



Eastburn and Gray, PC

Attorneys at Law

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**DATE OF MAILING:** June 6, 2024  
**NOTICE OF DECISION**

Gina M. Gerber, Esq.  
Riley Riper Hollin & Colagreco  
717 Constitution Drive, Ste. 201  
Exton, PA 19341  
Via email to: [gina@rrhc.com](mailto:gina@rrhc.com)

**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2024-04  
Applicant: 1030 OVF Partners, LLC  
Property: 1022 Old Valley Forge Road**

Dear Ms. Gerber:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, June 5, 2024.

The Zoning Hearing Board voted to grant the application for a use variance from section 165-127 of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit the exclusive use of the property for a single-family detached home.

The approval is also subject to the condition that there shall be no short-term rentals -- the condition accepted by the applicant at the conclusion of the hearing.

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.

Pursuant to section 165-257 of the zoning ordinance, the variance will expire 1 year from the date of this notice of decision if the applicant does not obtain a building or use and occupancy permit.

Very truly yours,

A handwritten signature in black ink that reads "Marc D. Jonas".

Marc D. Jonas, Esq.

MDJ/agw

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cc: Mark Zadroga, Director; Chief Building/Zoning Official  
[mzadroga@umtownship.org](mailto:mzadroga@umtownship.org)  
Gregory W. Philips, Esq., Upper Merion Township Supervisor  
[gphilips@umtownship.org](mailto:gphilips@umtownship.org)  
John F. Walko, Esq., Township Solicitor  
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