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DATE OF MAILING: January 17, 2019
SENT BY FIRST CLASS MAIL AND EMAIL

VIA EMAIL

Michal and Modi Magid-Slav
610 General Armstrong Road
King of Prussia, PA 19406
micmodi@gmail.com

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2018-20
Applicant: Michal and Modi Magid-Slav
Property: 610 General Armstrong Road**

Dear Ms. and Mr. Magid-Slav:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, January 16, 2019.

The Zoning Hearing Board voted to grant variances from section 165-23 *Area, width and yard regulations* of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to increase a nonconforming aggregate side yard setback from 26.7 feet to 25.7 feet where an aggregate setback of 30 feet is required.

This approval is conditioned upon construction conforming strictly to the representations, testimony, and exhibits presented at the hearing and set forth in the application, including, but not limited to the following exhibits, which accompany this letter:

- site plan entitled "Plan of Land Survey," 3 sheets, prepared by Bear Gully Survey Company, dated July 18, 2018; and
- elevations, floor plan, and site plan with zoning information, 6 sheets, preparer unknown, undated.

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 special exceptions.

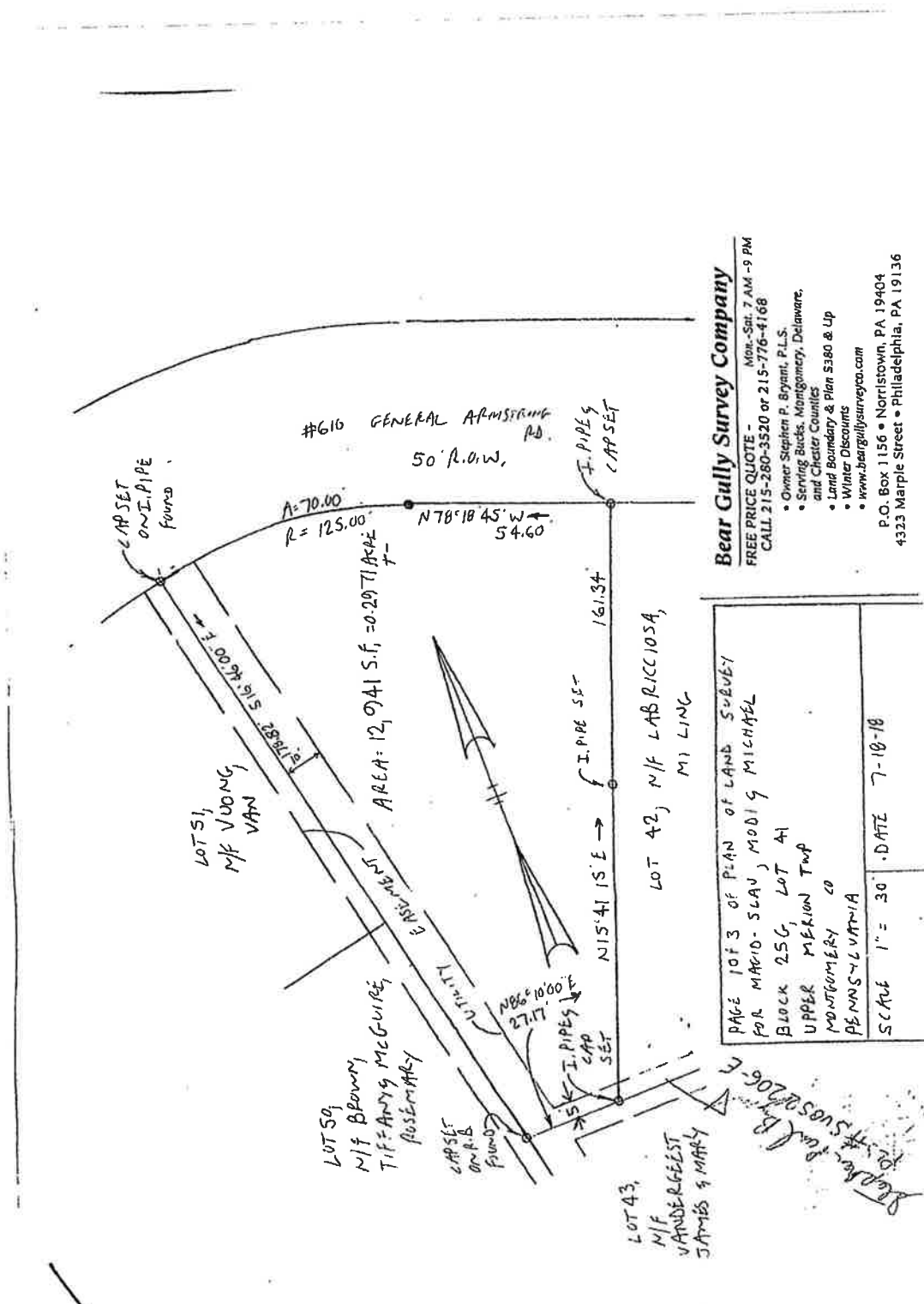
Very truly yours,

Marc D. Jonas

Enclosures:

1. site plan entitled "Plan of Land Survey," 3 sheets, prepared by Bear Gully Survey Company, dated July 18, 2018; and
2. elevations, floor plan, and site plan with zoning information, 6 sheets, preparer unknown, undated.

cc: Mark Zadroga, Acting Director; Chief Building/Zoning Officer
Carole Kenney, Supervisor



Bear Gully Survey Company
 Mon.-Sat. 7 AM - 9 PM
 FREE PRICE QUOTE -
 CALL 215-280-3520 or 215-776-4168

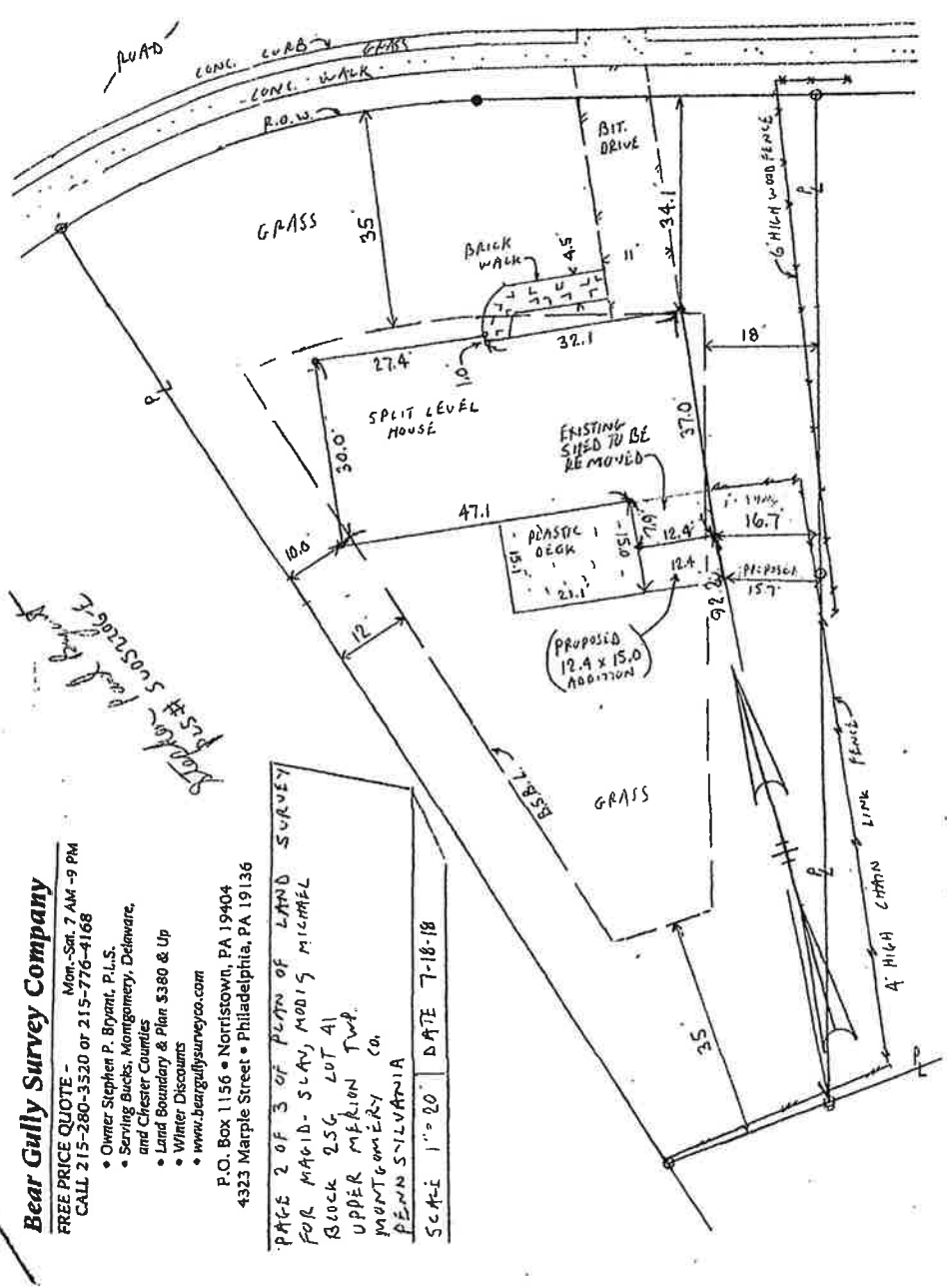
- Owner Stephen P. Bryant, P.L.S.
- Serving Bucks, Montgomery, Delaware, and Chester Counties
- Land Boundary & Plan S380 & Up
- Winter Discounts
- www.beargullysurveyco.com

P.O. Box 1156 • Norristown, PA 19404
 4323 Marple Street • Philadelphia, PA 19136

PAGE 1013 OF PLAN OF LAND SURVEY
 FOR MARCO-SLAU, MODIG MICHAEL
 BLOCK 25G, LOT 41
 UPPER MERION TWP
 MONTGOMERY CO
 PENNSYLVANIA

SCALE 1" = 30' DATE 7-10-18

Stephan P. Bryant
 #50850206-F



STATION 5037267

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PAGE 2 OF 3 OF PLAN OF LAND SURVEY
 FOR MARID-SLAY, MOUIS MICHAEL
 BLOCK 256, LOT 41
 UPPER MERION TWP.
 MONTGOMERY CO.
 PENNSYLVANIA

SCALE 1" = 20' DATE 7-18-18

ZONING R 2A

BUILDING COVER REQUIRED

25% MAX
= 3235 SF.

BUILDING SETBACK REQUIRED

FRONT 35' MIN.
SIDES 12'/30' AGG.
REAR 35'

IMPERVIOUS COVER REQUIRED

30% MAX
= 3882 SF.

LOT AREA = 12,941 S.F.

EXISTING

14.30%
= 1851 SF.

EXISTING

34.1'
10.0 / 26.7 AGG.
92.2'

EXISTING

BLDG. 1939 SF.
OTHER 836 SF
TOTAL 2687 SF.
= 20.76%

PROPOSED

14.98%
= 1939 SF.

PROPOSED

10.0 / 25.7 AGG.
85.1'

PROPOSED

BLDG. 1939 SF.
OTHER 836 SF
TOTAL 2775 SF.
= 21.44%

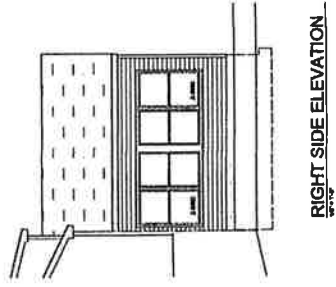
PAGE 3 OF 3 OF PLAN OF LAND
SURVEY FOR MAGD-SLAY, MOOI
MICHAEL
BLOCK 256, LOT 41
UPPER MERION TWP.
MONTGOMERY CO.
PENNSYLVANIA
7-18-18

Bear Gully Survey Company

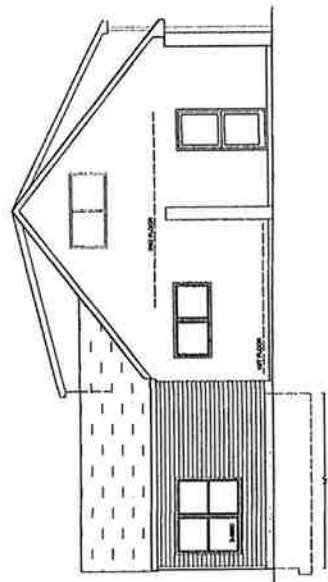
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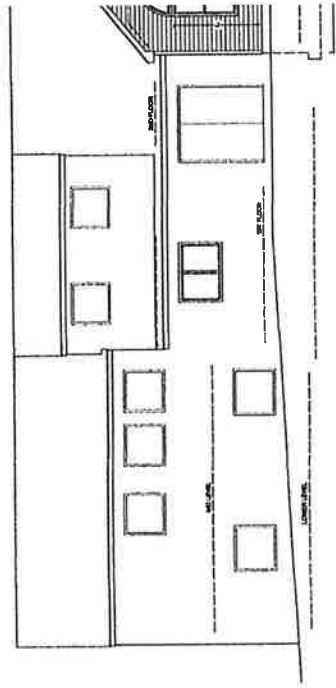
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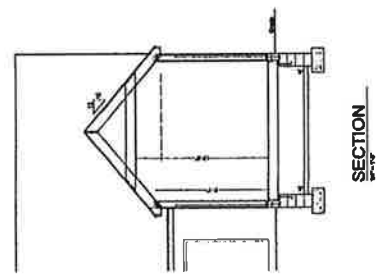
RIGHT SIDE ELEVATION
 2/17/19



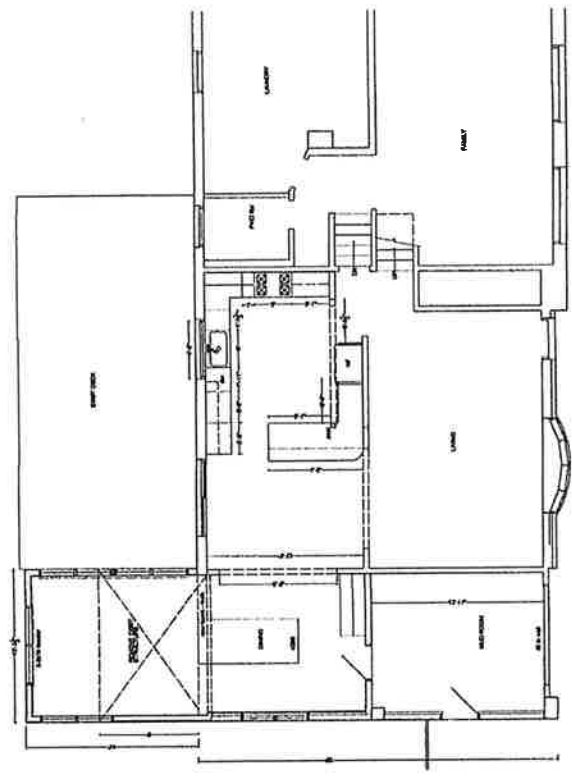
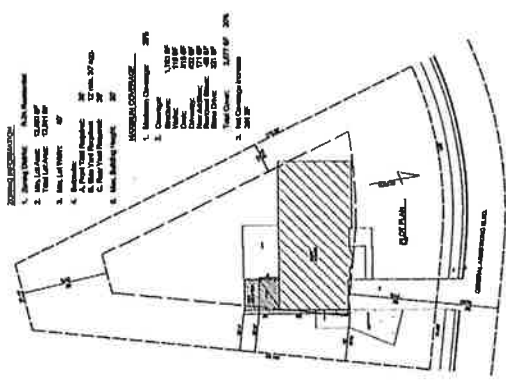
LEFT SIDE ELEVATION
 2/17/19



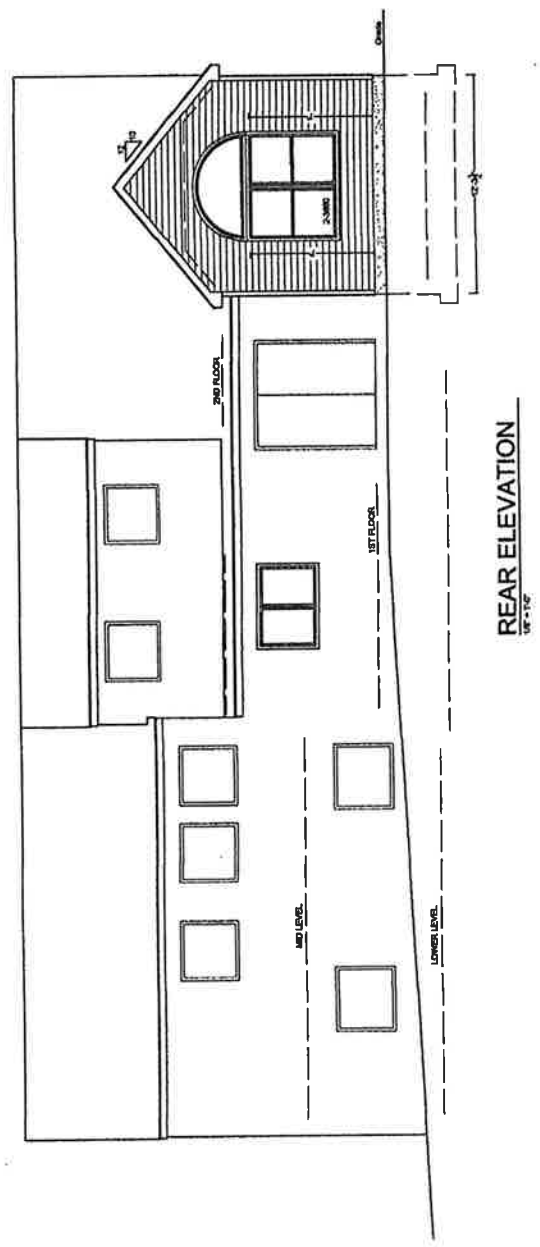
REAR ELEVATION
 2/17/19



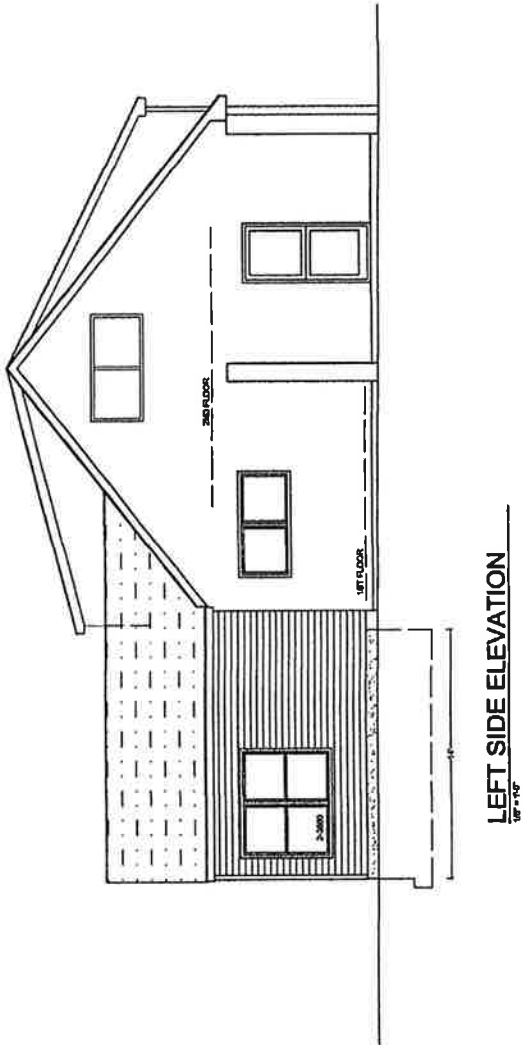
SECTION
 2/17/19

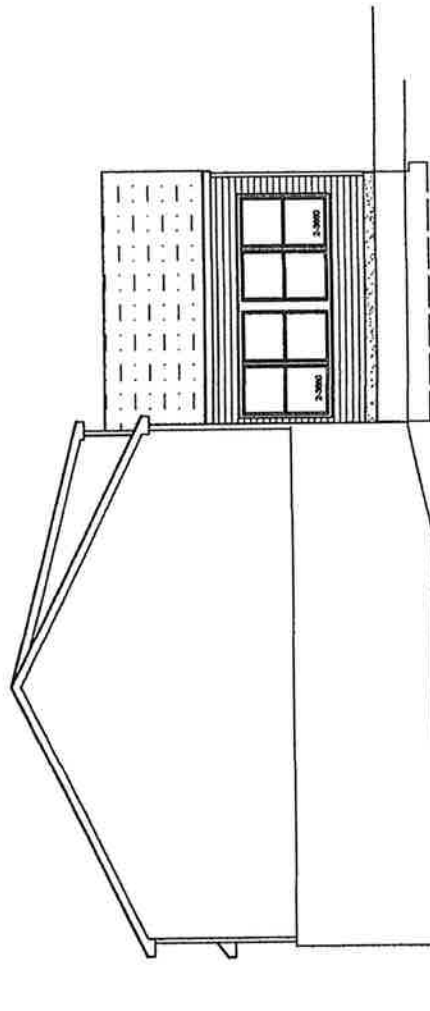


FIRST FLOOR / LOWER LEVEL PLAN
 2/17/19

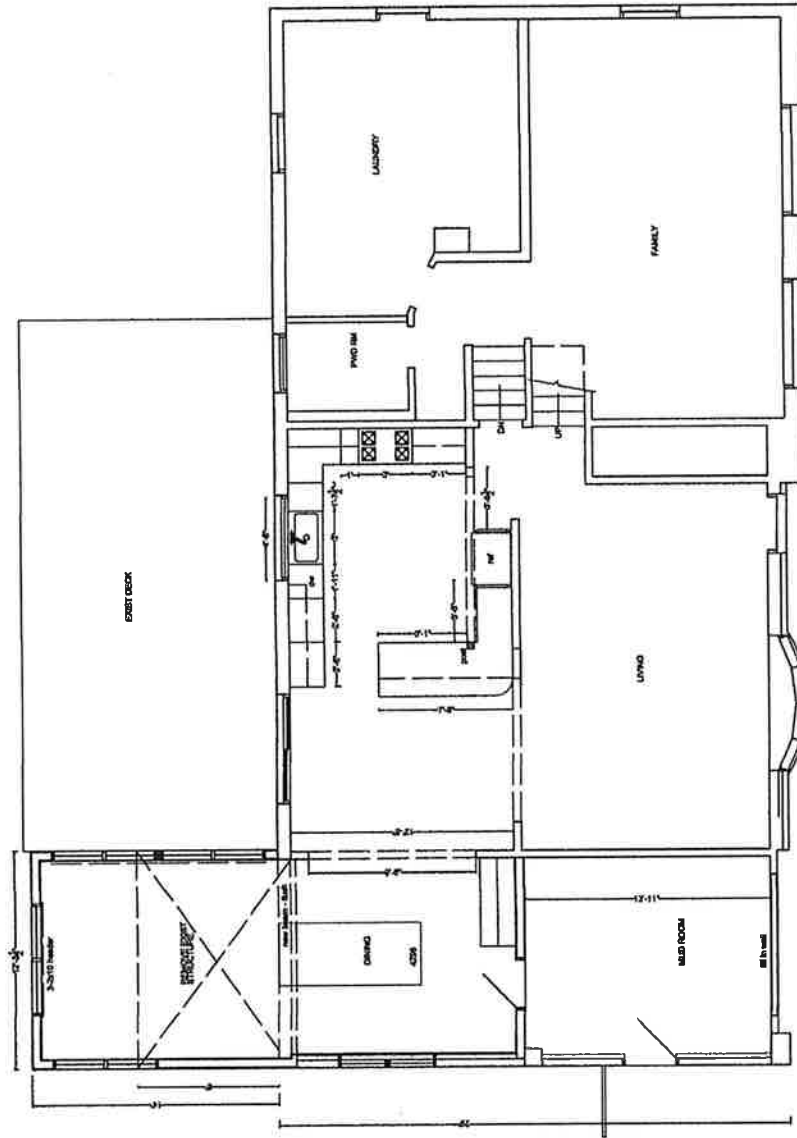


REAR ELEVATION
1/17/19





RIGHT SIDE ELEVATION
1/17/19



FIRST FLOOR / LOWER LEVEL PLAN
1/17/19

ZONING INFORMATION

1. Zoning District: R-2A Residential
2. Min. Lot Area: 12,500 SF
 Total Lot Area: 12,941 SF
3. Min. Lot Width: 80'
4. Setbacks:
 - A. Front Yard Required: 35'
 - B. Side Yard Required: 12' min. 30' agg.
 - C. Rear Yard Required: 35'
5. Max. Building Height: 35'

MAXIMUM COVERAGE

1. Maximum Coverage: 25%
2. Coverage:
 - Structure: 1,753 SF
 - Walks: 115 SF
 - Deck: 315 SF
 - Driveway: 432 SF
 - New Addition: 171 SF
 - Removed Struct: -98 SF
 - Stone Drive: 321 SF
 - Total Cover: 2,577 SF 20%
3. Net Coverage Increase
 394 SF

