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June 4, 2020

Zoning Hearing Board
Upper Merion Township
175 West Valley Forge Road
King of Prussia, PA 19406

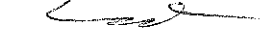
**Re: Davis Development Group, LLC - Summit Street
Upper Merion Township Zoning Hearing Board**

Dear Board Members:

Please accept this letter as an amendment to the referenced Application in the following particulars: enclosed is a new Site Plan which shows a 1.8 ft. side yard setback in lieu of the previous Plan which showed a 2.8 ft. setback on the right side line. The plan also reflects that the building was moved back 1 ft., 4 inches from the right-of-way in order to accommodate front yard parking. Also, the Plan has been revised to show the building envelope resulting from the minimum left side, side yard of 10 ft. and aggregate side yard requirements of 25 ft.

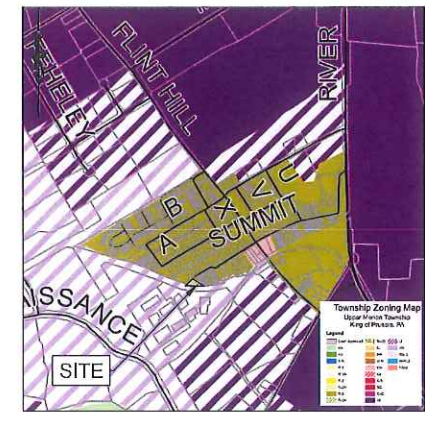
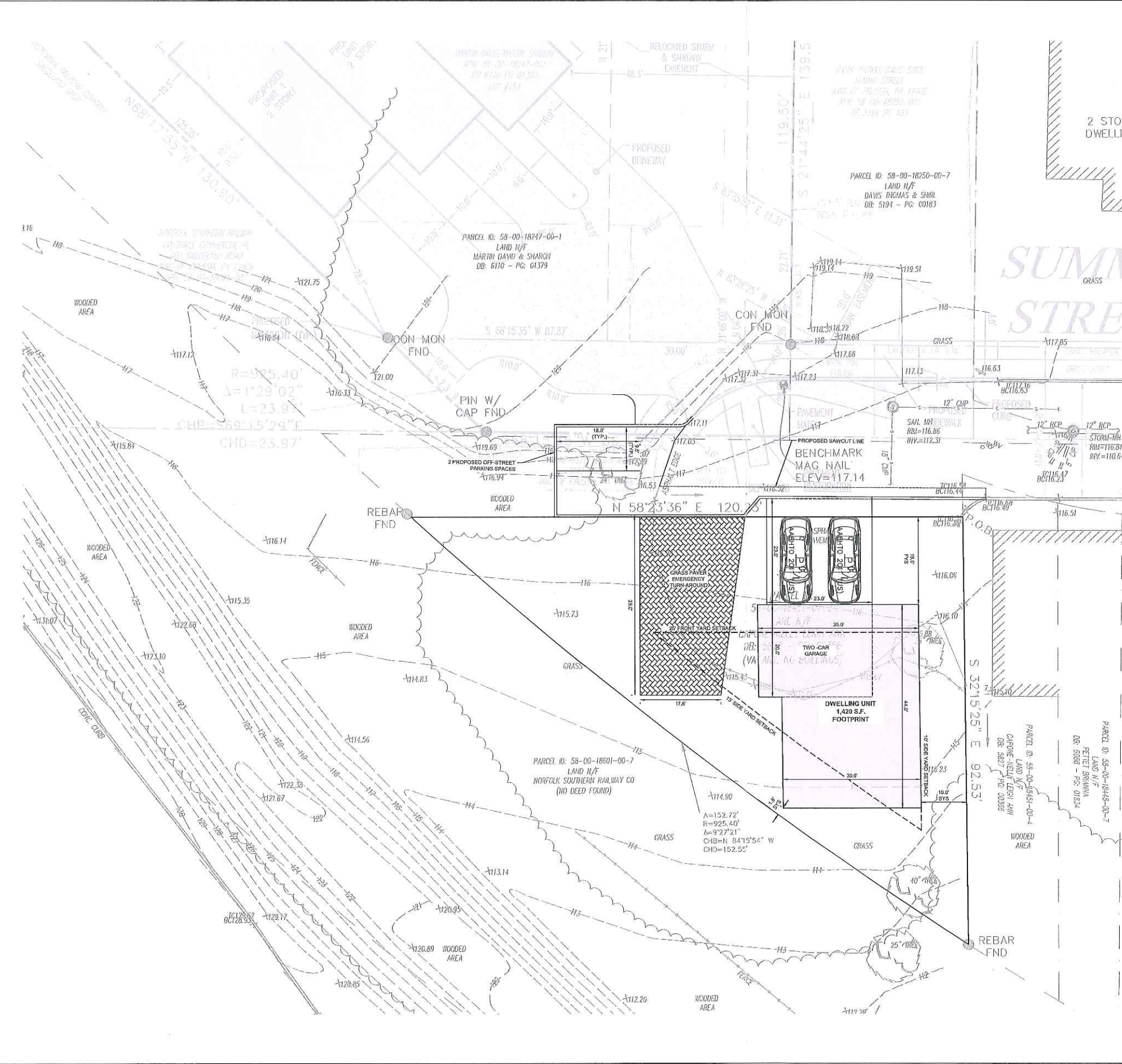
The same Sections of the Ordinance are at issue, §165(b) and (c) (minimum front yard 25 ft. required; 19 ft. proposed, minimum side yard 10 ft. required; 1.8 ft. proposed on the right side line, aggregate side yard 25 ft. required; 11.8 ft. proposed).

Very truly yours,
HUGHES, KALKBRENNER & OZOROWSKI, LLP

By: 
Edward J. Hughes, Esquire

EJH:drc
Enclosure
cc: Davis Development Group, LLC

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ZONING MAP
(UPPER MERION TOWNSHIP)
SCALE: 1"=120'

SITE PLAN STATISTICS

SITE ADDRESS: SUMMIT STREET, KING OF PRUSSIA, PA 19406
 MUNICIPALITIES: UPPER MERION TOWNSHIP, MONTGOMERY COUNTY
 ZONING DISTRICT: R-3 RESIDENTIAL DISTRICT
 EXISTING USE: SINGLE FAMILY HOME
 PARCEL INFORMATION: PARCEL: 58-00-18451-01-3
 PROPOSED USE: ONE (1) SINGLE FAMILY DETACHED DWELLING UNIT
 LOT AREA: 5,883 SQ FT (0.1351 ACRES)

PLAN REFERENCER:
 1. BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY VALLEY LAND SERVICES, LLC (DATED 12/18/2019, PROJECT NUMBER VLS201901)
 2. SITE PLAN PREPARED BY WILKINSON AND ASSOCIATES, INC (DATED 02/27/2021, PROJECT NUMBER 2005247)

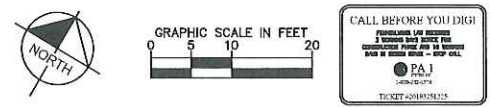
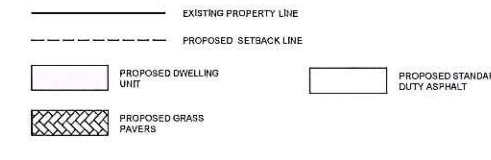
PARKING REQUIREMENTS

SINGLE FAMILY DWELLINGS
 REQUIRED: TWO (2) EXTERIOR PARKING SPACES PER DWELLING ON THE LOT
 PROPOSED: TWO (2) EXTERIOR PARKING SPACES PER DWELLING ON THE LOT

UPPER MERION TOWNSHIP DIMENSIONAL STANDARDS			
REQUIREMENTS	R-3 DISTRICT SINGLE FAMILY	EXISTING	PROPOSED LOT
BUILDING SETBACKS			
MINIMUM FRONT YARD	25.0 FT	N/A	19.0 FT (V)
MINIMUM SIDE YARD	10.0 FT	N/A	1.8 FT (V)
AGGREGATE SIDE YARD	25.0 FT	N/A	11.8 FT (V)
MINIMUM REAR YARD	25.0 FT	N/A	N/A
INTENSITY RATIOS			
MAXIMUM BUILDING AREA COVERAGE	30.0%	N/A	24.0% (C) (1,420 SF/ 5,883 SF)
MISCELLANEOUS			
MINIMUM LOT AREA	5,000 SF	5,883 SF	5,883 SF (C)
MINIMUM LOT WIDTH (BUILDING LINE)	50.0 FT	N/A	99 FT (C)
MAXIMUM BUILDING HEIGHT	35.0 FT	N/A	< 35 FT (C)

LEGEND

(C) = COMPLIES
 (V) = VARIANCE
 (ENC) = EXISTING NON-COMFORMITY



Kimley»Horn

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PREPARED BY: PAUL W. HUGHES
PROFESSIONAL ENGINEER
 P.E. LICENSE NUMBER: 000000000000000000

KHA PROJECT: 11227500
DATE: 09/02/2020
SCALE: AS SHOWN
DESIGNED BY: CA
DRAWN BY: CA
CHECKED BY: PH

ZONING PLAN

DRAWING NAME: DAVIS DEVELOPMENT GROUP, LLC
 SUMMIT STREET
 KING OF PRUSSIA, PA 19406
 PARCEL: 58-00-18451-01-3

SITING IN: UPPER MERION TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

SHEET NUMBER: EX-100

No.	REVISIONS	DATE	BY