

Zachary A. Sivertsen

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DATE OF MAILING: December 7, 2017
SENT BY FIRST CLASS MAIL AND EMAIL

VIA EMAIL GOzorowski@hkalaw.com

George J. Ozorowski, Esquire
Hughes Kalkbrenner & Ozorowski
1250 Germantown Pike
Plymouth Meeting, PA 19462

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2017-29
Applicant: HAEG, LLC
Property: 254 and 348 Tennessee Avenue**

Dear Mr. Ozorowski:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on December 6, 2017.

The Zoning Hearing Board voted to grant the following variances from section 165-23 *Area, width and yard regulations* of the Upper Merion Township Zoning Ordinance of 1942, as amended:

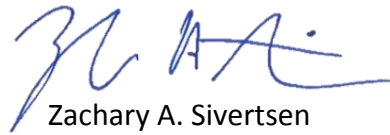
- a variance from section 165-23.A to permit a lot area of 8,815 square feet for Lot 2, where a minimum lot area of 10,000 square feet is required;
- a variance from section 165-23.A to permit a minimum lot width of 61.95 feet for Lot 1 where 70 feet is required;
- a variance from section 165-23.A to permit aggregate side yard setbacks for Lot 1 of 24.36 feet where 25 feet are required.

December 7, 2017

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

This approval is subject to a 30-day appeal period beginning on the date of entry (mailing) of this notice of decision.

Very truly yours,



Zachary A. Sivertsen

MDJ/mw

cc: Mark Zadroga, Zoning Officer
Carole Kenney, Supervisor
Marc D. Jonas, Esquire