

EASTBURN AND GRAY, P.C.

LAW OFFICES

WWW.EASTBURNGRAY.COM

470 NORRISTOWN ROAD
SUITE 302
BLUE BELL, PA 19422

MARC D. JONAS

E-mail: MJONAS@EASTBURNGRAY.COM

Tel.: 215-542-9345

Fax: 215-542-9421

DATE OF MAILING: July 16, 2015

VIA CERTIFIED MAIL,
RETURN RECEIPT REQUESTED

Dante and Mary Ann Saldutti
1 Stewart Street
Swedesburg, PA 19405

Re: Upper Merion Township Zoning Hearing Board
Applicant: Dante and Mary Ann Saldutti
Application no.: 2015-11
Property: 951 Coates Street

Dear Mr. and Mrs. Saldutti:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on July 15, 2015.

The Zoning Hearing Board voted to grant the request for a special exception pursuant to section 165-59.H of the Upper Merion Township Zoning Ordinance of 1942, as amended, to permit a storage garage, conditioned as follows:

- the storage garage must comply with all dimensional requirements, including specifically all setback requirements, of the Zoning Ordinance;
- the storage garage use must be consistent with the representations, testimony, and exhibits presented at the hearing and as set forth in the application, including, but not limited to, the representation that the storage garage will be 1-story in height and will not be used in connection with applicant's adjacent automotive repair business.

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.

Mr. and Mrs. Saldutti
July 16, 2015
Page | 2

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,


Marc D. Jonas

cc: Mark Zadroga, Zoning Officer
Carole Kenney, Supervisor