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DATE OF MAILING: November 19, 2015

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Nabil Elarbi
213 Hawthorn Road
King of Prussia, PA 19406

Re: Upper Merion Township Zoning Hearing Board
Applicant: Nabil Elarbi
Application no. 2015-21
Property: 213 Hawthorn Road

Dear Mr. Elarbi:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on November 18, 2015.

The Zoning Hearing Board voted to grant variances pursuant to section 165-23 of the Upper Merion Township Zoning Ordinance of 1942, as amended, to permit construction of a building addition to the existing single-family detached dwelling within the required side yard. The variance permits a minimum side yard setback of 9.8 feet instead of the 10 feet required, and an aggregate side yard of 20.5 feet instead of the 25 feet required. The variance was granted subject to the condition that construction of the building addition shall conform to the representations, testimony, and exhibits presented at the hearing and as set forth in the application.

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. Nabil Elarbi
November 19, 2015
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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,

Marc D. Jonas

MDJ:mep

cc: Mark Zadroga, Zoning Officer
Carole Kenney, Supervisor