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**DATE OF MAILING:** April 4, 2019  
**SENT BY FIRST CLASS MAIL AND EMAIL**

**VIA EMAIL**

Laura and Nicholas Pisano

114 Hawthorn Road

King of Prussia, PA 19406

[nickp@barlydove.com](mailto:nickp@barlydove.com)

**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2019-03  
Applicants: Laura and Nicholas Pisano  
Property: 114 Hawthorn Road**

Dear Ms. and Mr. Pisano:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, April 3, 2019.

The Zoning Hearing Board voted to deny your request for a variance from section 165-22 *Use regulations* of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to allow a two-family dwelling in the R-2 Residential district where this use is not permitted.

Because this application was denied, the Zoning Hearing Board will issue a decision with findings of fact, conclusions of law, and reasons.

Very truly yours,

Marc D. Jonas

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