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DATE OF MAILING: April 7, 2022
SENT VIA FIRST CLASS MAIL

VIA EMAIL (hdog007@hotmail.com)

Hillary Krummrich

142 Long Road

King of Prussia, PA 19406

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2022-02
Property: 142 Long Road
Parcel No. 58-00-12766-00-1**

Dear Ms. Krummrich:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, April 6, 2022.

The Zoning Hearing Board voted to grant a variance from section 165-208.B(1) of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit a 6-foot tall fence to be located within a front yard setback where fences or walls erected within the minimum required front yard setback are not permitted to exceed 4-feet in height.

This approval is conditioned upon the following:

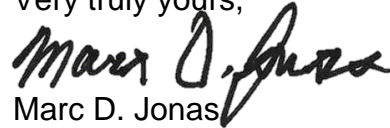
1. the fence must be set back at least 10 ft. from the right-of-way line along Kingswood Road as depicted on hearing exhibit ZHB-3, a plan entitled "Zoning Plan," prepared by Nave Newell, dated January 12, 2022, which accompanies this letter; and
2. the improvements to the property conforming to the testimony and exhibits presented during the hearing and the information set forth in the application, except as modified by condition #1.

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 variances.

Very truly yours,

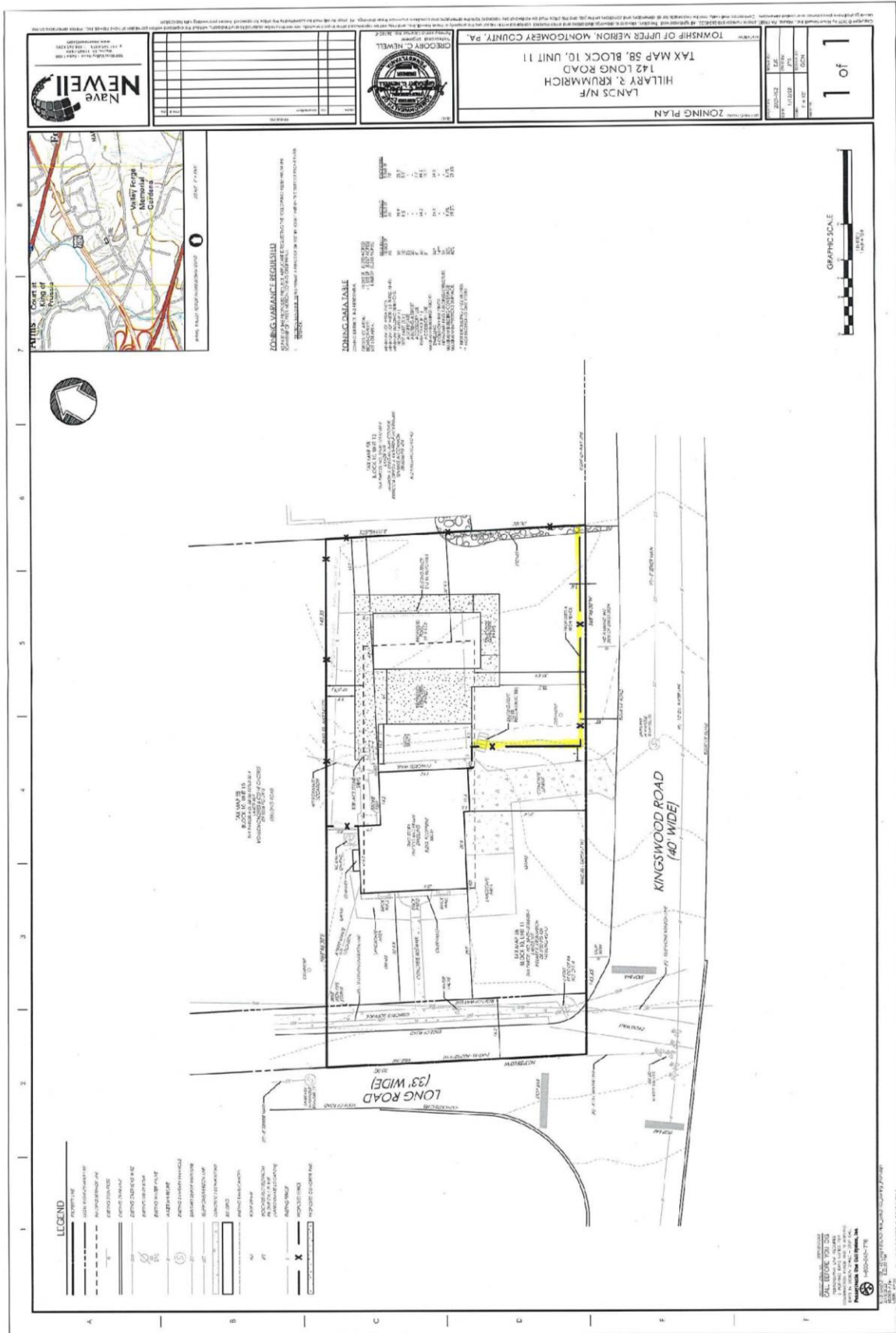


Marc D. Jonas

Enclosure:

- plan entitled "Zoning Plan," prepared by Nave Newell, dated January 12, 2022

cc: Mark Zadroga, Director, Chief Building/Zoning Officer (*via email*)
Gregory W. Philips, Esq., Supervisor (*via email*)
John Walko, Esq., Township Solicitor (*via email*)



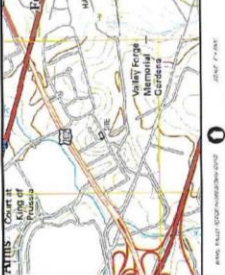
NEWELL
 NAVIGATIONAL SERVICES

NO.	DATE	DESCRIPTION



ZONING PLAN
 LANDS N/F
 HILLARY R. KRUMMICH
 142 LONG ROAD
 TAX MAP 58, BLOCK 10, UNIT 11
 TOWNSHIP OF UPPER MERION, MONTGOMERY COUNTY, PA.

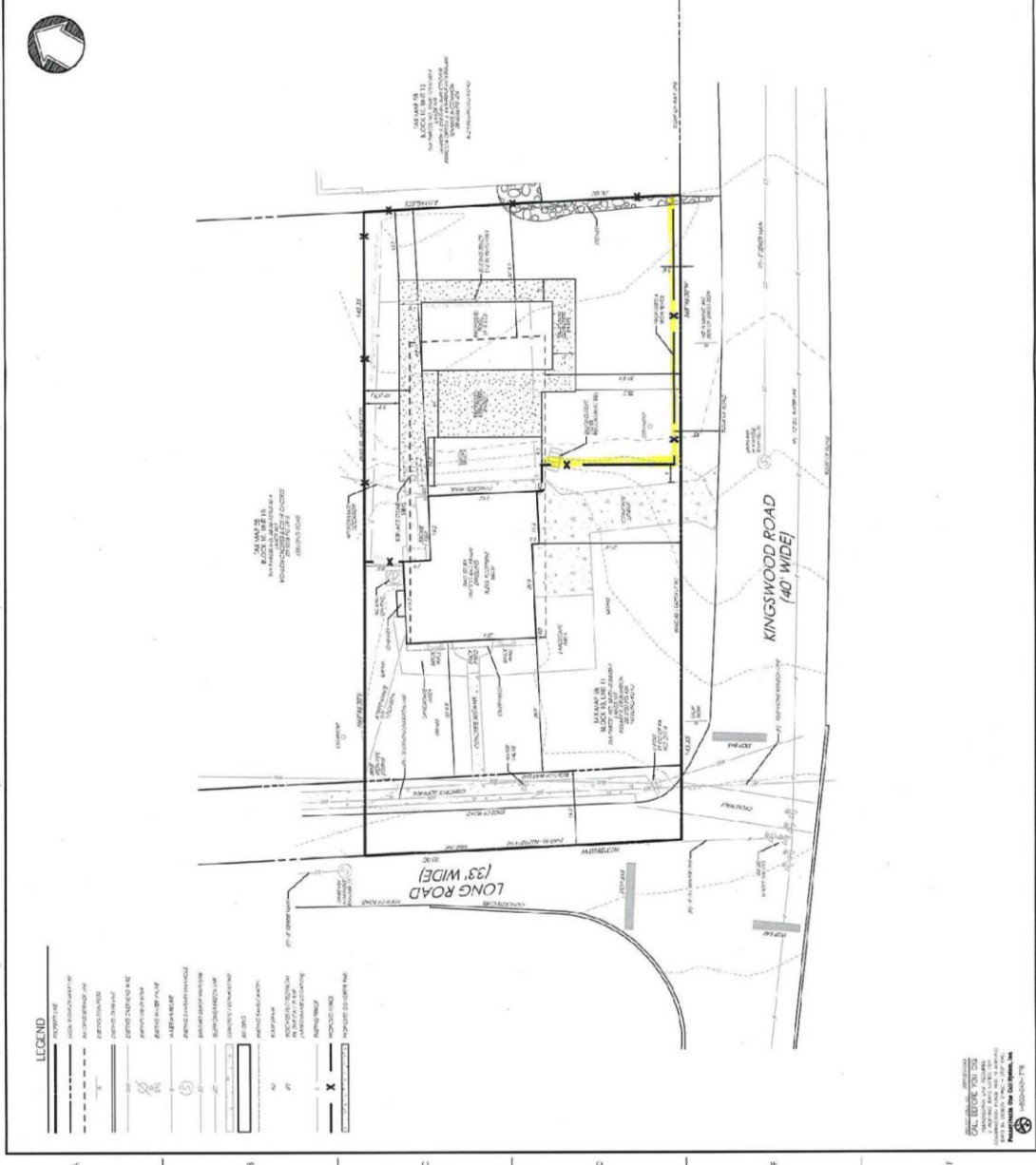
DATE	
BY	



ZONING VARIANCE REQUIREMENTS
 THE APPLICANT SHALL SUBMIT TO THE ZONING BOARD THE FOLLOWING INFORMATION:

ZONING DATA TABLE

SECTION	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EASMENT
- EXISTING ZONING
- PROPOSED ZONING
- EXISTING SETBACK
- PROPOSED SETBACK
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING DRIVE
- PROPOSED DRIVE

PROJECT NO. 22-0001
 DATE: 3/11/2022 1:25:54 PM