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DATE OF MAILING: June 16, 2022
SENT BY EMAIL and FIRST CLASS MAIL

VIA EMAIL & FIRST CLASS MAIL

Scott and Christina Engle
714 Crooked Lane
King of Prussia, PA 19406
see3383@hotmail.com

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2022-09
Applicants: Scott and Christina Engle
Property: 714 Crooked Lane (tax parcel no. 58-00-04888-00-4)**

Dear Mr. and Mrs. Engle:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, June 15, 2022.

The Zoning Hearing Board voted to grant the following variances from section 165-23 of the Upper Merion Township Zoning Ordinance of 1942, as Amended to permit the construction of an in-ground swimming pool and associated improvements:

1. a variance from section 165-23 *Area, width and yard regulations*, sub-section A to permit impervious coverage of 27.65% where a maximum of 25% impervious coverage is allowed;
2. a variance from section 165-23 *Area, width and yard regulations*, sub-section A to permit an accessory structure to be located 7.74 ft. from the side/rear property line where a 10 ft. setback is required;
3. a variance from section 165-23 *Area, width and yard regulations*, sub-section A to permit an accessory structure to be located 27.24 ft. off the front/side right-of-way line where a 40 ft. setback is required for a lot abutting a street on two sides; and
4. a variance from section 165-23 *Area, width and yard regulations*, sub-section A to permit an accessory structure outside the rear quarter of the lot.

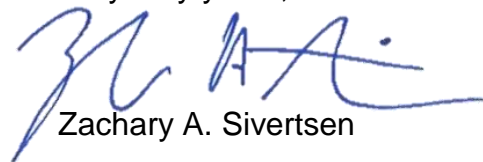
This relief is granted conditioned upon the improvements to the property conforming to the testimony and exhibits presented during the hearing and the information set forth in the application, including hearing Exhibit ZHB-4, a site plan entitled "Pool Permit Plan," prepared by Clark Surveying Engineering, LLC, dated April 29, 2022, a copy of 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 variances.

Very truly yours,

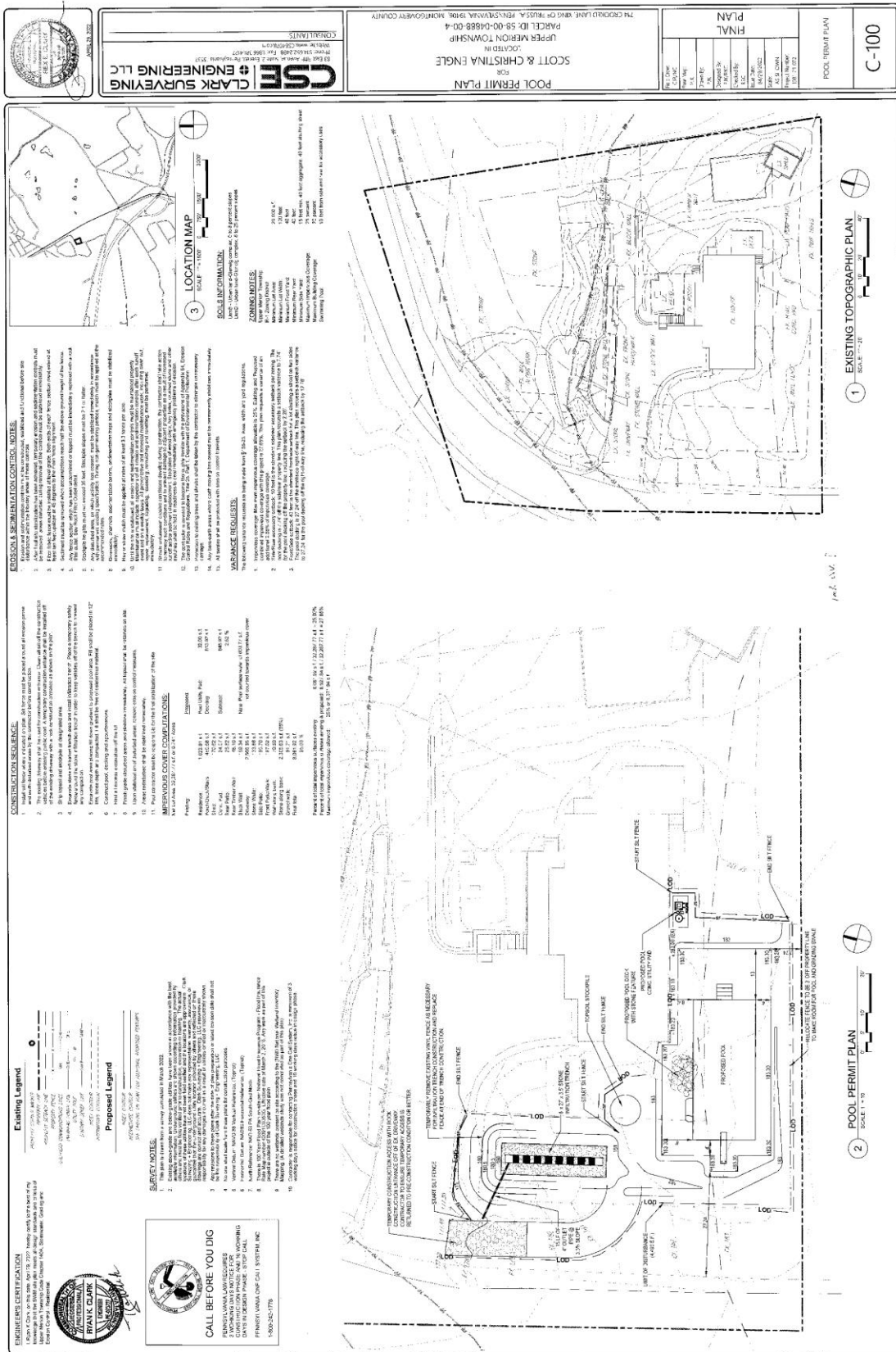



Zachary A. Sivertsen

Enclosures:

- "Pool Permit Plan," prepared by Clark Surveying Engineering, LLC, dated April 29, 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*)



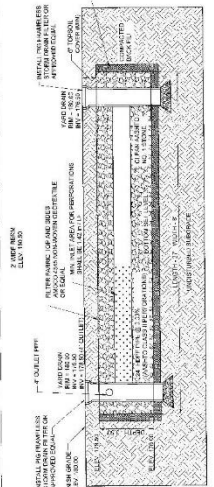


CSE CLARK SURVEYING LLC
 ENGINEERING
 1799 S. WILSON ST. #101
 EPHRATA, PA 17825
 PH: 717-762-4811
 FAX: 717-762-4812

POOL PERMIT PLAN
 FOR
 SCOTT & CHRISTINA ENGLE
 LOCATED IN
 UPPER MERION TOWNSHIP
 PARCEL ID: 58-00-0489-00-4
 THE GUCHEB LANE, TOWNSHIP OF MERION, PENNSYLVANIA 17826, MONROE COUNTY

POOL PERMIT PLAN
 FINAL
 SCALE: AS SHOWN
 DATE: 06/16/2022

EXISTING WALLS & FOOTING



SECTION, WEST


1. CONCRETE FOOTING SHALL BE 18" MIN. THICK AND 24" MIN. DEEP AT ALL LOCATIONS.
 2. CONCRETE WALLS SHALL BE 12" MIN. THICK AND 8" MIN. TALL AT ALL LOCATIONS.
 3. ALL CONCRETE SHALL BE 4000 PSI STRENGTH.
 4. ALL REINFORCING SHALL BE #4 STEEL.
 5. ALL REINFORCING SHALL BE TYPED AND WELDED TOGETHER AT ALL CORNERS AND JOINTS.
 6. ALL REINFORCING SHALL BE TYPED AND WELDED TOGETHER AT ALL ENDS AND JOINTS.
 7. ALL REINFORCING SHALL BE TYPED AND WELDED TOGETHER AT ALL SPAN ENDS AND JOINTS.
 8. ALL REINFORCING SHALL BE TYPED AND WELDED TOGETHER AT ALL INTERMEDIATE JOINTS.
 9. ALL REINFORCING SHALL BE TYPED AND WELDED TOGETHER AT ALL OTHER JOINTS.
 10. ALL REINFORCING SHALL BE TYPED AND WELDED TOGETHER AT ALL OTHER LOCATIONS.

TEMPORARY SHEDDING

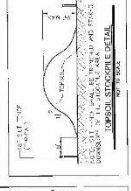
1. ALL TEMPORARY SHEDDING SHALL BE 10' MIN. HIGH AND 10' MIN. WIDE AT ALL LOCATIONS.
 2. ALL TEMPORARY SHEDDING SHALL BE 4" MIN. THICK AND 8" MIN. TALL AT ALL LOCATIONS.
 3. ALL TEMPORARY SHEDDING SHALL BE 4000 PSI STRENGTH.
 4. ALL TEMPORARY SHEDDING SHALL BE REINFORCED WITH #4 STEEL.
 5. ALL TEMPORARY SHEDDING SHALL BE TYPED AND WELDED TOGETHER AT ALL CORNERS AND JOINTS.
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PERMANENT CONSTRUCTION

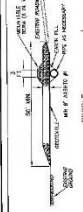
1. ALL PERMANENT CONSTRUCTION SHALL BE 10' MIN. HIGH AND 10' MIN. WIDE AT ALL LOCATIONS.
 2. ALL PERMANENT CONSTRUCTION SHALL BE 4" MIN. THICK AND 8" MIN. TALL AT ALL LOCATIONS.
 3. ALL PERMANENT CONSTRUCTION SHALL BE 4000 PSI STRENGTH.
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 CONSTRUCTION PROJECTS TO DISRUPT
 DAYS IN REGION PHASE: STOP CALL
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RECTANGULAR CONSTRUCTION DETAIL #2
 ROCK CONSTRUCTION ENTRANCE
 12" MIN. THICK




RECTANGULAR CONSTRUCTION DETAIL #3
 STANDARD SILL FENCE (1" HIGH)
 1. ALL SILL FENCES SHALL BE 1" MIN. HIGH AND 12" MIN. WIDE AT ALL LOCATIONS.
 2. ALL SILL FENCES SHALL BE 4000 PSI STRENGTH.
 3. ALL SILL FENCES SHALL BE REINFORCED WITH #4 STEEL.
 4. ALL SILL FENCES SHALL BE TYPED AND WELDED TOGETHER AT ALL CORNERS AND JOINTS.
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ENGINEER'S CERTIFICATION

I, **RYAN A. CLARK**, a duly Licensed Professional Engineer in the State of Pennsylvania, hereby certify that I am the author of the above design and that I am a duly Licensed Professional Engineer in the State of Pennsylvania.

Signature: _____
 Date: _____
 Title: Professional Engineer



REMARKS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PENNSYLVANIA CONSTRUCTION CODE AND THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PENNSYLVANIA CONSTRUCTION CODE AND THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE.

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