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SENT BY FIRST CLASS MAIL AND EMAIL

VIA EMAIL

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**Re: Upper Merion Township Zoning Hearing Board
Application No. 2019-15
Applicant: Craft Custom Homes, LLC
Property: 209 Gulph Lane (Parcel # 58-00-08839-00-4)**

Dear Ed:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, November 6, 2019.

The Zoning Hearing Board voted to grant the following relief from the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit the construction of a 25 foot wide single-family residential dwelling on the property:

1. a variance from section 165-23 to reduce the minimum lot area to 4,000 square feet;
2. a variance from section 165-23 to reduce the minimum lot width to 40 feet;
3. a variance from section 165-23 to permit minimum side yards of 7.5 feet;
4. a variance from section 165-23 to permit aggregate side yards of 15 feet.

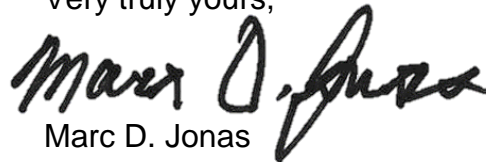
The Zoning Hearing Board determined that the property is a legally nonconforming undersized lot with regard to minimum lot area and minimum lot width.

The grant of the variances is subject to strict conformance with the testimony and other exhibits presented at the hearing and the condition requiring that the house strictly follow the design and 25-foot width presented to the ZHB in Exhibit 9, which included a rendering of the front elevation of the house by Craft Custom Homes and floor plans for the lower level, first floor, and second floor, all of which are enclosed with this letter.

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 applicant is directed to section 165-257 "Expiration of Special Exceptions or Variances" and applicable statutory provisions governing the expiration of variances.

Very truly yours,



Marc D. Jonas

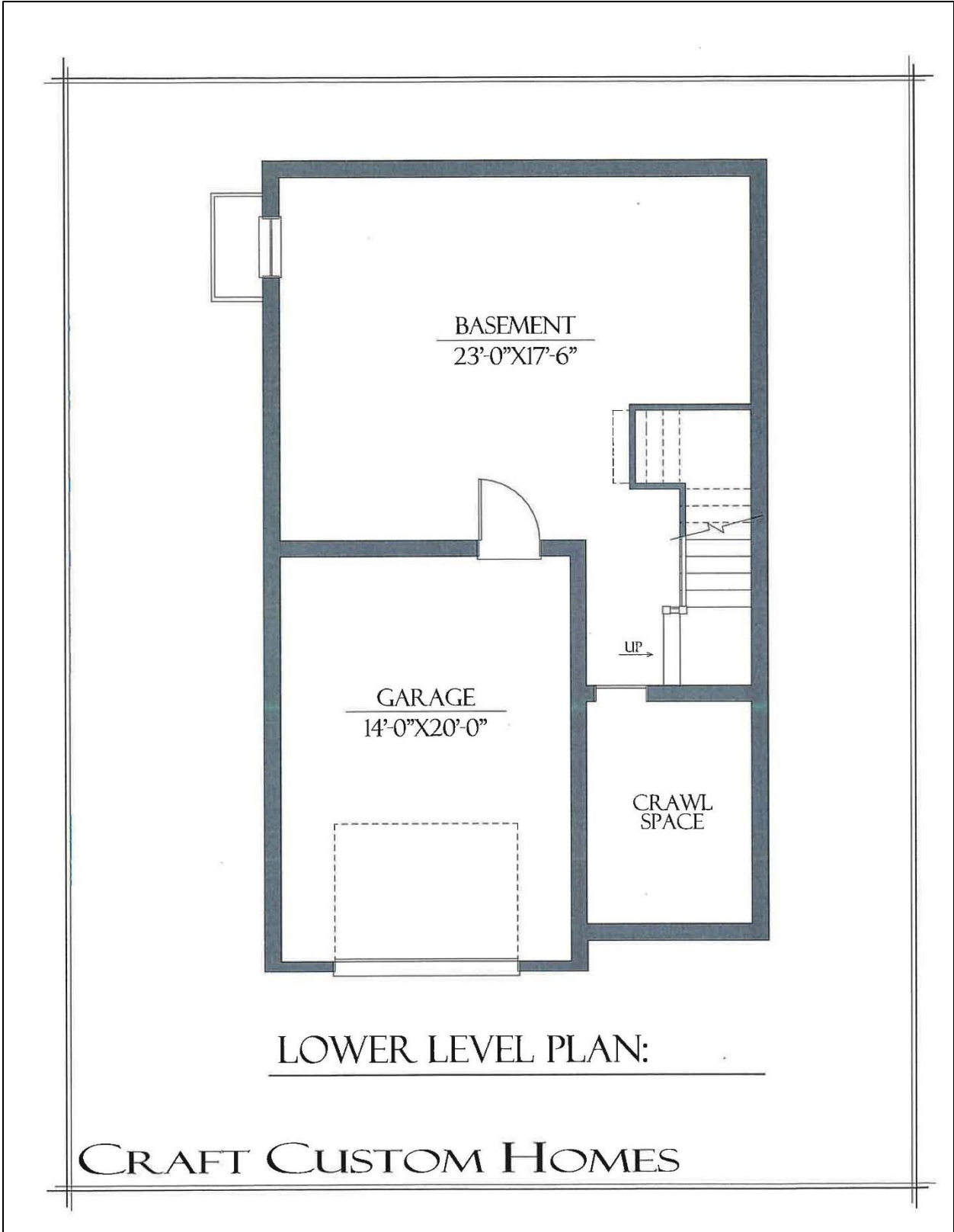
Enclosure

- Architectural rendering and floor plans by Craft Custom Homes,

cc: Mark Zadroga, Director; Chief Building/Zoning Official
Carole Kenney, Supervisor
Bernadette A. Kearney, Esq.

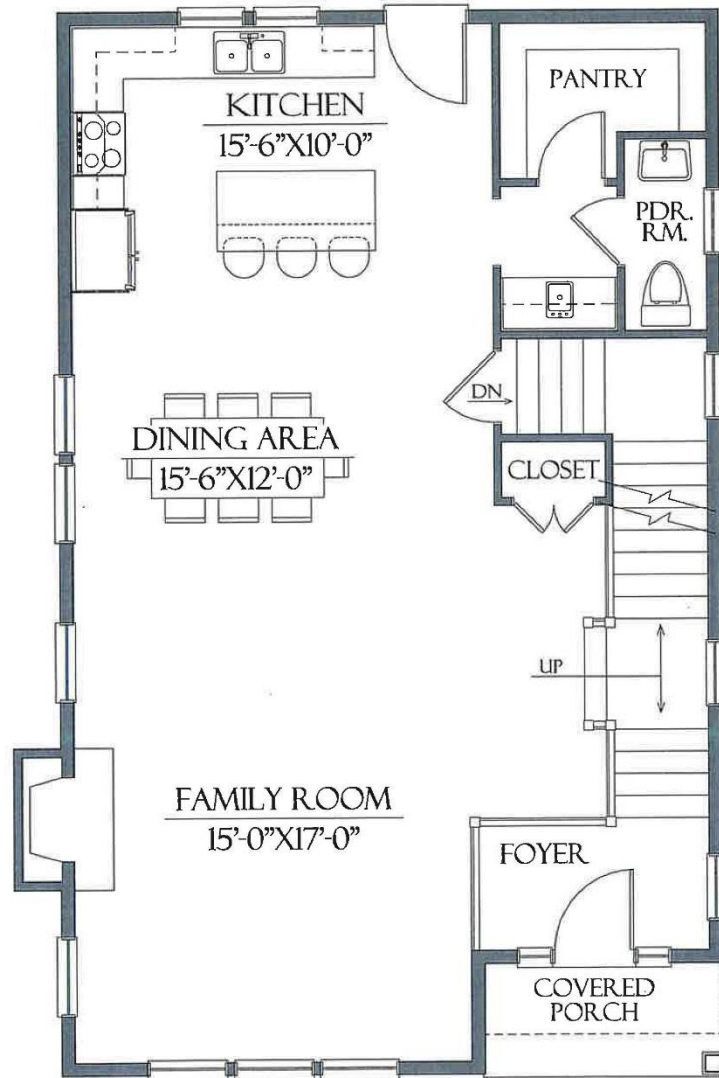


CRAFT CUSTOM HOMES



LOWER LEVEL PLAN:

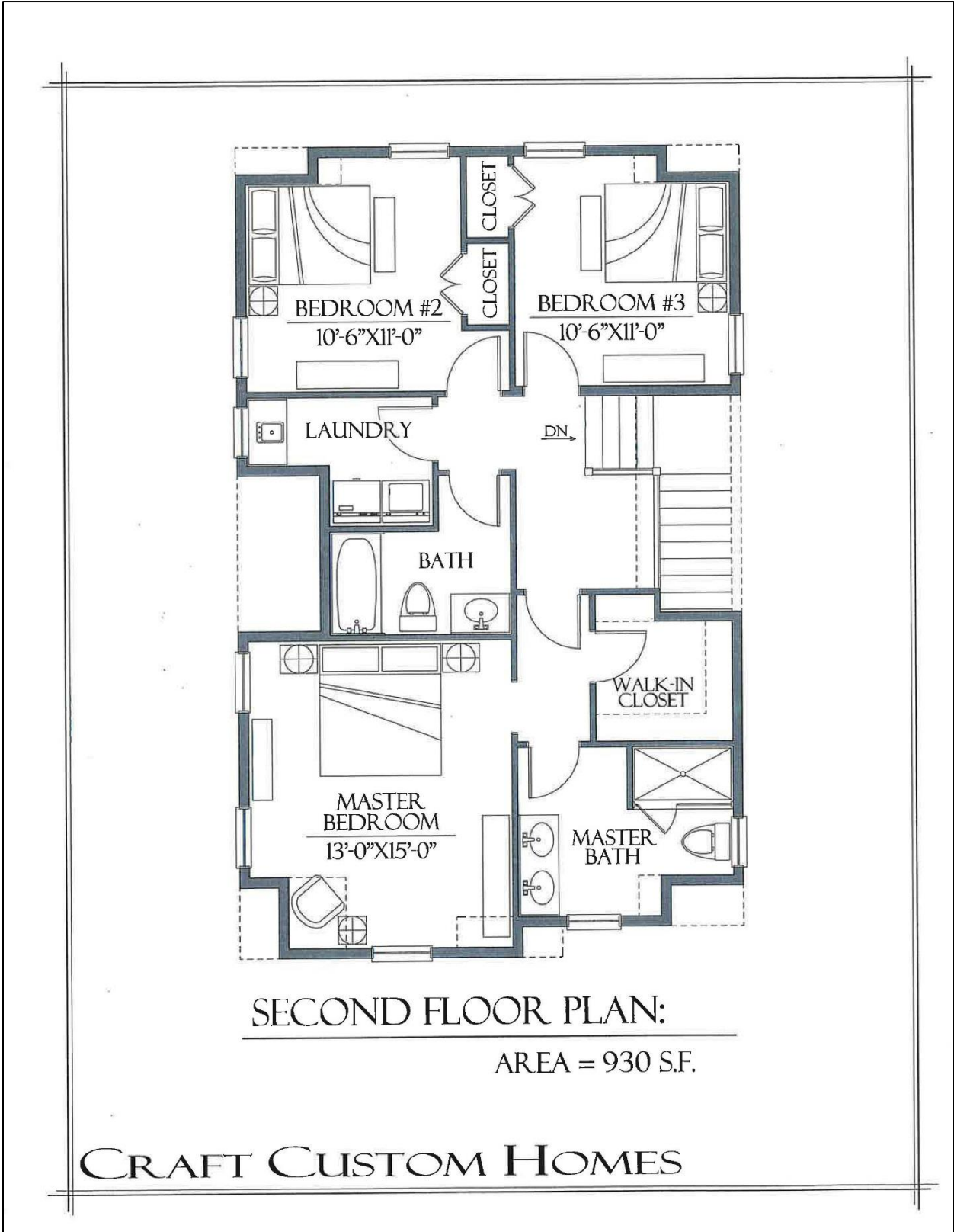
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FIRST FLOOR PLAN:

AREA = 970 S.F.

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SECOND FLOOR PLAN:

AREA = 930 S.F.

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