



Eastburn and Gray, PC

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**DATE OF MAILING:** January 5, 2023  
**SENT VIA FIRST CLASS MAIL AND EMAIL**  
**NOTICE OF DECISION**

Kyle Ferrier  
276 E. Valley Forge Road  
King of Prussia, PA 19406  
[kferrier91@gmail.com](mailto:kferrier91@gmail.com)

**Re: Upper Merion Township Zoning Hearing Board**  
**Application no. 2022-25**  
**Applicant: Kyle Ferrier**  
**Property: 276 E. Valley Forge Road**  
**Parcel no. 58-00-19366-00-7**

Dear Mr. Ferrier:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, January 4, 2023.

The Zoning Hearing Board voted to grant a variance from section 165-23.A of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit the construction of a first floor addition with a 12 ft. side yard setback (abutting a street) where a 30 ft. side yard setback (abutting a street) is required.

This approval is conditioned upon the following:

1. The applicant shall obtain a survey of the property, and, following the preparation of the survey, the encroachment of the proposed addition into the side yard setback (abutting a street) shall not exceed 12 ft.; and
2. The improvements to the property shall conform to the testimony and exhibits presented at the hearing and set forth in the application, including, but not limited to hearing exhibit ZHB-3, plan set entitled "Plot Plan" and "Perspective Views," 2 sheets, preparer unknown, dated November 13, 2022, 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

Enclosure:

- plan set entitled “Plot Plan” and “Perspective Views,” 2 sheets, preparer unknown, dated November 13, 2022

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

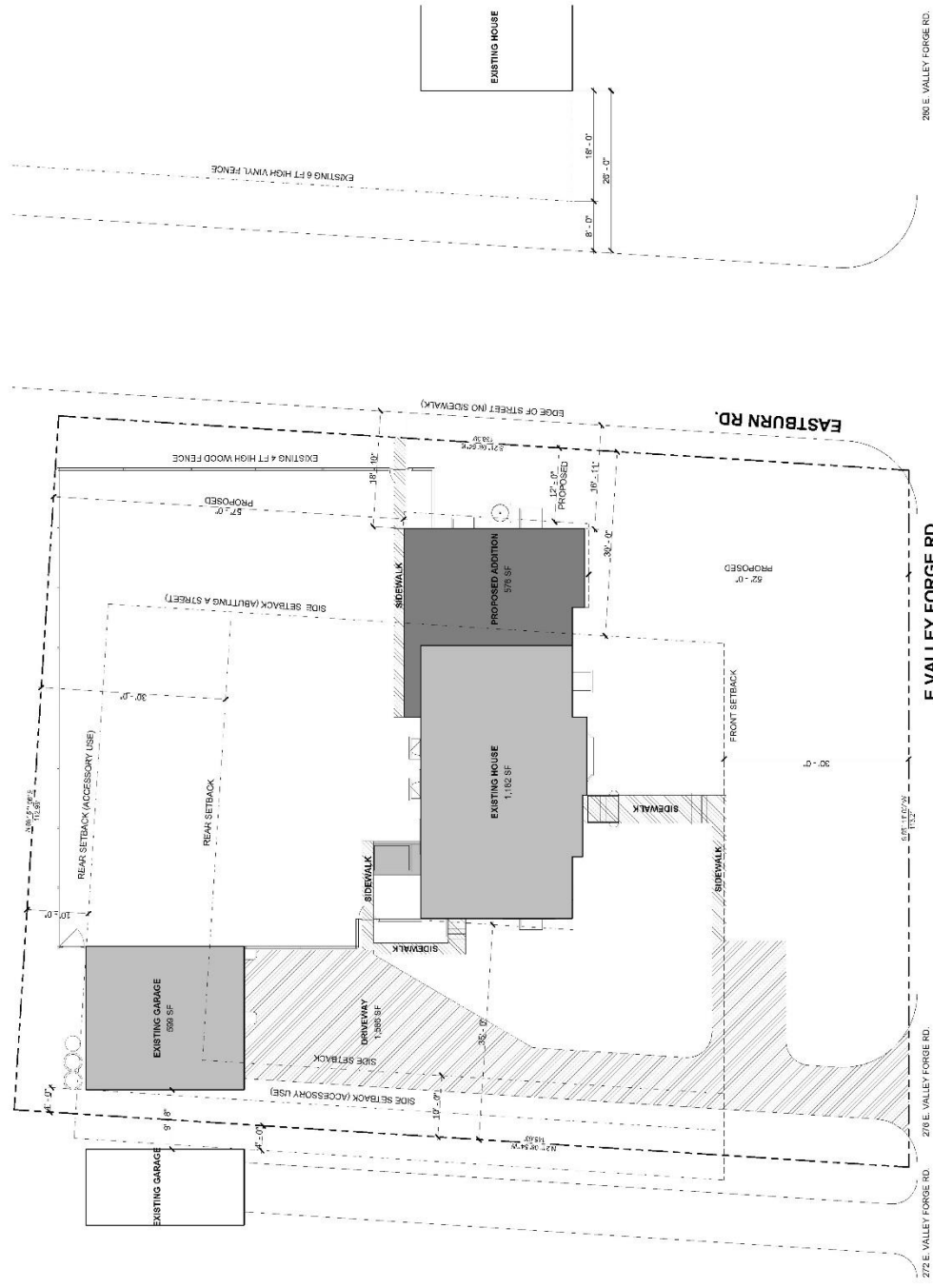


**LOT DATA**

MAX NUMBER OF UNITS (AS APPLICABLE)  
 R-2 SINGLE-FAMILY RESIDENTIAL  
 276 SQ FT  
 2000 SQ FT  
 10,000 SQ FT  
 10,000 SQ FT  
 10,000 SQ FT  
 10,000 SQ FT  
 10,000 SQ FT  
 10,000 SQ FT

**ZONING DATA**

PERMITTED: 276 SQ FT  
 PROPOSED: 276 SQ FT  
 NOTES:  
 1. 30' SETBACK  
 2. 10' SETBACK  
 3. 10' SETBACK  
 4. 10' SETBACK  
 5. 10' SETBACK  
 6. 10' SETBACK  
 7. 10' SETBACK  
 8. 10' SETBACK  
 9. 10' SETBACK  
 10. 10' SETBACK



**COVERAGE**

DESCRIPTION	AREA (SF)	% OF TOTAL
SHED	100	1.9%
EXISTING HOUSE	1182	22.6%
PROPOSED ADDITION	576	11.0%
DRIVEWAY	1200	23.1%
EXISTING GARAGE	1000	19.3%
PROPOSED DRIVEWAY	1200	23.1%
PROPOSED DRIVEWAY COVER	420	8.0%
PROPOSED DRIVEWAY	1200	23.1%
PROPOSED DRIVEWAY	1200	23.1%
PROPOSED DRIVEWAY	1200	23.1%
PROPOSED DRIVEWAY	1200	23.1%
PROPOSED DRIVEWAY	1200	23.1%

**PLOT PLAN 1**  
1" = 1'-0" A0.1

276 E VALLEY FORGE RD. 276 E VALLEY FORGE RD.

