

1 **Owner:** Stephen and Teresa Mayer
name
281 Anderson Road Kof P 19406
address/zip code
610-567-0335 484-557-11211 tmayer@eastern.edu
phone cell -fax e-mail
Applicant: Same
name
address/zip code
 phone owner equitable owner fax tenant e-mail

If the applicant is not the property owner, the applicant must provide a signed and notarized letter from the property owner stating his/her permission to allow the applicant to represent the property owner at the zoning hearing board with this zoning appeal.

2 **If applicant is represented by an attorney or counsel, please provide:**

Name: _____
Address: _____
Telephone: _____
E-Mail: _____

3 **Location of Real Estate:** 281 Anderson Rd. King of Prussia
Tax Parcel #: 5800-00493-00-7 Zoning District: R2
Lot Size: 90 x 125 Percent of Lot Area Occupied by Existing Buildings: 12.9
Percent of Lot Area to be Occupied by Proposed Buildings: 1.9%
Present Use: Residential **TOTAL:** 13.9%
Date when present use began: June 2, 2018 Date of acquisition by property owner: April 1, 2018

Please list each structure and it's use currently located on this property.
House (residence), Pool, Fish Pond

4 Is your home or principal structure connected to: (please circle all that apply)

public water public sewer not presently connected
 private on-lot septic private well

If you are not connected at this time, what type of sewage and water facilities are available to the property?

Have you consulted with adjoining property owners?

Yes No

If yes, indicate responses:

Marco Labricciosa has agreed and signed a document giving his permission.

Are there any outstanding state, federal, county or township violations cited on this property at the time of this application? no If yes, please explain:

(Two other neighbors within sight of the shed have also granted their permission.)

5 Type of Appeal Sought:

You must list all sections of the Upper Merion Township Zoning Ordinance in which you are seeking zoning relief from on the following lines: (Please note that if this section is not complete, the appeal will not be heard)

<input type="checkbox"/>	Special Exception	Applicable:		
<input checked="" type="checkbox"/>	Variance	Applicable:	165	23
<input type="checkbox"/>	Appeal of Zoning Officer's Determination	Applicable:		
<input type="checkbox"/>	Enforcement Notice Appeal	Applicable:		
<input type="checkbox"/>	Other Appeal	Applicable:		

State in narrative form the nature of your appeal including the primary relevant facts intended to be presented to the Zoning Hearing Board. Please include a description of all explosive or toxic materials to be stored on this site. Please reference to your attachment if additional space is needed.

We seek a variance to the setback encroachment code, to place a 5' x 12' Storage Shed (Cedar) against the cedar fence on the west rear side of the property. The single shed would be placed between arbutus trees, after removing three trees. The shed will not be visible from the street.

6 What is the exact use proposed for the property? List the current and proposed hours of operation, number and type of employees, business equipment to be used or stored at the site, nature of normal business operations, if applicable. Please reference to your attachment if additional space is needed.

Residential - We desire one storage shed to be placed amid the arbor vitae on the west side of the property, in the rear quadrant.

What is the character of the buildings and uses on abutting properties and what is the general character of the surrounding neighborhood? Please reference your attachment if additional space is needed.

5x12 storage shed, cedar, matching the cedar property fence. The community is residential. This shed will not be visible from the street.

What will the impact of this use be on existing traffic patterns and volumes for this zoning appeal? Also, please specify the amount of parking spaces and unloading areas as specified in the Upper Merion Township Zoning Ordinance.

No impact.

Will the zoning relief requested, if authorized, alter the essential character of the neighborhood or district in which the property is located, or substantially or permanently impair the appropriate use of the development of adjacent property, or be detrimental to the public welfare? Please give reasons for your answers to the aforementioned questions by explaining below. Please reference to your attachment if additional space is needed.

No impact on the development of adjacent property. No detrimental impact to public welfare.

July 2, 2020,

Dear members of the Upper Merion Code Variance Committee,

I, Marco Labricciosa, owner of 275 Anderson Road, King of Prussia, give my permission to Stephen and Teresa Moyer, owners of 281 Anderson Road, King of Prussia, to install a 12'L x 8'H x 5'D cedar shed along our mutual property line, (Southwest side) on the inside of their cedar fence.

My phone number is: 484-919-4572, should you need to contact me.

Thank you.

MARCO LABRICCIOSA
(Print Name)

[Signature]
(Signature)

7-7-2020
(Date)

July 2, 2020,

Dear members of the Upper Merion Code Variance Committee,

We, Orlando and Cathy Lobo, owners of 287 Anderson Road, King of Prussia, give our permission to Stephen and Teresa Moyer, owners of 281 Anderson Road, King of Prussia, to install a 12' l x 8' h x 5' d cedar shed **along** their Southwest property line, on the inside of their cedar fence.

Our phone number is (814) 852-8177, should you need to contact me for verification.

Thank you.

ORLANDO LOBO

(Print Name)



(Signature)

7/7/20

(Date)

July 2, 2020,

Dear members of the Upper Merion Code Variance Committee,

I, David Forney, owner of 276 Riverview Rd, King of Prussia, give my permission to Stephen and Teresa Moyer, owners of 281 Anderson Road, King of Prussia, to install a 12'1 x 8'h x 5'd cedar shed along their Southwest property line, on the inside of their cedar fence. My property is behind their property.

My phone number is (610) 389-1060, should you need to contact me for verification.

Thank you.

David Forney

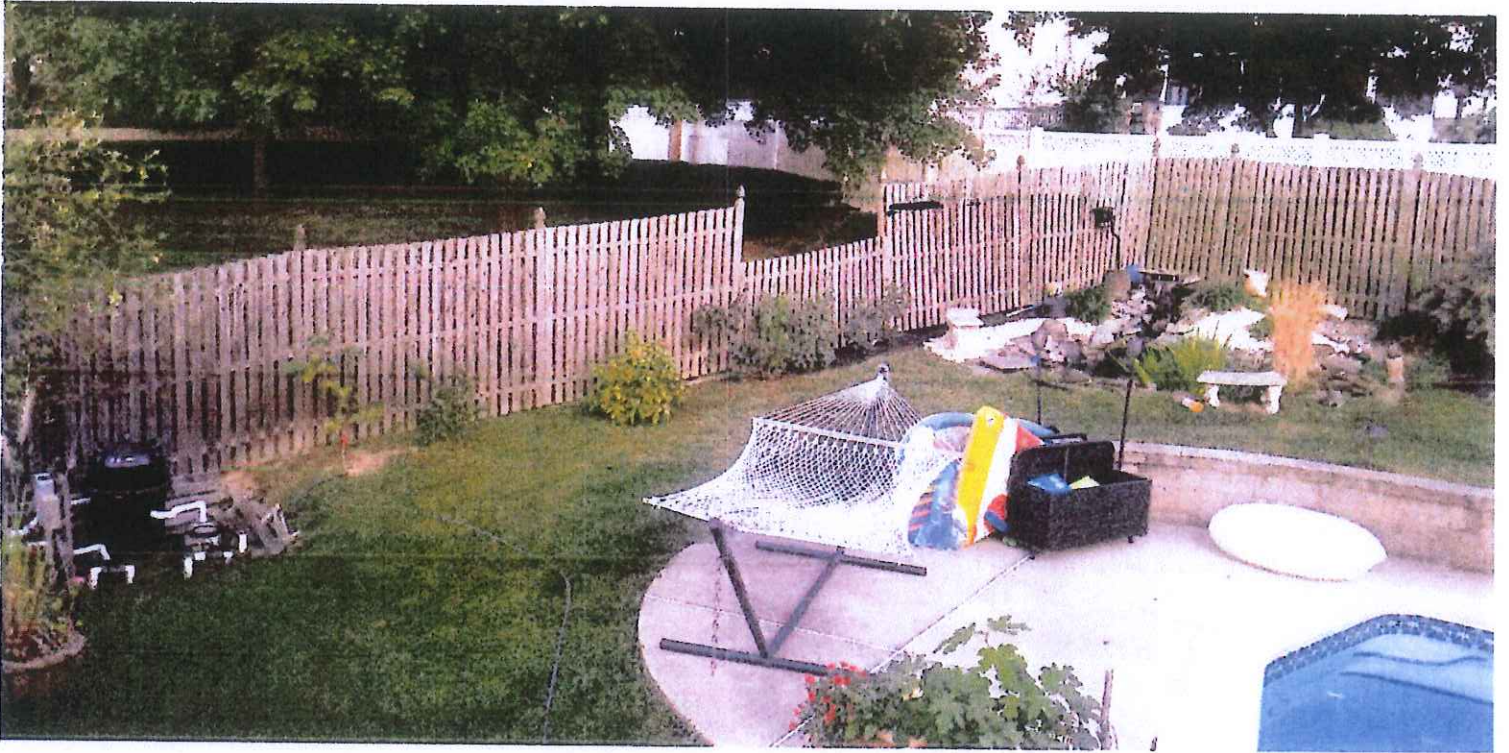
(Print Name)

David Forney

(Signature)

7/7/20

(Date)

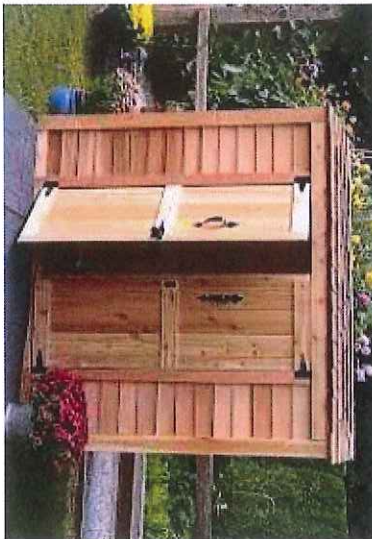


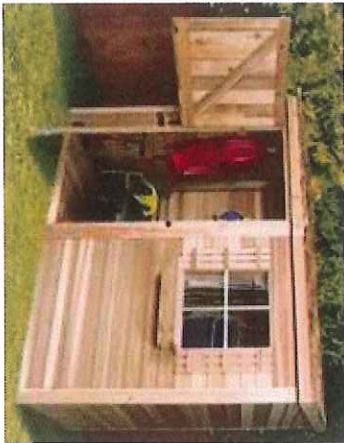
REAR OF PROPERTY LEFT SIDE

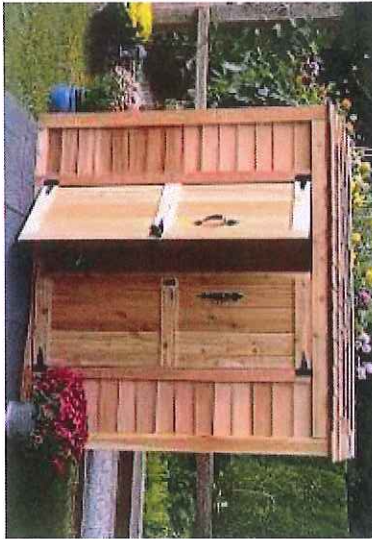
site of shed

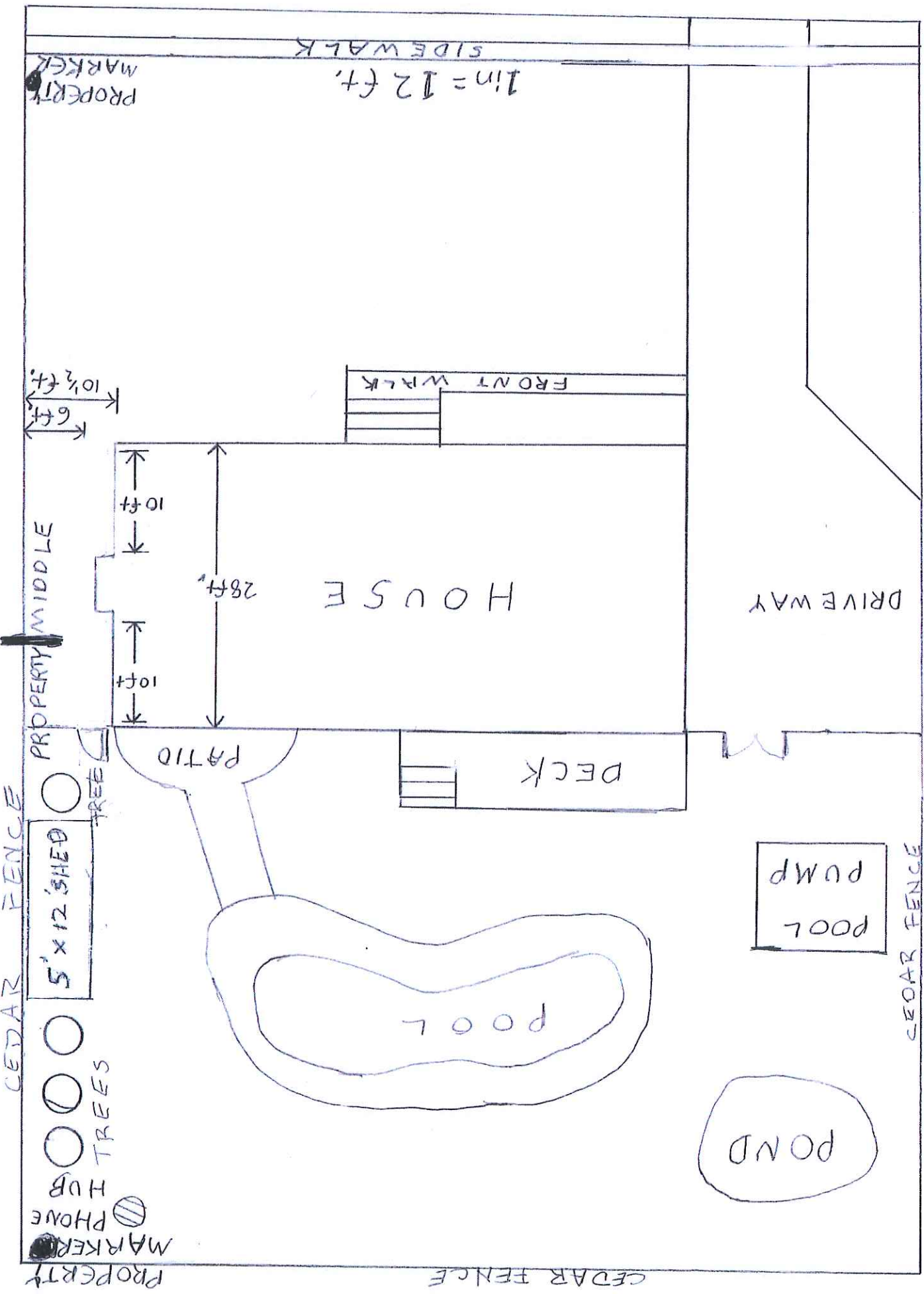


REAR OF PROPERTY RIGHT SIDE









SIDEWALK
 1 in = 12 ft.
 PROPERTY MARKER

10 1/2 ft.
 6 ft.

FRONT WALK

10 ft

HOUSE

28 ft

10 ft

DRIVEWAY

PATIO

DECK

POOL
 PUMP

POOL

POND

CEDAR FENCE

CEDAR FENCE

5' x 12' SHED

TREE

TREES

HUB

PHONE

PROPERTY MARKER

CEDAR FENCE

PROPERTY MARKER