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DATE OF MAILING: February 6, 2020
SENT BY FIRST CLASS MAIL AND EMAIL

NOTICE OF DECISION

VIA EMAIL

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

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2020-01
Applicant: Davis Development Group, LLC
Property: 170 Walnut Street (Parcel # 58-00-20308-00-1)**

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, February 6, 2020.

The Zoning Hearing Board voted to grant a variance from section 165-23.A of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit the construction of a detached single-family residential dwelling on the property with an aggregate side yard setback of 20 ft. where an aggregate side yard setback of 25 ft. is required.

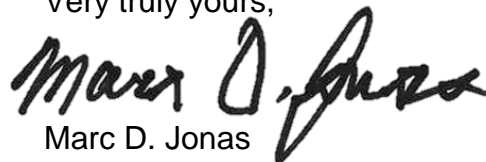
The Zoning Hearing Board determined that the property is a legally nonconforming undersized lot with regard to minimum lot area and minimum lot width.

The grant of the variance is subject to strict conformance with the testimony and exhibits presented at the hearing, including conditions requiring that the house strictly follow the design and location as presented to the ZHB in Exhibits A-6, A-7, and A-8 (zoning plan, rendering of the front elevation of the house, and floor plans for the first and second floors), all of which are enclosed with this letter. The front yard setback may be moved back on the property an additional 10 feet, but the front yard setback shall not exceed 50 feet from the right-of-way of Walnut Street.

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,

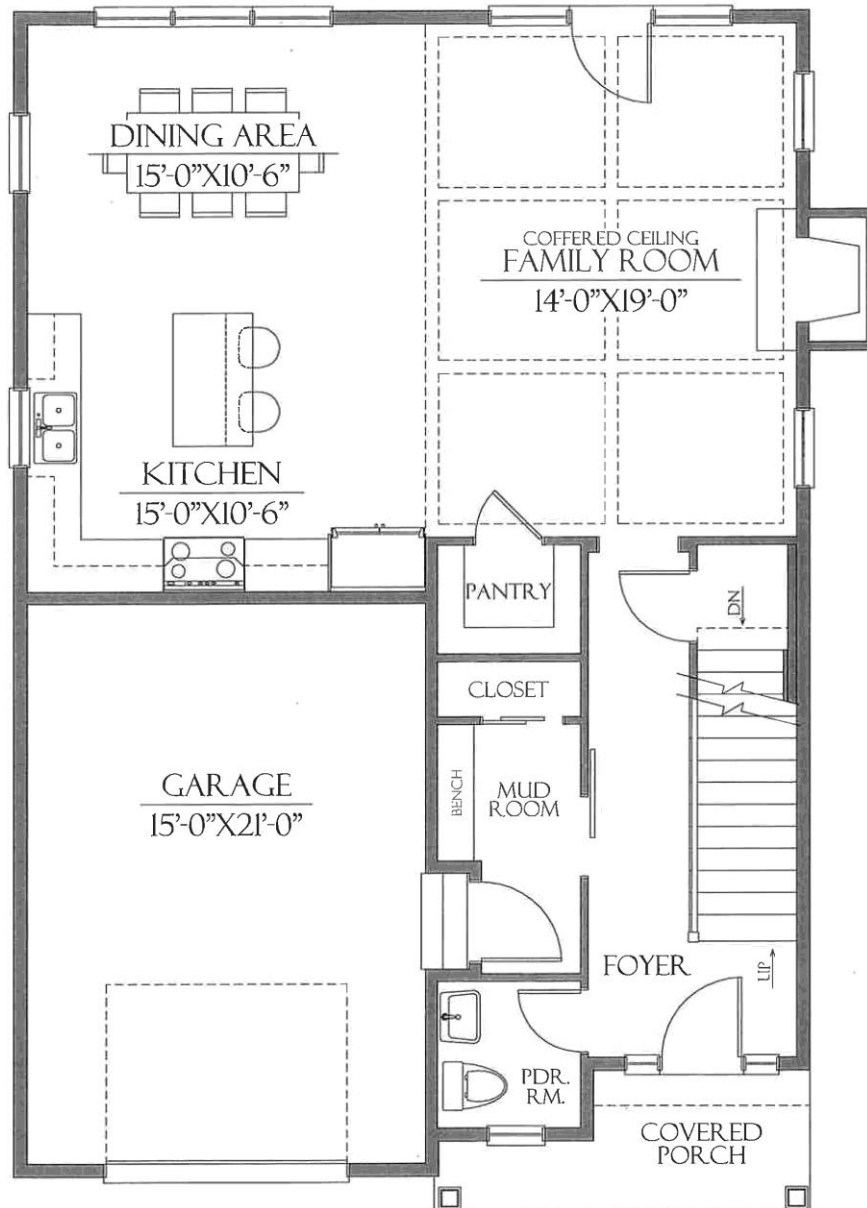


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Enclosures: Zoning plan, architectural rendering, and floor plans

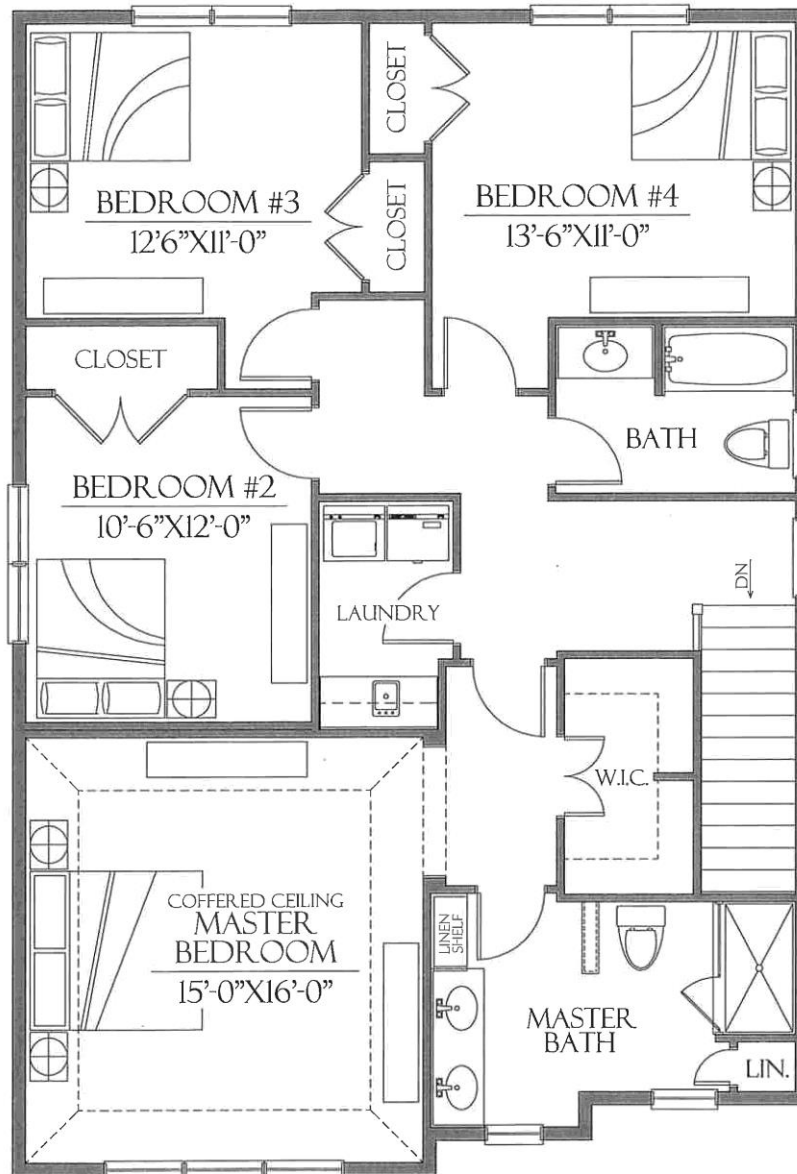
cc: Mark Zadroga, Director; Chief Building/Zoning Official
Gregory W. Philips, Esq., Supervisor
Bernadette A. Kearney, Esq.





FIRST FLOOR PLAN:

AREA = 960 S.F.



SECOND FLOOR PLAN:

AREA = 1,290 S.F.