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January 19, 2017

**VIA EMAIL**

John Adam Di Pietro, Esq.

2116 Old Arch Road

East Norriton, Pa 19401

**Re: Upper Merion Township Zoning Hearing Board**

**ZHB Application: 2016-25**

**Property: 283 S. Gulph Road**

Dear John:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on January 18, 2017.

The Zoning Hearing Board voted to grant two variances – a use variance from section 165-22 *Use regulations* to permit a photography office use; and a dimensional variance from section 165-167 *Residential signs* to permit a free-standing sign not to exceed eight 10 square feet.

The grant of the application is conditioned upon the following:

1. There shall be no more than a total of three employees, full-time and/or part-time, including the proprietor of the business;
2. The sign area shall not exceed 10 square feet; and
3. The sign height shall not exceed 8 feet.

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

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

You are 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

MDJ/mw

cc: Mark Zadroga, Chief Building Officer  
Carole Kenney, Township Supervisor