



**Marc D. Jonas**

470 Norristown Road, Suite 302  
Blue Bell, PA 19422  
Main: 215-345-7000  
Direct: 215-542-9345  
Fax: 215-542-9421  
mjonas@eastburngray.com

**DATE OF MAILING: June 7, 2018**  
**SENT BY FIRST CLASS MAIL AND EMAIL**

**VIA EMAIL [jwmitchell8@gmail.com](mailto:jwmitchell8@gmail.com)**

Joshua W. & Margaret A. Mitchell  
712 Hidden Valley Road  
King of Prussia, PA 19406

**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2018-11  
Applicant: Joshua W. & Margaret A. Mitchell  
Property: 712 Hidden Valley Road**

Dear Mr. and Mrs. Mitchell:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on Wednesday, June 6, 2018.

The Zoning Hearing Board voted to grant a variance from section 165-23 of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit an attached garage with a setback of 8 feet 3 inches instead of the required 10 foot side yard setback, resulting in aggregate side yard setbacks of 23 feet 3 inches instead of the required 25 feet of aggregate side yards.

The grant of the variance is conditioned upon a field confirmation by Upper Merion Township code enforcement department that the side yard setback will be no closer than 8 feet 3 inches from the side property line.

Pursuant to section 165-257 of the Zoning Ordinance, "A special exception or variance shall expire if the applicant fails to obtain a building permit or a use and occupancy permit, as the case may be, within one year of the date of authorization thereof."

Since this application was granted and not contested, the Zoning Hearing Board will not issue a decision with finding of facts, conclusions of law and reasons.

This approval is subject to a 30-day appeal period beginning from the date of entry (mailing) of the notice of decision.

Very truly yours,



Marc D. Jonas

MDJ/mw

cc: Mark Zadroga, Acting Director; Chief Building/Zoning Officer  
Carole Kenney, Supervisor