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DATE OF MAILING: December 8, 2016

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Debra Heschl
738 River Road
Bridgeport, PA 19405

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2016-20
Property: 738 River Road (a/k/a 235 River Road)**

Dear Ms. Heschl:

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 special exception pursuant to section 165-218.B *Child day-care* facilities to operate a child day-care home for up to 6 children in the existing single-family detached dwelling. The relief was conditioned as follows:

1. applicant shall obtain all licenses, registrations, permits, and insurance required by state and local agencies for a child day-care home use prior to commencement of operations and shall keep all of these requirements in full force and effect as a condition of use and occupancy
2. the child day-care home use shall occur on the first floor of the dwelling and within the fenced area of the rear yard only
3. the hours of operation of the child day-care home shall be limited to Monday through Friday, 7:00 am – 6:00 pm
4. the child day-care home use shall conform strictly to the representations, testimony, and exhibits presented at the hearing and set forth in the application, including exhibit "A-3", the floor plan, attached hereto.

The applicant agreed to these conditions on the record.

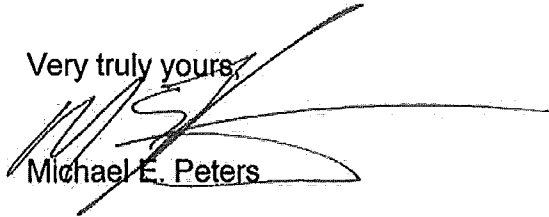
Since this application was granted and not contested, the Zoning Hearing Board will not issue an opinion with findings of fact and conclusions of law.

Ms. Debra Heschl
December 8, 2016
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This decision is subject to a 30-day appeal period beginning on the date of entry (mailing) of this 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 special exceptions and variances.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael E. Peters", is written over the typed name. The signature is stylized with a large, sweeping loop at the end.

cc: Mark Zadroga, Zoning Officer
Carole Kenney, Supervisor