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DATE OF MAILING: June 18, 2020
SENT BY MAIL

VIA FIRST CLASS MAIL

Anne Horan

141 Green Hill Road

King of Prussia, PA 19406

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2020-10
Applicant: Anne Horan (née Grady)
Property: 141 Green Hill Road**

Dear Ms. Horan:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, June 17, 2020.

The Zoning Hearing Board voted to grant a variance from section 165-23.A of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit the construction of a 10-foot by 16-foot 2-inch, 1-story addition that will encroach 6 feet 6 inches into the required 30-foot side yard setback.

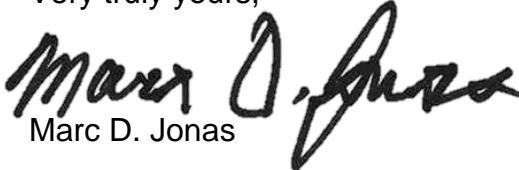
This approval is conditioned upon construction conforming strictly to the testimony and exhibits presented at the hearing and set forth in the application, including, but not limited to the annotated "Plan of Land Survey," prepared by Bear Gully Survey Company, dated April 3, 2020, and the "Floor Plans, Elevations and Details," prepared by Patrick J. Healey – Architectural Designer, dated February 27, 2020, last revised April 5, 2020, which accompany 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 approval is subject to a 30-day appeal period beginning from the date of entry (mailing) of the notice of decision.

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

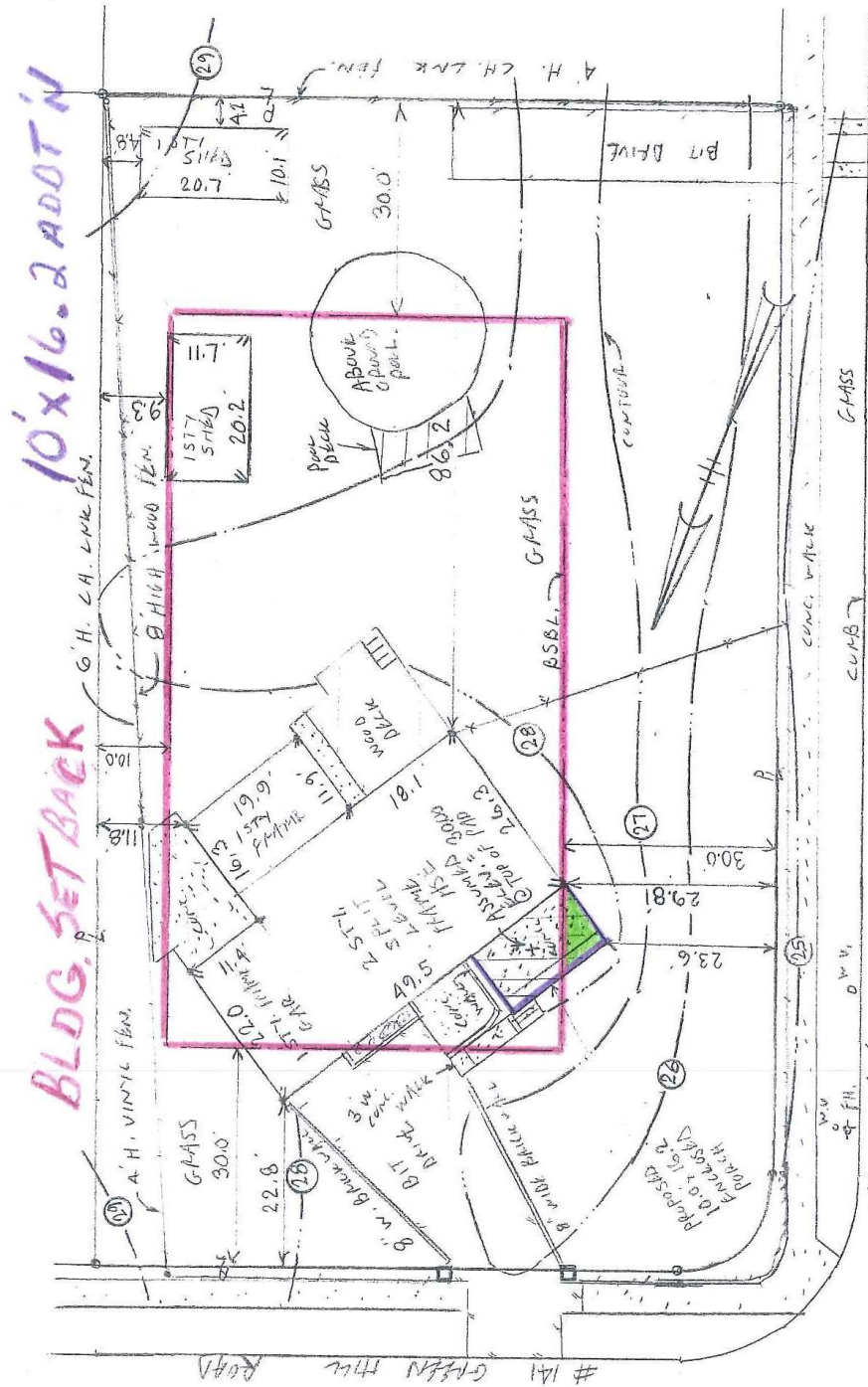
Very truly yours,


Marc D. Jonas

Enclosures:

- annotated "Plan of Land Survey," prepared by Bear Gully Survey Company, dated April 3, 2020
- "Floor Plans, Elevations and Details," prepared by Patrick J. Healey – Architectural Designer, dated February 27, 2020, last revised April 5, 2020

cc: Mark Zadroga, Director; Chief Building/Zoning Officer (via email)
Gregory W. Philips, Esq., Supervisor (via email)
Bernadette A. Kearney, Esq, Township Solicitor (via email)



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PAGE 1 OF 4 OF PLAN OF LAND
 SURVEY FOR GRASSY ANN REAR
 B-T HARLEY, PITRICK
 BLOCK 14, LOT 18
 UPPER MERION TWP.
 MONTGOMERY CO, PENNSYLVANIA
 SCALE 1" = 20' DATE 4-3-2020

OPTION 3-B
 Section from Bldg. X
 plus # 5005206-1

