

**MINUTES OF THE REGULAR MEETING
OF THE UPPER PROVIDENCE TOWNSHIP ZONING HEARING BOARD HELD ON
January 27, 2021**

The regular meeting of the Upper Providence Township Zoning Hearing Board for the month of January 2021 was held on January 27, 2021 in the Upper Providence Township Municipal Building, Upper Providence Township, Pennsylvania. The meeting commenced at approximately 7:00 P.M. Present were Charmian Pro-Temp Ed Bierling, Matthew Lake, Matthew Ryan, Esquire, Mark Vakil, Esquire, and Michelle Ross. Also, present were Ernest Spiros Angelos, Esquire, the Board solicitor, and Greg Lebold, Township Manager.

Chairman Pro-Temp, Ed Bierling, called the meeting to order and lead in the Pledge of Allegiance.

The next order of business was the reorganization of the Board. Chairman Pro-Temp Mr. Bierling called for nominations for Chairman. Member Matthew Ryan was nominated. With no further nominations Chairman Pro-Temp Bierling called for a vote and Member Matthew Ryan was duly elected as Chairman of the Board. Next Chairman Ryan asked for nomination for Vice-Chairman. Member Mark Vakil was nominated for Vice-Chairman. With no further nominations, Chairman Ryan called for a vote and Member Mark Vakil was duly elected as Vice-Chairman of the Board. Chairman Ryan then called to adjourn the reorganization portion of the meeting.

Next Chairman Ryan call to order the regular meeting of January 27, 2021 and lead in the Pledge of Allegiance

The first order of business was to approve the minutes of the regular meeting of the Board held on October 28, 2020 and November 18, 2020. Because the solicitor was still waiting on the transcript for the October 28, 2020 meeting, the board agreed to postpone the approval of the October 28, 2020 minutes until its next regular meeting.

Upon a motion duly made and seconded the minutes for the November 18, 2020 meeting were approved. Next the Chairman recognized and welcomed the Board's new member, Michelle Ross. Turning then to old business, the Chairman proceeded with Case No. 20-11-07-09.

Case No. 20-11-07-09 is the application of Dianne Ferry dba Easy Care, Inc., the owner of 1211 N. Providence Road, located in the Township's B-Business District. Applicant requested a variance from Chapter 1258, Section 1258.02.E.4 of the Township Zoning Ordinance to construct a handicapped ramp less than 5' from the side property line; whereas a minimum of 5' is required.

This matter was concluded and the record closed at the November 18, 2020 meeting, and was taken under advisement by the Board for a decision at this meeting. Upon motion duly made and seconded, the Application was approved 4-0-1 with Member Michelle Ross abstaining as she was just appointed to the Board in January 2021.

With no further old business before the board, the Chairman proceeded with new business, that being Case Nos. 20-12-08 and 21-01-01.

Case No. 20-12-08 is the application of Dr. Mary Ellen Fediw, owner of 21 State Road, located in the Township's B-Business Zoning District. Applicant requested a variance from the Township Zoning Code, Chapter 1258, Section 1258.0, and Chapter 1278.04, Subsection A, to construct an addition to a pre-existing nonconforming accessory structure which would be less than the required setback distance of five feet (5').

The matter commenced and testimony and evidence were presented and admitted into the record on behalf of the Applicant. At the request of the Applicant the recorded was held open and the matter continued to the Board's next regular meeting.

At the conclusion of case 20-12-08 the Chairman called Case No. 21-01-01 which is the application of Alexander Goloub & Karen Rossi, owners of 703 S. Ridley Creek Road, located in the Township's R-3 Residential Zoning District. Applicants requested a variance from the

Township Zoning Code, Chapter 1270, Section 1270.23(a)(2) to allow the basement elevation to be constructed 2.5' lower than the adjacent floodplain elevation, whereas the lowest floor (including basement) is to be elevated up to, or above, the regulatory flood elevation.

The matter commenced and testimony and evidence were presented and admitted into the record on behalf of the Applicant. Additionally several members of the public were granted party status and provided testimony and comments in connection with the matter. With no further public comment or testimony, the Board closed the record and took the matter under advisement until its next regular meeting.

With no further public comment, new or old business to come before the Board, the meeting adjourned.

**UPPER PROVIDENCE
TOWNSHIP ZONING HEARING
BOARD**

BY: _____


**Ernest Spiros Angelos, Esq.
Recording Secretary**