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DATE OF MAILING: June 21, 2018
SENT BY FIRST CLASS MAIL AND EMAIL

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Geoffrey & Amanda Elliott
219 Charles Street
King of Prussia, PA 19406

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2018-13
Applicant: Geoffrey & Amanda Elliott
Property: 219 Charles Street**

Dear Mr. and Mrs. Elliott:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on June 20, 2018.

The Zoning Hearing Board voted to grant a variance from section 165-23.A *Area width and yard regulations* of the Upper Merion Township Zoning Ordinance of 1942, as amended, to permit an accessory garage with a height of 19 feet and two stories. A maximum height of 14 feet, not exceeding one story is permitted. The approved garage is shown on hearing Exhibit ZHB-3, the untitled set of 2 drawings depicting the proposed garage (preparer unknown, dated April 22, 2018). Copies of these plans accompany this letter.

The grant of the variance is conditioned upon there being no residential use of the second floor of the garage.

Pursuant to section 165-257 of the Zoning Ordinance, "A special exception or variance shall expire if the applicant fails to obtain a building permit or a use and occupancy permit, as the case may be, within one year of the date of authorization thereof."

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

Enclosures: 2 drawings, untitled, depicting proposed garage, preparer unknown, dated April 22, 2018

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

