



Eastburn and Gray, PC

Attorneys at Law

Marc D. Jonas

470 Norristown Road, Suite 302

Blue Bell, PA 19422

Main: 215-345-7000

Direct: 215-542-9345

Fax: 215-542-9421

mjonas@eastburngray.com

November 3, 2016

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Kiriakos Kourtidis
399 E. Valley Forge Road
King of Prussia, PA 19406

Re: Upper Merion Township Zoning Hearing Board
Application No. 2016-16
Applicant: Kiriakos Kourtidis
Property: 399 E. Valley Forge Road

Dear Mr. Kourtidis:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on November 2, 2016.

The ZHB voted to grant a use variance from section 165-22 of the Upper Merion Township Zoning Ordinance of 1942, as amended, *Use regulations* to install a kitchen in the existing garage attached to the single-family detached dwelling.

The relief granted is conditioned upon compliance with the following:

1. The kitchen will be removed upon the sale of the property, the leasing of the property, or in the event that your mother no longer resides in the in-law suite.
2. A restrictive covenant encompassing the terms of condition number 1 will be prepared by the ZHB solicitor, signed by you, and recorded at your expense in the office of Recorder of Deeds for Montgomery County.
3. All of the interior and exterior construction will be completed within 30 days from the date of this letter.

November 3, 2016

2 | Page

4. Upon completion of construction within the thirty-day period, all exterior trash, equipment, and trailer will be removed from the property.

Since this application was granted and not contested, the ZHB will not issue a decision with findings of fact and conclusions of law.

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

You are directed to section 165-257 *Expiration of special exceptions or variances* and applicable statutory provisions governing the expiration of special exceptions or variances.

Very truly yours,

Marc D. Jonas

MDJ/mw

cc: John Tallman, Chairman, Zoning Hearing Board
Mark Zadroga, Zoning Officer
Carole Kenney, Supervisor