



Eastburn and Gray, PC

Attorneys at Law

Marc D. Jonas, Esquire

470 Norristown Road, Suite 320

Blue Bell, PA 19422

(215) 542-9345

mjonas@eastburngray.com

DATE OF MAILING: February 16, 2023
SENT VIA EMAIL
NOTICE OF DECISION

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2023-01
Applicant: Damon M. Erb
Property: 520 Coates Street
Parcel No. 58-00-03892-17-2**

Dear Mr. Erb:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, February 15, 2023.

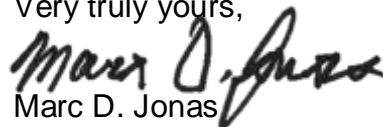
The Zoning Hearing Board voted to grant a variance from section 165-61.B of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to allow a minimum 15 foot front yard setback.

This approval is conditioned upon strict compliance with the testimony and evidence presented at the hearing, including the plan entitled "Zoning Plan" prepared by Patrick J. Duffy, P.E., plan no. 1 of 1, dated January 18, 2023, a copy of which accompanies this notice of decision.

Since this application was not contested, the Zoning Hearing Board will not issue a written decision with findings of fact, conclusions of law, and reasons

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 Patrick J. Duffy, P.E., plan no. 1 of 1, dated January 18, 2023

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



OWNER/OWNER/ APPLICANT

Mr. J. J. J. J.
12345 Main St.
Anytown, CA 90210
Phone: (555) 123-4567
Email: j.j.j.j@example.com

**ZONING REQUIREMENTS
R1-1 (SINGLE-FAMILY)
SINGLE-FAMILY DETACHED DWELLING**

Requirement	Minimum	Maximum
Lot Area	5,000 sq. ft.	10,000 sq. ft.
Lot Width	30 ft.	40 ft.
Lot Depth	30 ft.	40 ft.
Front Yard Setback	5 ft.	10 ft.
Side Yard Setback	5 ft.	10 ft.
Rear Yard Setback	5 ft.	10 ft.
Maximum Building Height	35 ft.	40 ft.
Maximum Building Footprint	50% of Lot Area	75% of Lot Area
Maximum Building Coverage	30%	40%
Maximum Building Volume	10,000 cu. ft.	15,000 cu. ft.

STATEMENT OF FACTS

The subject property is located in the R1-1 zoning district. The property owner is requesting a zoning variance to allow for a building height of 40 feet, which exceeds the maximum height of 35 feet allowed by the zoning ordinance. The variance is requested because the existing building on the property is 40 feet high and the owner wishes to maintain the existing building. The variance is requested because the existing building on the property is 40 feet high and the owner wishes to maintain the existing building.

IMPROVEMENTS CALCULATIONS

Item	Value
Lot Area	10,000 sq. ft.
Lot Width	40 ft.
Lot Depth	40 ft.
Front Yard Setback	10 ft.
Side Yard Setback	10 ft.
Rear Yard Setback	10 ft.
Maximum Building Height	40 ft.
Maximum Building Footprint	75% of Lot Area
Maximum Building Coverage	40%
Maximum Building Volume	15,000 cu. ft.

ZONING VARIANCE REQUEST

The applicant is requesting a zoning variance to allow for a building height of 40 feet, which exceeds the maximum height of 35 feet allowed by the zoning ordinance. The variance is requested because the existing building on the property is 40 feet high and the owner wishes to maintain the existing building. The variance is requested because the existing building on the property is 40 feet high and the owner wishes to maintain the existing building.

**ZONING PLAN
COATES STREET NEW HOME
GRADING PLAN**

Prepared by: Patrick J. Duffy, P.E.
11111 Main Street
Anytown, CA 90210
Phone: (555) 123-4567
Email: p.j.duffy@example.com



Date	Scale	Sheet No.
02/16/2023	1" = 40'	1 of 1