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DATE OF MAILING: September 7, 2017

Sent by first class mail

Leo and Beth Vogel
269 Sweetbriar Circle
King of Prussia, PA 19406

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2017-20
Applicant: Leo and Beth Vogel
Property: 269 Sweetbriar Circle**

Dear Mr. and Mrs. Vogel:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on September 6, 2017.

The Zoning Hearing Board voted to grant a dimensional variance from section 165-79 *Height, area, width and yard regulations* of the Upper Merion Township Zoning Ordinance of 1942, as Amended to permit a front yard setback of 23.3 feet instead of the minimum required 30 foot setback in the UR Unit Residential District, as shown on the plan titled "Plot Plan", prepared by Joseph M. Estock Consulting Engineers & Land Surveyors, dated July 12, 2017, attached hereto.

Because this application was granted and there were no objecting 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.

Mr. and Mrs. Vogel
September 7, 2017
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You are directed to section 165-257 *Expiration of special exceptions or variances* and applicable statutory provisions governing the expiration of special exceptions and variances.

Very truly yours,



Marc D. Jonas

MDJ:mep

Enclosure: plot plan

cc: Mark Zadroga, Zoning Officer
Carole Kenney, Supervisor