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**DATE OF MAILING:** October 22, 2020  
**SENT BY EMAIL & MAIL**

**VIA EMAIL & FIRST CLASS MAIL**

Edward J. Hughes, Esq.  
Hughes, Kalkbrenner & Ozorowski, LLP  
1250 Germantown Pike, Suite 205  
Plymouth Meeting, PA 19462  
[ehughes@hkolaw.com](mailto:ehughes@hkolaw.com)

**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2020-19  
Applicant: Davis Development Group, LLC  
Property: 220 Charles Street (tax parcel no. 58-00-03019-00-1)**

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, October 21, 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 a side yard abutting a street of 17 ft. 6 in. where a 30 ft. side yard abutting a street is required.

This approval is conditioned upon strict conformance of the improvements to the testimony and exhibits presented at the hearing and set forth in the application, including, but not limited to hearing exhibit ZHB-3, plan entitled "Zoning Plan," prepared by Kimley Horn, dated October 9, 2020; and hearing exhibit ZHB-5, a set of 3 architectural renderings depicting the front of the dwelling, first floor plan, and second floor plan, created by Davis Development, undated. These exhibits accompany 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.

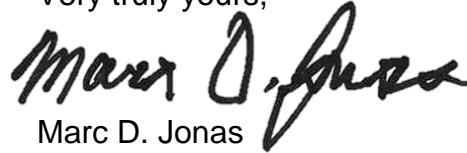
October 22, 2020

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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,

A handwritten signature in black ink, appearing to read "Marc D. Jonas", written over the typed name.

Marc D. Jonas

Enclosures:

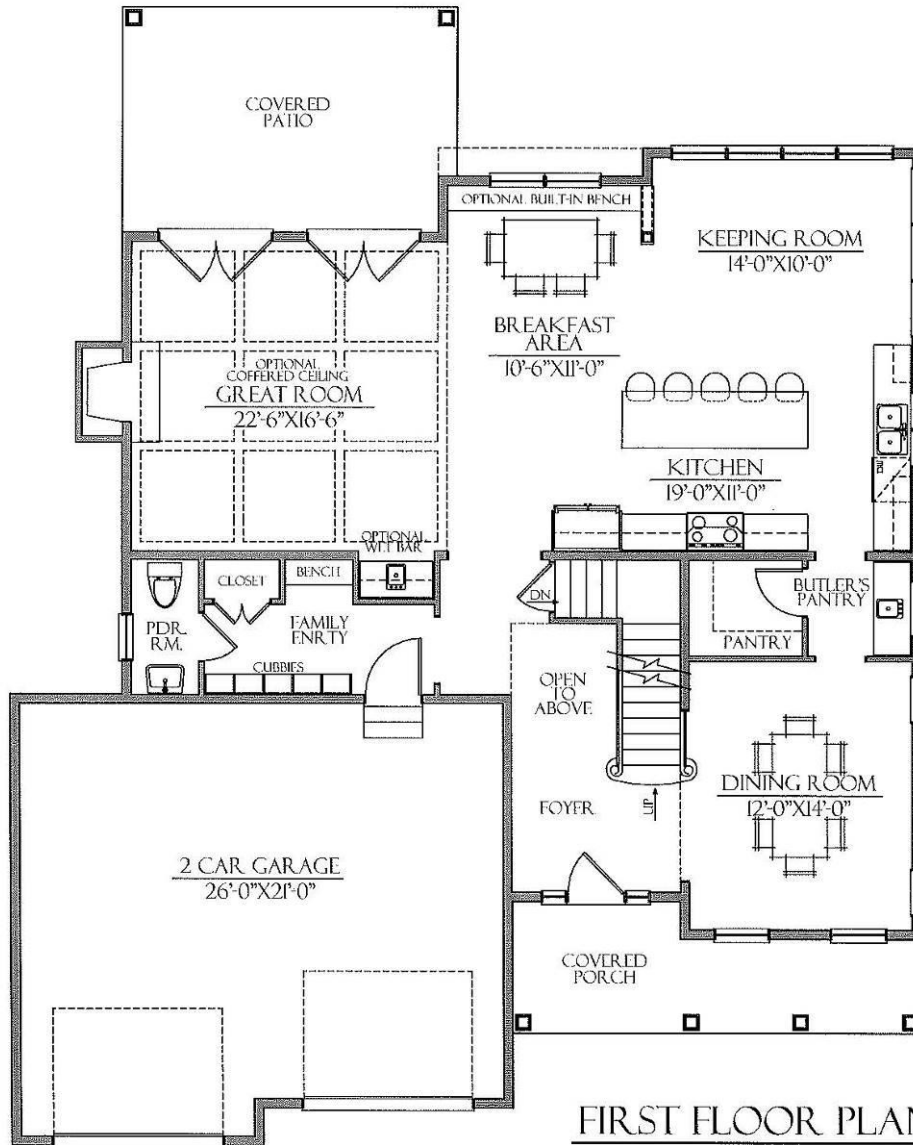
- plan entitled "Zoning Plan," prepared by Kimley Horn, dated October 9, 2020
- set of 3 architectural renderings depicting the front elevation of the house, first floor plan, and second floor plan, created by Davis Development, undated

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)

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DAVIS  
DEVELOPMENT 220 CHARLES STREET  
ARTIST RENDERING/ILLUSTRATION; SUBJECT TO  
FIELD VARIATIONS AND CHANGE WITHOUT NOTICE

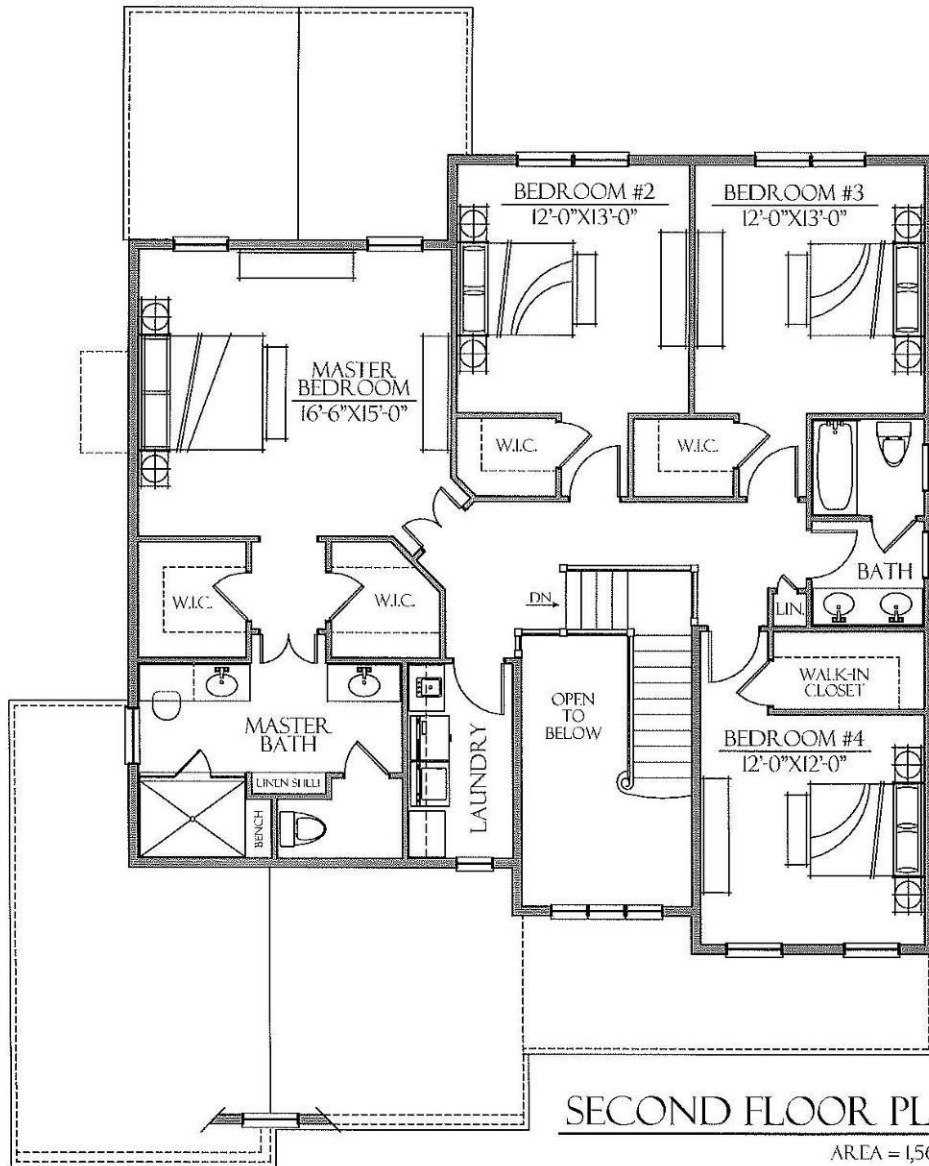


AREA = 1,450 S.F.

DAVIS DEVELOPMENT 220 CHARLES STREET

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