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**DATE OF MAILING:** February 3, 2022  
**SENT VIA FIRST CLASS MAIL**  
**NOTICE OF DECISION**

**VIA EMAIL** ([cpionzio@hrmml.com](mailto:cpionzio@hrmml.com))

Christen G. Pionzio, Esquire

375 Morris Road

P.O. Box 1479

Lansdale, PA 19446

[CPionzio@HRMML.com](mailto:CPionzio@HRMML.com)

**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2021-25  
Applicants: Ian and Michele Gereg  
Property: 876 Brower Road  
Parcel No. 58-00-02380-00-1**

Dear Christen:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, February 2, 2022.

The Zoning Hearing Board voted to grant a special exception pursuant to § 165-209.A(2)(e) of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit the keeping and sheltering of not more than 50 birds in a single aviary as an accessory use to a single family dwelling.

This approval is granted subject to the following conditions:

1. there shall be no commercial activities related to the birds kept on the property;
2. any reduction in the lot size of the property shall require the discontinuance of the accessory use and further approval from the Zoning Hearing Board;
3. the single aviary shall remain in the location shown on hearing exhibit ZHB-3, an undated plot plan, untitled, preparer unknown, a copy of which accompanies this letter;

February 3, 2022

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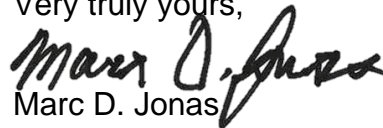
4. there shall be no more than 50 waterfowl and/or game birds kept on the property;
5. the use shall be limited to the keeping of water fowl and game birds, and no other farm animals; and
6. the use and improvements shall comply with the application materials, testimony, and exhibits presented during the hearing.

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,

  
Marc D. Jonas

Enclosure:

- plot plan untitled, preparer unknown, undated.

cc: Mark Zadroga, Director; Chief Building/Zoning Official  
Gregory W. Philips, Esq., Upper Merion Township Supervisor  
John F. Walko, Esq., Township Solicitor

