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DATE OF MAILING: January 17, 2019
SENT BY FIRST CLASS MAIL AND EMAIL

VIA EMAIL

John DiPietro, Esq.

2116 Old Arch Road

East Norriton, PA 19401

johnadamlaw@comcast.net

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2018-22
Applicant: DJB Properties, LLC
Property: 1235 Rebel Hill Road**

Dear Mr. DiPietro:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, January 16, 2019.

The Zoning Hearing Board voted to grant variances from section 165-23 *Area, width and yard regulations* of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit demolition of an existing and nonconforming single-family detached dwelling and construction of a new single-family detached dwelling with the following side yard setbacks:

- minimum northern side yard setback of 9.3 feet, instead of the minimum required 10 foot setback;
- minimum southern side yard setback of 6 feet instead of the minimum required 10 foot setback; and
- minimum aggregate side yard setback of 15.3 feet, instead of the minimum required 25-foot aggregate setback.

The new single-family detached dwelling shall conform strictly to the representations, testimony, and exhibits presented at the hearing and set forth in the application, including, but not limited to the following exhibits, which accompany this letter:

- plan titled "Zoning Hearing Board Application Plan," prepared by Joseph M. Estock Consulting Engineers and Land Surveyors, dated January 12, 2017, last revised April 18, 2017, entered as exhibit ZHB-4; and
- architectural renderings and floor plans prepared by Luce Architects, dated December 21, 2016, 2 sheets, entered as exhibit Brasso-5.

Because this application was granted and not contested, the Zoning Hearing Board will not issue a decision with findings of fact, conclusions of law, and reasons.

The approval is subject to a 30-day appeal period beginning from the date of entry (mailing) of the notice of decision.

The applicant is directed to section 165-257 "Expiration of Special Exceptions or Variances" and applicable statutory provisions governing the expiration of special exceptions.

Very truly yours,

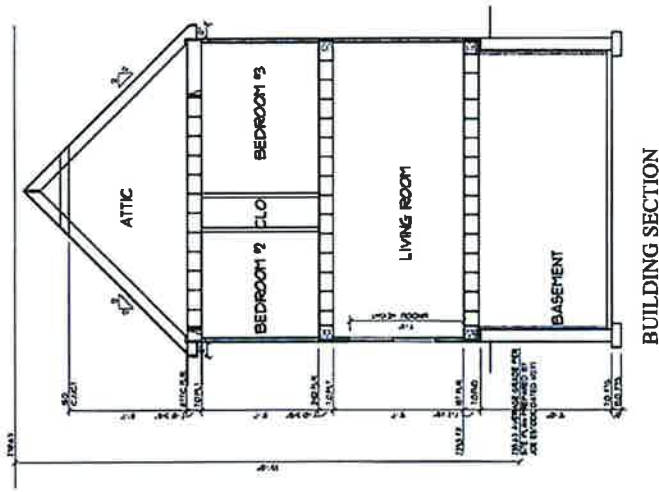
Marc D. Jonas



Enclosures:

1. plan titled "Zoning Hearing Board Application Plan," prepared by Joseph M. Estock Consulting Engineers and Land Surveyors, dated January 12, 2017, last revised April 18, 2017
2. architectural renderings and floor plans prepared by Luce Architects, dated December 21, 2016, 2 sheets

cc: Mark Zadroga, Acting Director; Chief Building/Zoning Officer
Carole Kenney, Supervisor



BUILDING SECTION

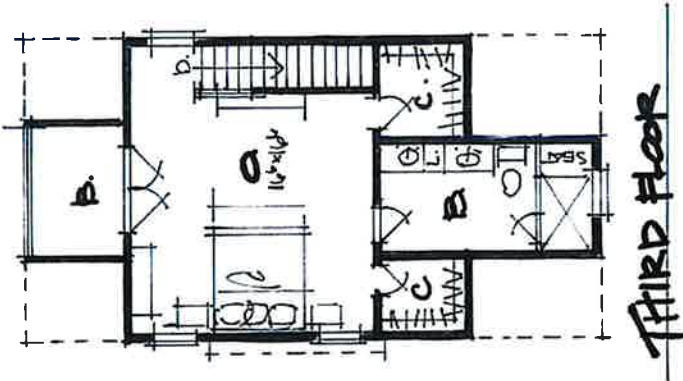
1235 Rebel Hill

LUCE
ARCHITECTS

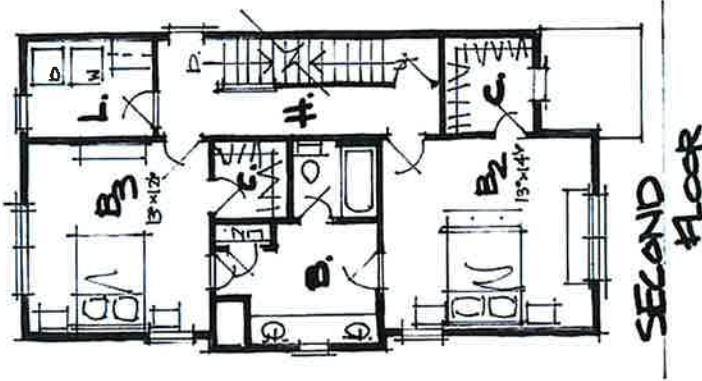
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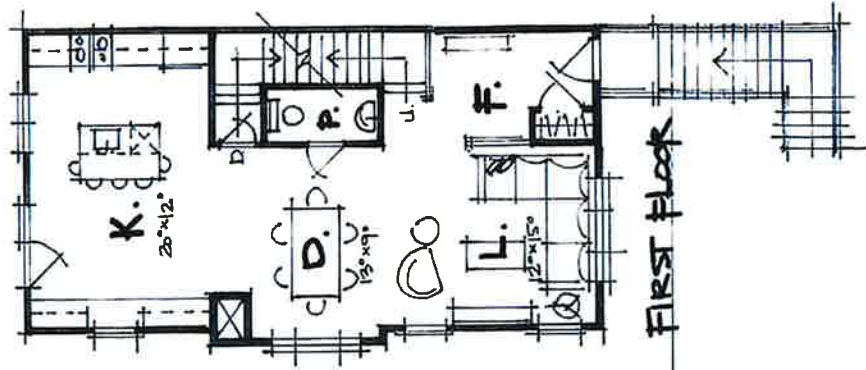
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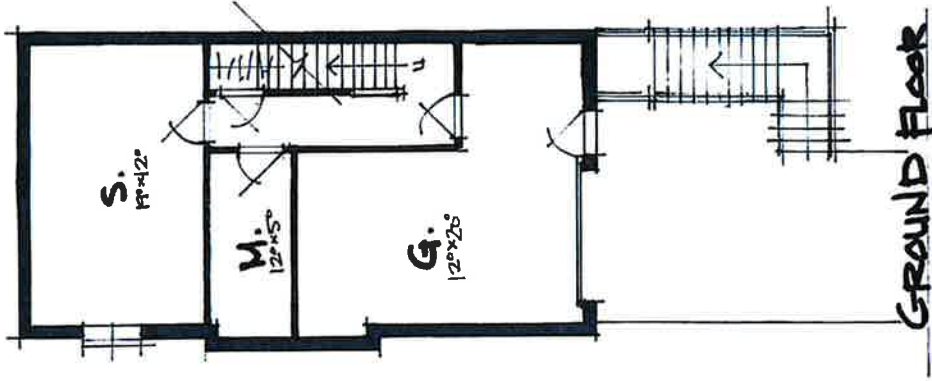
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

SQUARE FOOTAGE	
GROUND FLOOR	508 SQ. FT.
FIRST FLOOR	851 SQ. FT.
SECOND FLOOR	823 SQ. FT.
THIRD FLOOR	615 SQ. FT.
TOTAL	2,797 SQ. FT.
GARAGE	343 SQ. FT.

THE ARCHITECTURAL PLANS AND ELEVATIONS AND ARCHITECTURAL CONCRETE DETAILS AND ARCHITECTS PLANS AND BUILDING TRACINGS CHANGES

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1235 Rebel Hill



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