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**DATE OF MAILING:** August 18, 2022  
**SENT BY EMAIL and FIRST CLASS MAIL**

**VIA EMAIL & FIRST CLASS MAIL**

Carl Ewald, Esquire  
The Law Offices of Carl Ewald, PC  
110 W. Front Street  
Media, PA 19063  
[carlewald@gmail.com](mailto:carlewald@gmail.com)

**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2022-12  
Applicant: Saleem Hasan  
Property: 112 Ivy Lane  
tax parcel no. 58-00-11215-00-4**

Dear Carl:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, August 17, 2022.

The Zoning Hearing Board voted to grant your client's application for a variance from section 165-97 *Use regulations [C-O Commercial Office Districts]* of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit one residential dwelling unit on the property in conjunction with an office use.

This approval is conditioned upon the following:

1. there shall be only 1 dwelling unit in conjunction with an office use of the existing building;
2. the single dwelling unit shall be located on the main/ground level of the building as depicted in hearing exhibit E12-1, floor plan, preparer unknown, dated June 28, 2022, a copy of which accompanies this letter;
3. there shall be no rentals of the dwelling unit for less than a 6-month duration; and

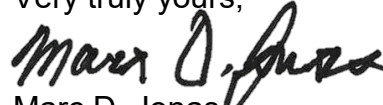
4. the property shall remain unchanged in accordance with the testimony and exhibits presented during the hearing, except as modified by these conditions.

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: floor plan, preparer unknown, dated June 28, 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*)

June 28, 2022

SH

EP-1

# 112 Ivy Lane, King of Prussia, PA

