

**MINUTES OF THE REGULAR MEETING  
OF THE UPPER PROVIDENCE TOWNSHIP ZONING HEARING BOARD HELD ON  
January 23, 2019**

The regular meeting of the Upper Providence Township Zoning Hearing Board for the month of January was held on January 23, 2019, in the Upper Providence Township Municipal Building, Upper Providence Township, Pennsylvania. The meeting commenced at approximately 7:00 P.M. Present at the meeting were Chairman David S. Daniel, Esquire, Vice-Chairman Edward Bierling, and Member Matthew Lake. Members Matt Ryan, Esquire and Mark Vakil, Esquire were absent. Also present at the meeting were Greg Lebold, Township Manager, Code Enforcement Officer and Zoning Officer and Ernest Spiros Angelos, the Board solicitor.

Chairman Daniel called the meeting to order and lead in the Pledge of Allegiance.

The first order of business was the reorganization of the Board and the election of Chairman, Vice-Chairman and the appointment of the Solicitor and Recording Secretary. Following the call for nomination by Mr. Daniel, a motion was duly made and seconded to elect Mr. Daniel as Chairman for 2019. Following nominations for Vice-Chairman, a motion was duly made and seconded and Mr. Bierling was elected Vice-Chairman for 2019. Lastly, upon a motion duly made and seconded Ernest Spiros Angelos, Esquire was appointed Solicitor and Recording Secretary for 2019.

The next order of business was the approval the minutes of the regular meeting of the Board held on December 19, 2018, which such approval was tabled until the Board's February 27, 2019 meeting. The Chairman next commenced with old business that being case No. 18-12-11.

Case No. 18-12-11 is the Application of IP Nuvo Development, LLC, equitable owner of vacant ground located at 1400 N. Providence Road. The property is situate in the Township's Planned Office Campus zoning district. Applicant requested several variances from the

Township's zoning code as more fully set forth in the attached Exhibit "A", which is incorporated by reference herein.

This matter was continued from the Board's December 19, 2018 meeting. Additional testimony and evidence was presented and admitted. At the conclusion of the meeting the Board took the matter under advisement and will render its decision at the February 23, 2019 meeting.

With no further old or new 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', written over a horizontal line.

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

**EXHIBIT A**  
**(Variance Requests)**  
**Case No18-12-11**

1. § 1256.02. Uses by right, special exception, conditional use, and uses not permitted.

Applicant has proposed a self-storage facility, which is most similar to the provided use of "Miniwarehouse" under the Zoning Ordinance. This use is not permitted in the POC District, and therefore Applicant requests a Use Variance to permit such use.

2. § 1258.01. Area, Bulk and Dimensional Standards-Minimum Site Area  
Required: 10 acres  
Requested: 1.11 acres
3. § 1258.01. Area, Bulk and Dimensional Standards - Minimum Site Width  
Required: 300 feet  
Requested: 180.75 feet
4. § 1258.01. Area, Bulk and Dimensional Standards - Minimum Front Yard  
Required: 100 feet  
Requested: Not applicable as lot does not border a street right-of-way, in the alternative: Applicant requests 20 feet or any relief to the extent necessary.
5. § 1258.01. Area, Bulk and Dimensional Standards - Minimum Side Yard  
Required: 50 feet  
Requested: 20 feet
6. § 1258.01. Area, Bulk and Dimensional Standards - Minimum Rear Yard  
Required: 50 feet  
Requested: 20 feet
7. § 1258.01. Area, Bulk and Dimensional Standards - Maximum Height  
Permitted: 35 feet  
Requested: 60 feet
8. § 1258.01. Area, Bulk and Dimensional Standards - Maximum Impervious Surface  
Permitted: 50%  
Requested: 54.7%
9. § 1262.02. Off-street Parking  
Required: 61 parking spaces  
Requested: 7 parking space

10. § 1262.05.A. Off-street Loading

Required: 3 loading spaces

Requested: 2 loading spaces (internal)