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DATE OF MAILING: December 6, 2018
SENT BY FIRST CLASS MAIL AND EMAIL

VIA EMAIL ajbellwoar@sianalaw.com

Andrew J. Bellwoar, Esquire
Siana Bellwoar
941 Pottstown Pike
Chester Springs, PA 19425

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2018-16
Applicant: Aaron Wall
Property: 1288 Supplee Lane**

Dear Mr. Bellwoar:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, December 5, 2018.

The Zoning Hearing Board voted to grant the following relief from the Upper Merion Township Zoning Ordinance of 1942, as Amended:

1. a variance from section 165-23 *Area, width and yard regulations*, sub-section A to permit a minimum lot area of 6,000 square feet where a minimum of 10,000 square feet is required;
2. a variance from section 165-23 *Area, width and yard regulations*, sub-section A to permit a side yard (abutting a street) of 7.5 feet where a 30-foot setback is required; and
3. a variance from section 165-23 *Area, width and yard regulations*, sub-section A to permit a side yard of 7.5 feet where a 10-foot setback is required.

December 6, 2018

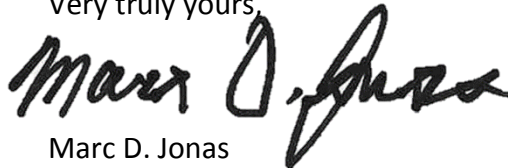
This relief is granted in accordance with hearing Exhibit ZHB-4, the “Zoning Hearing Exhibit” (prepared by Vastardis Consulting Engineers, LLC, dated May 11, 2017, last revised June 22, 2018), a copy of which accompanies this letter.

Because this application was granted and there were no contesting parties, the Zoning Hearing Board will not issue a decision with findings of fact, conclusions of law, and reasons.

This 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,

A handwritten signature in black ink that reads "Marc D. Jonas". The signature is written in a cursive, flowing style.

Marc D. Jonas

Enclosure: “Zoning Hearing Exhibit,” prepared by Vastardis Consulting Engineers, LLC, dated May 11, 2017, last revised June 22, 2018

cc: Mark Zadroga, Director; Chief Building/Zoning Officer
Carole Kenney, Supervisor
M Jonathan Garzillo, Zoning Hearing Board Chairperson

