



Eastburn and Gray, PC

Attorneys at Law

Michael E. Peters, Esquire

60 East Court Street

P.O. Box 1389

Doylestown, PA 18901

(215) 345-7000

mpeters@eastburngray.com

DATE OF MAILING: December 8, 2016

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Pete and Kristin Angstadt
285 Meadowbrook Road
King of Prussia, PA 19406

Re: **Upper Merion Township Zoning Hearing Board**
Application No. 2016-19
Property: 285 Meadowbrook Road

Dear Mr. and Mrs. Angstadt:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on December 7, 2016.

The Zoning Hearing Board voted to grant a dimensional variance from section 165-23 *Area, width and yard regulations* to permit construction of an attached 28' x 24' garage with a rear yard setback of 12.4 feet instead of the minimum required rear yard setback of 30 feet. The relief is conditioned on strict conformance to the representations, testimony, and exhibits presented at the hearing and set forth in the application, including, but not limited to, strict conformance with exhibit "ZHB-7", the plan titled "Building Permit Plan with Alternate Setbacks", prepared by InLand Design, dated November 3, 2016, and attached hereto.

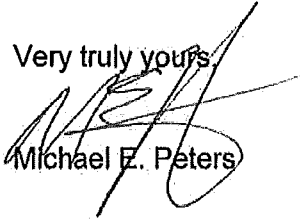
Since this application was granted and not contested, the Zoning Hearing Board will not issue an opinion with findings of fact and conclusions of law.

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

Mr. and Mrs. Angstadt
December 8, 2016
Page 2

The applicant is 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,



Michael E. Peters

cc: Mark Zadroga, Zoning Officer
Carole Kenney, Supervisor