

**MINUTES OF THE REGULAR MEETING  
OF THE UPPER PROVIDENCE TOWNSHIP ZONING HEARING BOARD HELD ON  
July 27, 2022**

The regular meeting of the Upper Providence Township Zoning Hearing Board for the month of July 2022 was held on July 27, 2022. 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 members Matthew Ryan, Mark Vakil, Edward Bierling, and Matthew Lake. Member Michelle Ross was absent. Also present were Bob Linn the township's zoning officer and Michael Puppio, Esquire standing in for Ernest Spiros Angelos, Esquire, the Board's solicitor. The hearing was record by court stenographer.

After Chairman Vakil called the meeting to order, the first order of business was the Pledge of Alliance. Next Chairman Vakil asked for the approval of the minutes for February 23, 2022. Upon a motion duly made and seconded the February 23, 2022 minutes were approved unanimously. Being there was no further old business the Chairman then moved to new business, the first application being case number 22-02:

Case number 22-02 is the application of Sean and Kathryn Davies the owners of 1007 Bent Road, Folio No. 35-00-00016-00 which is located in the township's R-3 Zoning District, Applicants requested a variance from Chapter 1256, Section 1256.04.I3.c.2 to permit the installation of a 5' high open aluminum fence where the ordinance only allows for four (4') foot fences in the front yard.

Following testimony from the applicant and a period of public comment, in which there was none, the Board moved to a vote. Upon a motion duly made and seconded, the Board approved the application 4-0 subject to the following reasonable conditions:

1. That the premises be developed in accordance with the Application, plans, exhibits and testimony presented at the zoning hearing held in connection with the matter; and

2. That the Applicant apply for and obtain all applicable state, county and township permits and approvals, including, but not limited to, stormwater management permits and approvals, if necessary, and pay all required fees; and
3. That the use of the premises otherwise conforms to all relevant township, county and state ordinances, rules, regulations, and all property building codes and engineering requirements.

The next order of business was new case number 22-03 which is the application of John and Meghan Leighton the owners of 104 Cove Lane, Folio 35-00-00254-52. The property is located in the township's in the R-1 Zoning District. Applicants requested a variance from Chapter 1258, Section 1258, Table B, to allow for the installation of a masonry patio and increase impervious coverage to 21.52% where a maximum of 20% is allowed.

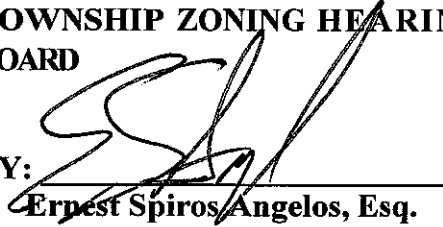
Following testimony from the applicant and a period of public comment, in which there was none, the Board moved to a vote. Upon a motion duly made and seconded, the Board approved the application 4-0 subject to the following reasonable conditions:

1. That the premises be developed in accordance with the Application, plans, exhibits and testimony presented at the zoning hearing held in connection with the matter; and
2. That the Applicant apply for and obtain all applicable state, county and township permits and approvals, including, but not limited to, stormwater management permits and approvals, if necessary, and pay all required fees; and
3. That the use of the premises otherwise conforms to all relevant township, county and state ordinances, rules, regulations, and all property building codes and engineering requirements.

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:**

A handwritten signature in black ink, appearing to read 'ES Angelos', is written over a horizontal line. The signature is stylized and somewhat cursive.

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