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DATE OF MAILING: October 21, 2021
SENT BY EMAIL and FIRST CLASS MAIL

VIA EMAIL & FIRST CLASS MAIL

Christina Kowalski
727 Croton Road
Wayne, PA 19087
ski_14@hotmail.com

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2021-19
Applicant: Christina Kowalski
Property: 727 Croton Road
tax parcel no. 58-00-05473-00-4**

Dear Ms. Kowalski:

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

The Zoning Hearing Board voted to grant a special exception pursuant to section 165-199.B(3) of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to reduce (1) the side yard setback (abutting a street) to 29.03 feet where 50 feet are required; and (2) the rear yard setback to 15.28 feet where 40 feet are required.

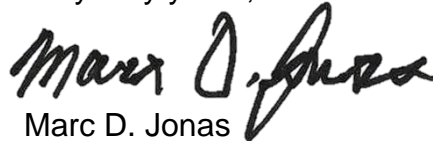
This approval is conditioned upon construction of the improvements in conformance with the testimony and exhibits presented at the hearing and as set forth in the application, including, but not limited to hearing exhibit ZHB-3, the plan entitled "Plan of Lands," prepared by John Smirga, Engineer, dated March 26, 2021, 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,

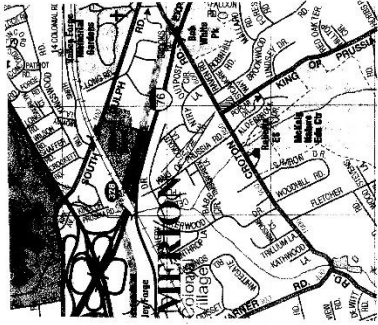
A handwritten signature in black ink that reads "Marc D. Jonas". The signature is written in a cursive, flowing style.

Marc D. Jonas

Enclosure:

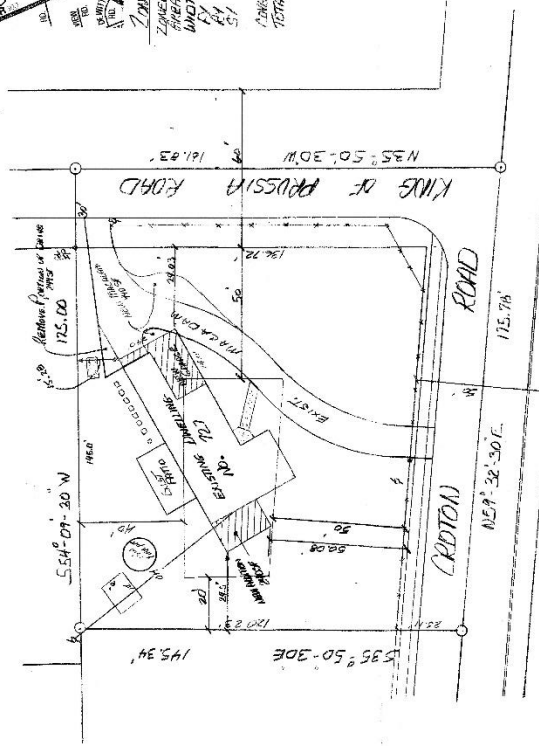
- plan entitled "Plan of Lands," prepared by John Smirga, Engineer, dated March 26, 2021

cc: Mark Zadroga, Director; Chief Building/Zoning Official
Gregory W. Philips, Esq., Upper Merion Township Supervisor
Bernadette A. Kearney, Esq., Township Solicitor



ZONING REQUIREMENTS
 ZONED R-1A
 MIN. AREA 175 FT MIN
 MIN. WIDTH 50 FT MIN
 MIN. FRONT YD. 20 FT MIN
 MIN. SIDE YD. 15 FT MIN
 MIN. REAR YD. 15 FT MIN
 MIN. TOTAL COVER 30% MIN

LOT AREA 2,627.37 SF GROSS
 1,822.60 SF NET



VARIANCE NEEDED:
 ARTICLE VI SINGLE FAMILY DISTRICTS
 PARAGRAPH 105-225 - REAR REARLANDS
 FRONT SIDE YARDS

PLAN OF LANDS
 CHRISTINA KONALSKI
 727 CRESTON ROAD
 MONTG. CO., PA
 LYNN MERION
 1/2, 20.00'
 JOHN SMIRGA
 MARCH 6, 2021
 7 VILLAGE CIRCLE
 NEWTOWN SQUARE, PA
 17073
 610-222-2537
 JNF760@COMCAST.NET

AREA	AREA	PERCENT
EXISTING COVER	171 SF	8.86%
DIRECTIONS COVER	340 SF	
DRIVE	120 SF	
50% PATIUM/PAV	200 SF	
DRIVEWAY	100 SF	
EXISTING COVER	4216 SF	22.00%
REAR	244 SF	
NET EXISTING	4716 SF	
NEW DRIVE	112 SF	21.53% net
PROPOSED COVER	5137 SF	13.02% net
NET TOTAL BLUES	1911 + 635 = 2546 SF	

