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VIA EMAIL rreilley@pmrbm.com

Robert J. Reilley, Jr., Esquire
Bello, Reilley, McGrory & DiPippo, P.C.
144 E. DeKalb Pike, Suite 300
King of Prussia, PA 19406

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2018-07
Applicant: Farrell Properties, LP
Property: 449 E. Church Road**

Dear Mr. Reilley:

This letter provides the amended notice of the decision, correcting the application number, of the Upper Merion Township Zoning Hearing Board following the conclusion of the public hearing held on May 2, 2018. At the hearing, on behalf of the applicant, you withdrew the appeal of the enforcement notice dated January 30, 2018.

The Zoning Hearing Board voted to grant a variance for modification of the prior approval and conditions.

This approval is subject to further conditions.

In application no. 2007-28 and by decision dated November 20, 2007, the Upper Merion Township Zoning Hearing Board granted relief from rear and side yards subject to the following two express conditions:

1. All landscaping material shall be placed in the covered materials storage bins so that there is not outside storage on the Property other than the material stored in the bins.
2. All trucks and equipment must be placed inside the shop building unless in use.

The Zoning Hearing Board voted to modify those conditions as follows and as further conditioned:

1. Condition number 1 from the 2007 decision shall be modified to permit the storage of materials and of equipment in the storage bin;
2. The applicant shall have the right to enclose the storage bin with doors as shown on the photo admitted into the record as hearing Exhibit A-1 which accompanies this letter;
3. Condition number 2 of the 2007 Zoning Hearing Board condition shall be modified to permit the outside storage of not more than two 50 foot trailers which shall be parked adjacent to the existing building; and
4. The applicant shall obtain all necessary permits from Upper Merion Township for the work and improvements involved in this application and permitted by this decision.

Since 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.

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

Pursuant to section 165-257 of the Upper Merion Township Zoning Ordinance of 1942, as Amended, a variance shall expire if a building permit or use and occupancy permit is not obtained within one year from the date of this approval.

Very truly yours,

Marc D. Jonas

MDJ/mw
Enclosure

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