.M. Present were Member Mark Vakil, Member Matthew Ryan, Member Matthew Lake, Member Michelle Ross, and Member Edward Bierling. Also present were Robert Linn, the township's zoning officer, and Ernest Spiros Angelos, Esquire, the Board's solicitor. The hearing was recorded by a court stenographer.

After the meeting was called the meeting to order, the first order of business was the Pledge of Allegiance. The next order of business was the reorganization of the Board. Prior Chairman and Chairman Pro-Temp Mark Vakil called for nominations for Chairman. Member Edward Bierling was nominated. With no further nominations Chairman Pro-Temp Vakil called for a vote and Member Edward Bierling was duly elected as Chairman of the Board. Next Chairman Bierling asked for nomination for Vice-Chairman. Member Matthew Lake was nominated for Vice-Chairman. With no further nominations, Chairman Bierling called for a vote and Member Matthew Lake was duly elected as Vice-Chairman of the Board. Additionally, upon motions duly made and seconded, Ernest S. Angelos, Esquire was appointed as the Board's Solicitor and Recording Secretary. Chairman Bierling then called to adjourn the reorganization portion of the meeting.

Next Chairman Bierling moved to new business, that being Case # 22-05 and Case #23-01.

Case # 22-05 is the application of Kevin Corcoran the owner of 630 S. Orange St. (Folio No. 35-00-01240-00) which is located in the R-4 Zoning District. Applicant requests variances from Sections 1258.01 Table B and 1256.04.I3.a.1 of the Upper Providence Township Zoning Code, to

allow (1) the construction of an accessory garage with a 20-foot front yard setback; and (2) for the accessory detached garage to be located in the front yard.

The matter commenced and testimony and evidence were presented and admitted into the record on behalf of the Applicant. Following a brief public comment, the Chairman asked for a vote. Upon a motion duly made and seconded the application was approved unanimously, subject to the following conditions:

1. The garage is not to be fitting with plumbing; and
2. The high of the garage is limited to 1-story; and
3. The garage is constructed to be visually compatible with the image of the house with a sloping shingled roof; and
4. The garage is constructed in compliance with all local state and federal laws.

Next Chairman Bierling proceeded with Case # 23-01, the application of Debra R. Dolan-Blubaugh. Applicant is the owner of 1507 Old Orchard Road (Folio No. 35-00-01078-00) located in the R-1 Zoning District. Applicant requests variances from Sections 1278.04.A and 1258.01, Table B, of the Upper Providence Township Zoning Code to allow (1) the construction of an addition that will expand a nonconforming structure on a nonconforming lot; (2) an increase in the existing non-conforming impervious coverage of 25.4% to 29%; and (3) the further encroachment of the current non-conforming rear yard setback from 19'9" to 18' 8 ½ " where a minimum rear yard setback of 50' is required.

The matter commenced and testimony and evidence were presented and admitted into the record on behalf of the Applicant. Following a brief public comment, the Chairman asked for a vote. Upon a motion duly made and seconded the application was approved unanimously, subject to the following conditions:

1. The addition be constructed in accordance with the notes of testimony and exhibits presented at the hearing; and

2. The addition is constructed in compliance with all local, state and federal laws, including obtaining, if necessary, all stormwater management permits.

With no further 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**