



Eastburn and Gray, PC

Attorneys at Law

Marc D. Jonas

470 Norristown Road, Suite 302

Blue Bell, PA 19422

Direct: 215-542-9345

Fax: 215-542-9421

mjonas@eastburngray.com

REVISED NOTICE OF DECISION

DATE OF MAILING: December 6, 2018

SENT BY FIRST CLASS MAIL AND EMAIL

VIA EMAIL denise@rrhc.com

Denise R. Yarnoff, Esquire
Riley Riper Hollin & Colagreco
717 Constitution Dr., Suite 201
Exton, PA 19341

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2018-21
Applicant: DelCollo Realty Partnership, LP
Property: 243 S. Henderson Road**

Dear Denise:

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 165-106.A *Dimensional requirements* to permit a building with a 105.9 foot front yard setback where a maximum setback of 25 feet is required yard; and
2. a variance from section 165-106.A *Dimensional requirements* to permit a residential buffer along the southern property line of 9.4 feet and along the northern property line of 15 feet where 35 foot buffer yards are required.

December 6, 2018

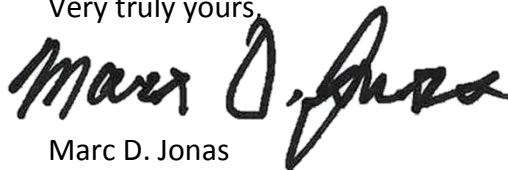
This relief is granted in accordance with hearing Exhibit A-8, the “Zoning Plan” (prepared by Bohler Engineering, dated November 15, 2018), a copy of which accompanies this letter.

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 style with a large, sweeping "M" and "J".

Marc D. Jonas

Enclosure: “Zoning Plan,” prepared by Bohler Engineering, dated November 15, 2018

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

