

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: June 18, 2015

VIA CERTIFIED MAIL,
RETURN RECEIPT REQUESTED

John R. O'Rourke, Jr. Esq.
11 East Airy Street
Norristown, PA 19401

Re: Upper Merion Township Zoning Hearing Board
Applicant: Michael Scavello
Application no.: 2014-12
Property: 225 Bradley Street

Dear Mr. O'Rourke:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on June 17, 2015.

The Zoning Hearing Board voted to deny Mr. Scavello's appeal of the notice of violation dated May 7, 2014. However, by agreement of the appellant and Upper Merion Township, the effective date of this denial is deferred for a period of 6 months from the mailing date of this decision to permit the appellant to obtain final subdivision approval from the township and to acquire title to the additional property from the Pennsylvania Turnpike Commission which will effectively eliminate the zoning violation.

An opinion with findings of facts, conclusions of law, and reasons will follow.

Mr. John R. O'Rourke, Jr. Esq.
June 18, 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.

Very truly yours,



Marc D. Jonas

cc: Mark Zadroga, Zoning Officer
Carole Kenney, Supervisor