



Eastburn and Gray, PC

Attorneys at Law

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 21, 2021
SENT BY EMAIL

VIA EMAIL & FIRST CLASS MAIL

Michael and Kimberly Boyce

155 Hillview Road

King of Prussia, PA 19406

themikeboyce@comcast.net

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2020-24
Applicants: Michael and Kimberly Boyce
Property: 155 Hillview Road (tax parcel no. 58-00-10807-00-7)**

Dear Mr. and Ms. Boyce:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, January 20, 2021.

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 allow a maximum impervious coverage of 61% where a maximum of 40% impervious coverage is permitted and where 48% impervious coverage presently exists on your property.

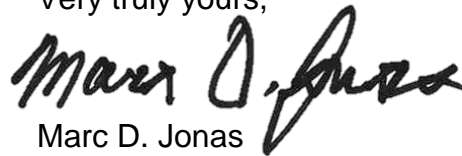
The approval is conditioned upon the construction of the proposed inground pool complying with the testimony and exhibits presented at the hearing and set forth in the application, including, but not limited to hearing exhibit ZHB-3, the plan entitled "Site, Grading, & E&S Plan," prepared by Bohler, dated December 7, 2020, last revised December 21, 2020, which accompanies 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 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 special exceptions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marc D. Jonas", written in a cursive style.

Marc D. Jonas

Enclosures:

- plan entitled "Site, Grading, & E&S Plan," prepared by Bohler, dated December 7, 2020, last revised December 21, 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)

