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DATE OF MAILING: October 8, 2020
SENT BY EMAIL and FIRST CLASS MAIL

VIA EMAIL & FIRST CLASS MAIL

Andrew Bellwoar, Esquire

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**Re: Upper Merion Township Zoning Hearing Board
Application No. 2020-13
Applicant: Aaron Wall
Property: 1288 Supplee Lane (tax parcel no. 58-00-68863-00-7)**

Dear Andy:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, October 7, 2020.

The Zoning Hearing Board voted to grant the following variances from section 165-5 of the Upper Merion Township Zoning Ordinance of 1942, as Amended to permit the construction of a two-story detached residential dwelling and attached garage with a footprint of 2,125 sq. ft., and a 690 sq. ft. driveway on an undersized lot of 8,000 sq. ft.:

1. a variance from section 165-23 *Area, width and yard regulations*, sub-section A to permit a side yard (abutting a street) of 7.5 feet where a 30-foot setback is required; and
2. a variance from section 165-23 *Area, width and yard regulations*, sub-section A to permit a side yard of 7.5 feet where a 10-foot setback is required.

This relief is granted in accordance with hearing Exhibit ZHB-5, the "Zoning Hearing Exhibit," prepared by Vastardis Consulting Engineers, LLC, dated August 31, 2020, a copy of which accompanies this letter.

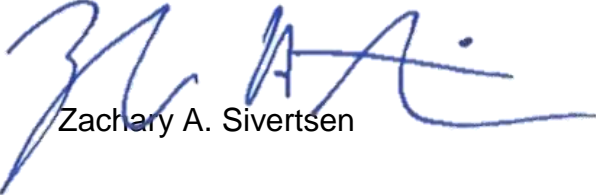
October 8, 2020

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,



Zachary A. Sivertsen

Enclosures:

- "Zoning Hearing Exhibit," prepared by Vastardis Consulting Engineers, LLC, dated August 31, 2020

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)

