



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: October 3, 2019
SENT BY FIRST CLASS MAIL AND EMAIL

VIA EMAIL

George J. Ozorowski, Esq.
Hughes, Kalkbrenner & Ozorowski, LLP
1250 Germantown Pike, #205
Plymouth Meeting, PA 19462
gjo@hkolaw.com

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2019-14
Applicant: Craft Custom Homes, LLC
Property: Schenley Avenue (Parcel # 58-00-16360-00-7)**

Dear George:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, October 2, 2019.

The Zoning Hearing Board voted to grant the following relief from the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit the construction of a single-family residential dwelling on the property:

1. a variance from section 165-23.A to permit individual side yards of 7.5 ft. where each individual side yard is required to be 10 ft.; and
2. a variance from section 165-23.A to permit aggregate side yards of 15 ft. where an aggregate side yard of 25 ft. is required.

The Zoning Hearing Board determined that the property is a legally nonconforming undersized lot in that it has a lot area of 4,000 sq. ft. where a minimum of 10,000 sq. ft. is required and a lot width of 40 ft. where a minimum of 70 ft. is required.

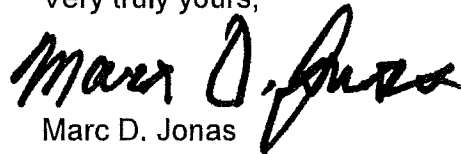
The grant of the variances is subject to the following conditions:

1. the house shall strictly follow the design presented to the ZHB in Exhibit A-10, architectural renderings and floor plans, enclosed with this letter; and
2. strict conformance with the testimony and exhibits presented at the hearing, including Exhibit A-8, "Zoning Plan", prepared by Kimley Horn, dated July 8, 2019, also enclosed with this letter.

Because this application was contested, the Zoning Hearing Board will issue a decision with findings of fact, conclusions of law, and reasons

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,

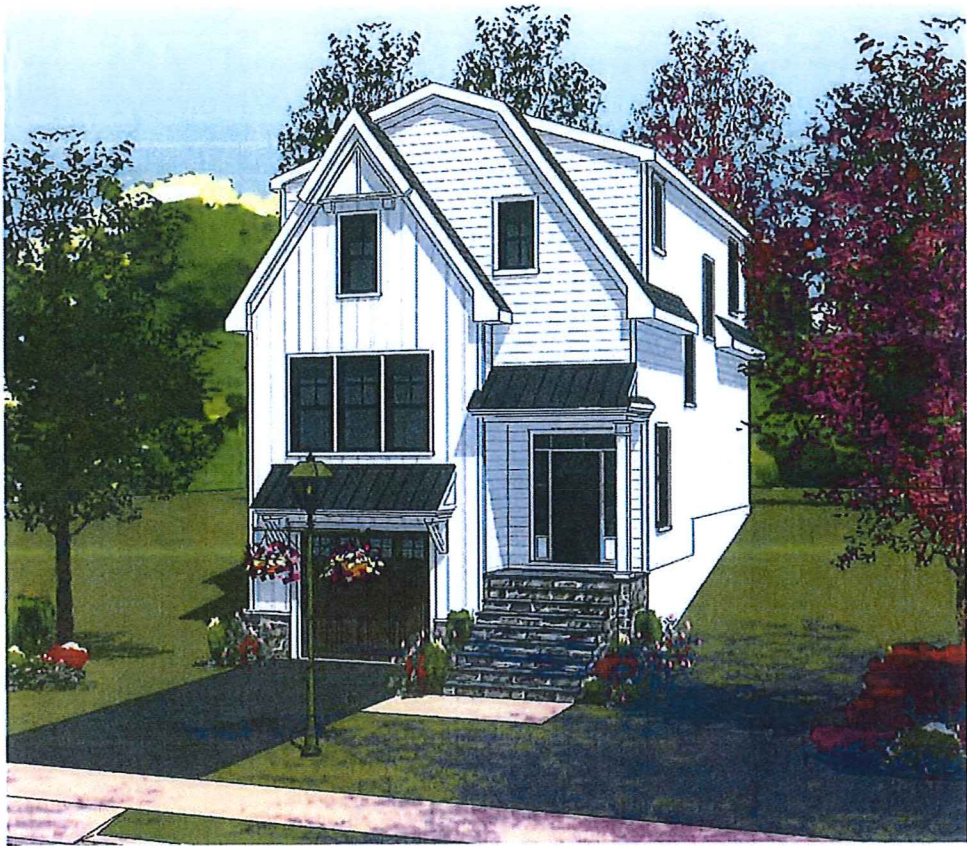


Marc D. Jonas

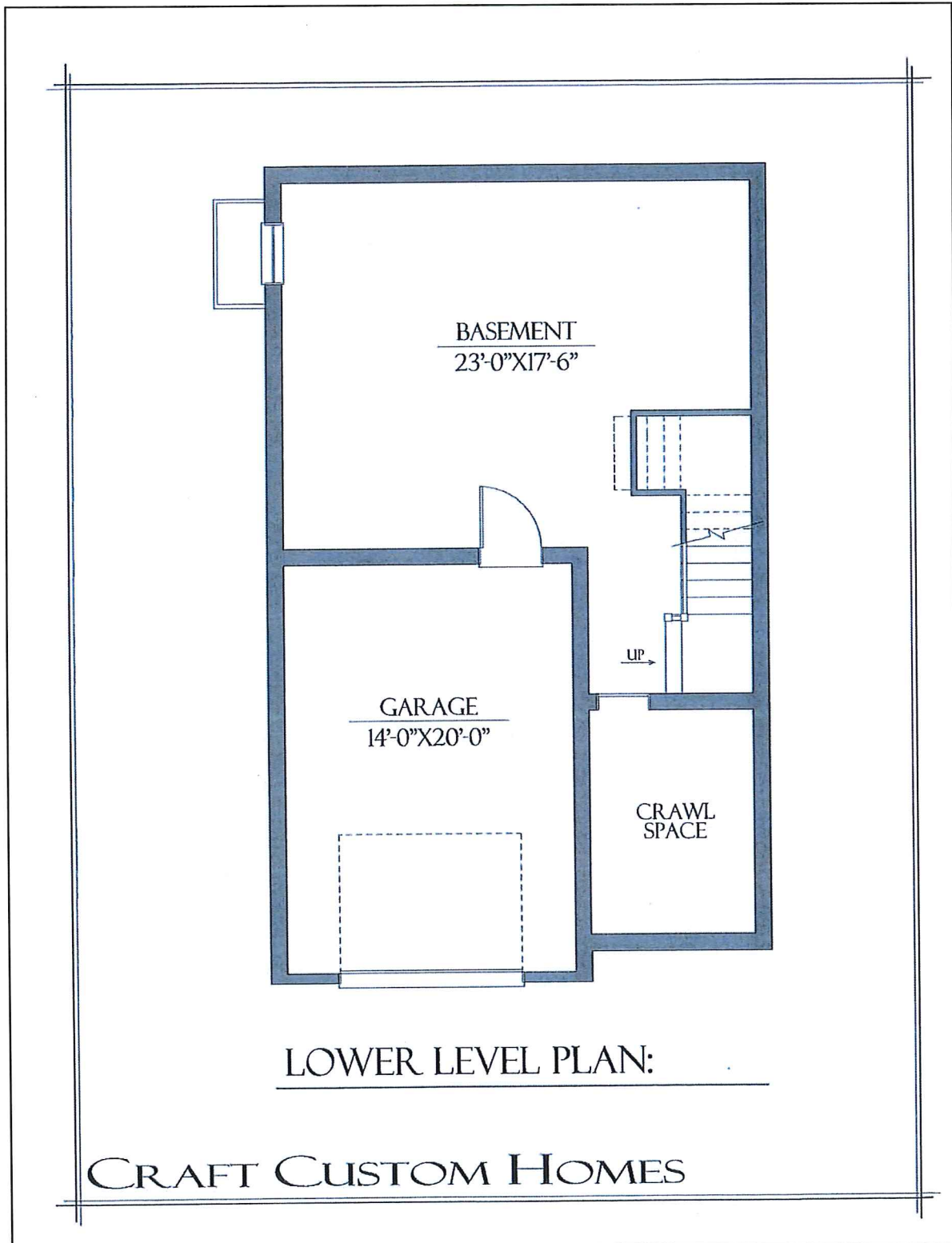
Enclosures

- Architectural renderings and floor plans, preparer unknown, undated; and
- "Zoning Plan", prepared by Kimley Horn, dated July 8, 2019.

cc: Mark Zadroga, Director; Chief Building/Zoning Official
Carole Kenney, Supervisor
Bernadette A. Kearney, Esq.

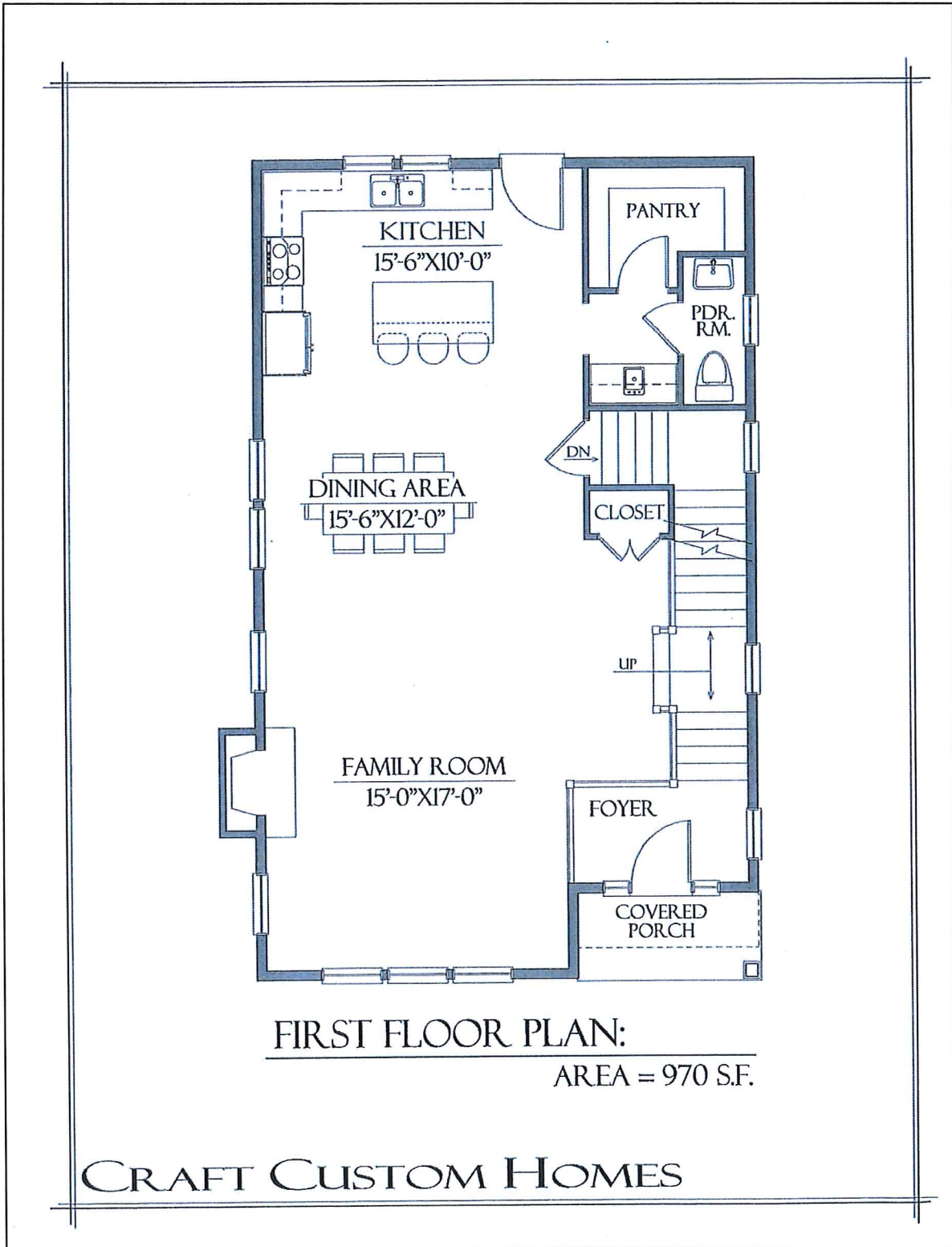


CRAFT CUSTOM HOMES



LOWER LEVEL PLAN:

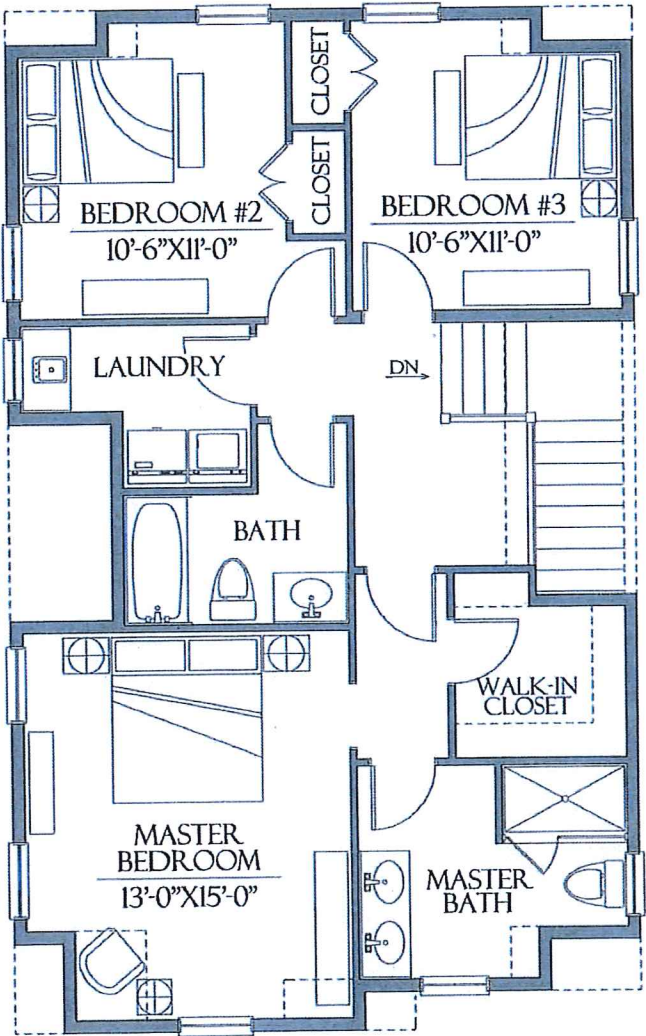
CRAFT CUSTOM HOMES



FIRST FLOOR PLAN:

AREA = 970 S.F.

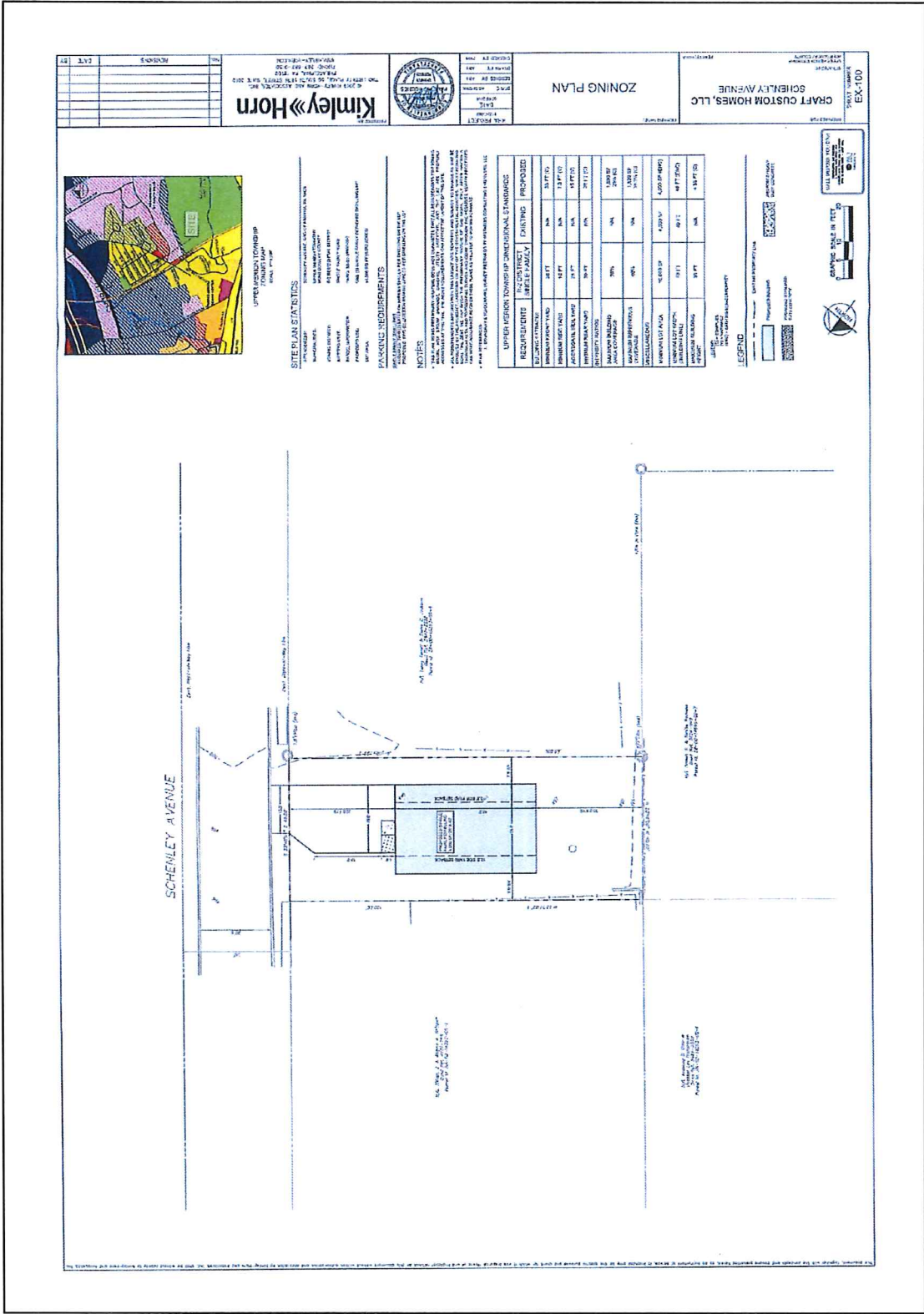
CRAFT CUSTOM HOMES



SECOND FLOOR PLAN:

AREA = 930 S.F.

CRAFT CUSTOM HOMES



NO.	REVISIONS	DATE

Kimley»Horn
 CONSULTING ENGINEERS
 4201 W. 13TH AVENUE, SUITE 200
 DENVER, CO 80202
 PHONE: 303.733.8800
 FAX: 303.733.8801
 WWW.KIMLEY-HORN.COM



ZONING PLAN
 CRAFT CUSTOM HOMES, LLC
 SCHEMELY AVENUE
 UPPER MERION TOWNSHIP
 COLORADO

PROJECT NO.: 19-001
 SHEET NO.: 7 OF 7
 DATE: 10/03/19
 DRAWN BY: JLD
 CHECKED BY: JLD
 APPROVED BY: JLD



SITE PLAN STATISTICS
 PROPERTY ADDRESS: SCHEMELY AVENUE, DENVER, CO
 PARCEL ID: 01000000000000000000
 ZONING DISTRICT: R-100
 ZONING CLASSIFICATION: R-100
 LOT AREA: 10,000 SQ. FT.
 LOT DIMENSIONS: 100 FT. X 100 FT.
 FRONT YARD SETBACK: 10 FT.
 SIDE YARD SETBACK: 5 FT.
 REAR YARD SETBACK: 10 FT.
 MAXIMUM BUILDING HEIGHT: 10 FT.
 MAXIMUM GROUND COVER: 50%
 MAXIMUM LOT COVERAGE: 50%

NOTES:
 1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE LOCAL GOVERNMENT.
 2. THE ZONING DISTRICT AND CLASSIFICATION ARE SUBJECT TO CHANGE WITHOUT NOTICE.
 3. THE LOT AREA AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO SURVEY.
 4. THE SETBACKS AND HEIGHTS ARE SUBJECT TO APPROVAL BY THE LOCAL GOVERNMENT.
 5. THE GROUND COVER AND LOT COVERAGE ARE SUBJECT TO APPROVAL BY THE LOCAL GOVERNMENT.

UPPER MERION TOWNSHIP ZONING DISTRICTS	EXISTING ZONING DISTRICT	EXISTING ZONING CLASSIFICATION	PROPOSED ZONING DISTRICT	PROPOSED ZONING CLASSIFICATION
R-100	R-100	R-100	R-100	R-100
R-150	R-150	R-150	R-150	R-150
R-200	R-200	R-200	R-200	R-200
R-250	R-250	R-250	R-250	R-250
R-300	R-300	R-300	R-300	R-300
R-350	R-350	R-350	R-350	R-350
R-400	R-400	R-400	R-400	R-400
R-450	R-450	R-450	R-450	R-450
R-500	R-500	R-500	R-500	R-500
R-550	R-550	R-550	R-550	R-550
R-600	R-600	R-600	R-600	R-600
R-650	R-650	R-650	R-650	R-650
R-700	R-700	R-700	R-700	R-700
R-750	R-750	R-750	R-750	R-750
R-800	R-800	R-800	R-800	R-800
R-850	R-850	R-850	R-850	R-850
R-900	R-900	R-900	R-900	R-900
R-950	R-950	R-950	R-950	R-950
R-1000	R-1000	R-1000	R-1000	R-1000

LEGEND
 ZONING DISTRICTS
 R-100: Residential Single-Family (One-Family)
 R-150: Residential Single-Family (Two-Family)
 R-200: Residential Single-Family (Three-Family)
 R-250: Residential Single-Family (Four-Family)
 R-300: Residential Single-Family (Five-Family)
 R-350: Residential Single-Family (Six-Family)
 R-400: Residential Single-Family (Seven-Family)
 R-450: Residential Single-Family (Eight-Family)
 R-500: Residential Single-Family (Nine-Family)
 R-550: Residential Single-Family (Ten-Family)
 R-600: Residential Single-Family (Eleven-Family)
 R-650: Residential Single-Family (Twelve-Family)
 R-700: Residential Single-Family (Thirteen-Family)
 R-750: Residential Single-Family (Fourteen-Family)
 R-800: Residential Single-Family (Fifteen-Family)
 R-850: Residential Single-Family (Sixteen-Family)
 R-900: Residential Single-Family (Seventeen-Family)
 R-950: Residential Single-Family (Eighteen-Family)
 R-1000: Residential Single-Family (Nineteen-Family)

EX-100
 CRAFT CUSTOM HOMES, LLC
 SCHEMELY AVENUE
 UPPER MERION TOWNSHIP
 COLORADO
 10/03/19
 JLD