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DATE OF MAILING: July 23, 2020
SENT BY EMAIL & MAIL

VIA EMAIL & FIRST CLASS MAIL

Stephen and Teresa Moyer

281 Anderson Rd.

King of Prussia, PA 19406

tmoyer@eastern.edu

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2020-07
Applicants: Stephen and Teresa Moyer
Property: 281 Anderson Road (tax parcel no. 58-00-00493-00-7)**

Dear Mr. and Ms. Moyer:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, July 22, 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 12'x8'x5' storage shed that will be placed against the existing cedar fence where a 4-foot side yard setback is required for accessory structures.

This approval is conditioned upon:

1. construction of the shed -- in terms of style, dimensions, and location -- as depicted in exhibits presented at the hearing and set forth in the application, including, but not limited to the hand-drawn, undated plan of the property and 2 pictures of the proposed storage shed, which accompany this letter; and
2. the maintenance of a fence of the same height and in the same location as currently exists along the western property line between the shed and the side property line as long as a storage shed remains on the property.

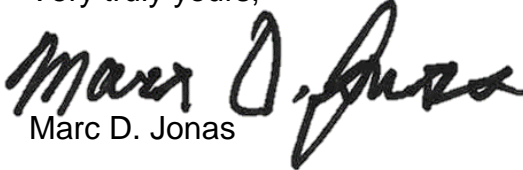
July 23, 2020

It is the responsibility of the applicants to confirm the lawful placement of the existing fence and shed on their property.

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 variances.

Very truly yours,


Marc D. Jonas

Enclosures:

- hand-drawn plan of the property
- 2 pictures of the proposed storage shed

cc: Mark Zadroga, Director; Chief Building/Zoning Officer (via email)
Gregory W. Philips, Esq., Supervisor (via email)
Bernadette A. Kearney, Esq, Township Solicitor (via email)

