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DATE OF MAILING: April 20, 2023
AMENDED NOTICE OF DECISION

VIA EMAIL (sales@hollandgears.com)

Robert and Dawn Holland
271 Prince Frederick Street
King of Prussia, PA 19406

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2023-03
Applicants: Robert and Dawn Holland
Property: 271 Prince Frederick Street
Parcel No. 58-00-18058-00-1**

Dear Mr. and Mrs. Holland:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, April 19, 2023.

The Zoning Hearing Board voted to grant a conditional variance from section 165-23.A of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit a 16 ft. by 24 ft. family room addition set back 14 feet along Strawberry Lane, where a 30 foot setback is required.

This approval is conditioned upon the following:

1. Within 20 days from the date of mailing of this notice of decision applicants shall provide the undersigned Zoning Hearing Board solicitor with a revised plan prepared by a PA licensed surveyor or civil engineer that confirms that the proposed family room addition is set back 14 feet from the **front lot line** (as that term is defined in the Upper Merion Township Zoning Ordinance) along Strawberry Lane as shown on hearing exhibit ZHB-3, the site plan entitled "Boundary Survey," prepared by Johnson Surveying, Inc., dated March 11, 2023; and
2. the location and description of the family room addition shall be in strict conformance with the testimony and exhibits presented during the hearing and the information set forth in the application, including, but not limited to ZHB-3.

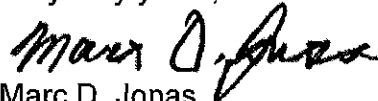
Absent compliance with condition #1, the application will be deemed denied.

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

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