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**DATE OF MAILING: April 19, 2018**

**SENT BY FIRST CLASS MAIL AND EMAIL**

**EMAIL [mgleason2000@comcast.net](mailto:mgleason2000@comcast.net)**

Mark and Mary Gleason

1657 Wellshire Lane

Dunwoody, GA 30338

**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2018-06  
Applicant: Mark and Mary Gleason  
Property: 646 Mallard Road**

Dear Mr. and Mrs. Gleason:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on April 18, 2018.

The Zoning Hearing Board voted to grant two variances from section 165-23 *Area width and yard regulations* of the Upper Merion Township Zoning Ordinance of 1942, as amended, to permit a side yard setback of 7 feet 4 inches and an aggregate side yard setback of 28 feet 10 inches, where a 15 foot minimum side yard setback and a 40-foot aggregate side yard setback are required as shown on hearing Exhibit ZHB-8, the "Site Plan" (prepared by Abby Schwartz Associates, LLC, dated December 19, 2017), 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 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,

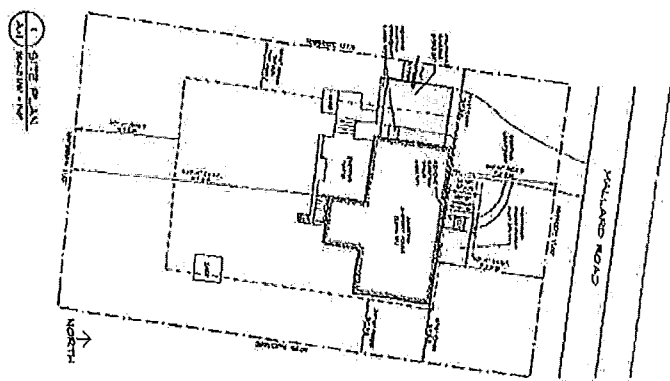
Marc D. Jonas

A handwritten signature in black ink, appearing to read 'Marc D. Jonas', is written over the printed name. The signature is stylized with a large loop and a long horizontal stroke.

MDJ/mw

Enclosure: "Site Plan," sheet A-1, prepared by Abby Schwartz Associates, LLC, dated December 19, 2017

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



**ZONING ANALYSIS**  
 UPPER MERION TOWNSHIP

ACT	PLANNING	ZONING	PROPOSED	PERMITS
RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
...	...	...	...	...

*(Note: The table content is partially obscured and difficult to read due to image quality. It appears to be a zoning analysis table with columns for different zoning categories.)*

	<p><b>GLEASON/STILES RESIDENCE</b></p> <p>64 MALLARD ROAD                  UPPER MERION, PA</p>	<p>PROJECT</p>	<p><b>ABBY SCHWARTZ ASSOCIATES LLC</b></p> <p>1100 N. ...                  ...</p>
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