



Marc D. Jonas

470 Norristown Road, Suite 302
Blue Bell, PA 19422
Direct: 215-542-9345
Fax: 215-542-9421
mjonas@eastburngray.com

DATE OF MAILING: January 16, 2020
SENT BY FIRST CLASS MAIL AND EMAIL

NOTICE OF DECISION

VIA EMAIL

Edward J. Hughes, Esq.
Hughes, Kalkbrenner & Ozorowski, LLP
1250 Germantown Pike, #205
Plymouth Meeting, PA 19462
ehughes@hkolaw.com

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2019-13
Applicant: Joe's Tri-County Builders, Inc.
Property: 689 Jefferson Street (Parcel # 58-00-11599-00-7)**

Dear Ed:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, January 15, 2020.

The Zoning Hearing Board voted to grant the following relief from the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit a 2-lot subdivision of an 8,000 sq. ft. property improved with an existing detached residential dwelling:

1. a variance from section 165-61.A *Minimum lot area and width* to permit on proposed lot #1 a minimum lot area of 3,000 sq. ft. where a 5,000 sq. ft. minimum lot size is required;
2. a variance from section 165-61.A *Minimum lot area and width* to permit on proposed lot #1 a lot width of 30 ft. where a minimum lot width of 50 ft. is required;
3. a variance from section 165-61.C *Side yards* to permit on proposed lot #1 an aggregate side yard width of 13.5 ft., where a minimum aggregate side yard width of 25 ft. is required; and

4. a variance from section 165-61.C *Side yards* to permit on proposed lot #1 an individual side yard width of 8.3 ft., where a minimum width for an individual side yard of 10 feet is required.

The grant of the variances is subject to strict conformance with the testimony and exhibits presented at the hearing and these additional conditions:

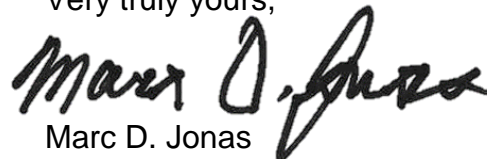
1. the new residential dwelling on Lot #2 shall located as depicted on Exhibit A-11 (zoning plan);
2. the new residential dwelling on Lot #2 shall be designed and constructed in substantial conformity with Exhibits A-12 (architectural rendering), A-13 (architectural rendering), A-14 (architectural rendering), and A-15 (floor plans); and
3. the parking for both lots #1 and #2 shall be configured and located as depicted on Exhibit A-11 (Zoning Plan).

Exhibits A-11 through A-15 are enclosed with this letter.

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

Very truly yours,

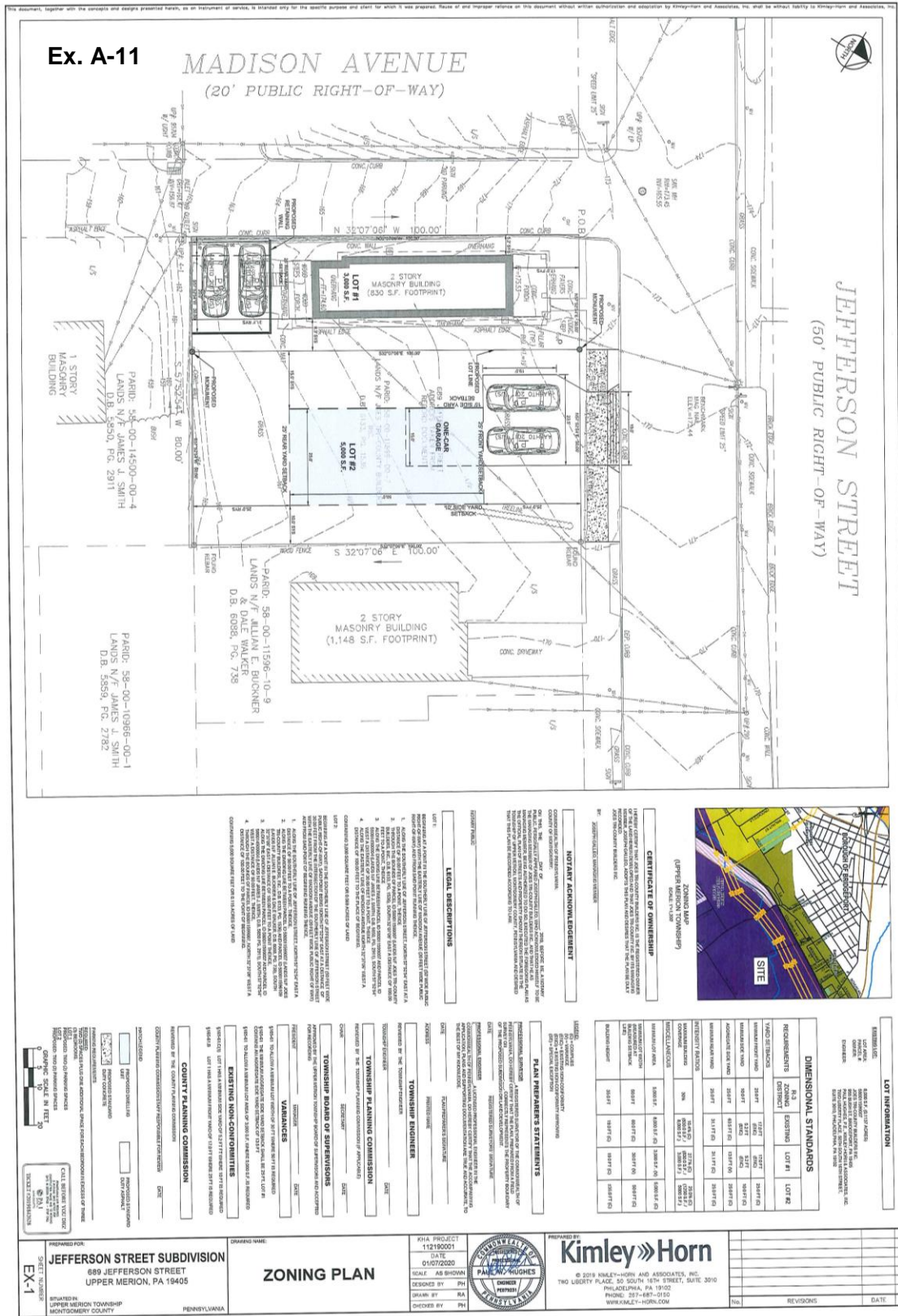


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Enclosures:

- "Zoning Plan," prepared by Kimley-Horn and Associates, Inc., dated January 7, 2020;
- architectural renderings, prepared by RHC Design, LLC, undated; and
- floor plans, prepared by RHC Design, LLC, undated.

cc: Mark Zadroga, Director; Chief Building/Zoning Official
Gregory W. Philips, Esq., Supervisor
Bernadette A. Kearney, Esq.



Ex. A-12



RHC DESIGN, LLC

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Ex. A-13



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Ex. A-14

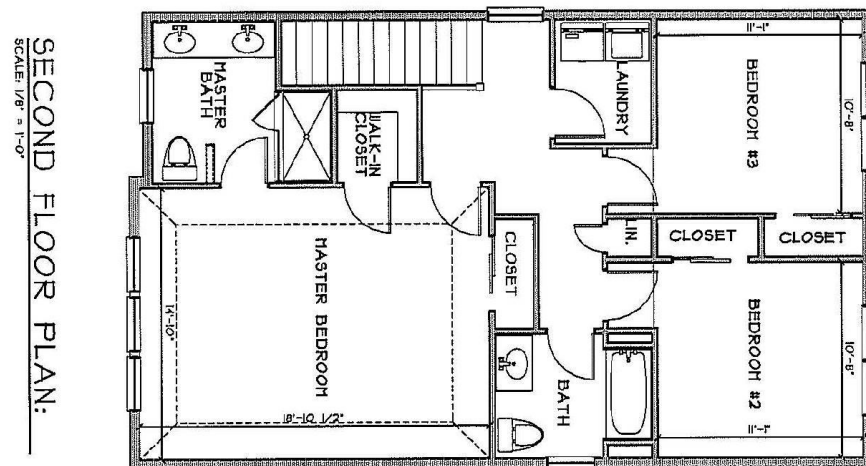
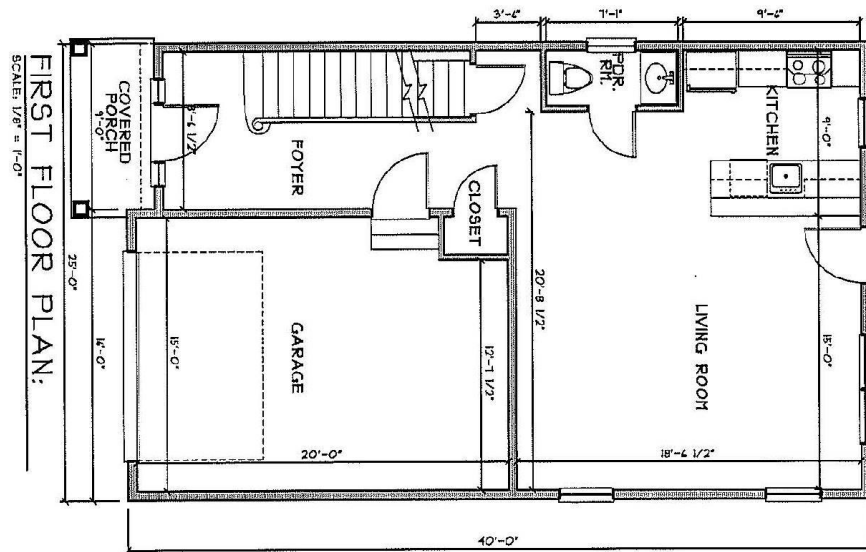


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Ex. A-15

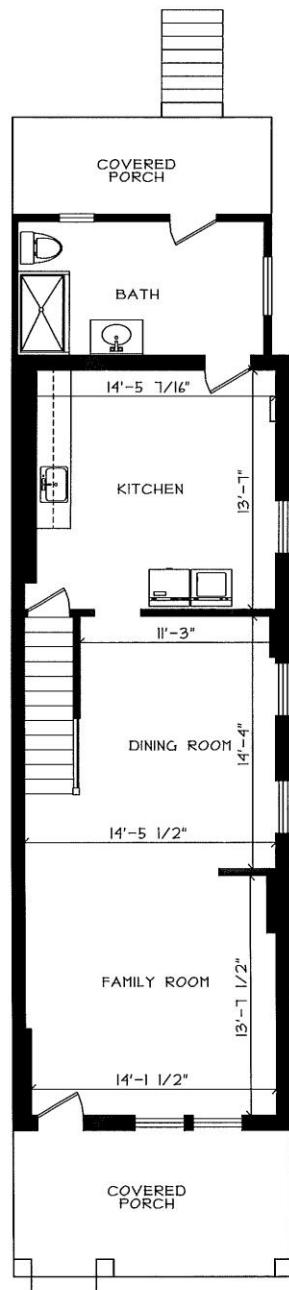


PROPOSED HOUSE

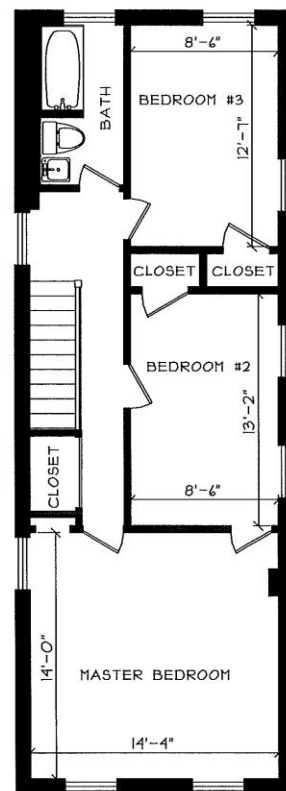
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FIRST FLOOR PLAN:
 SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN:
 SCALE: 1/8" = 1'-0"

EXISTING HOUSE

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