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DATE OF MAILING: April 3, 2014

VIA CERTIFIED MAIL, RRR

Andrew and Lauran Baron
409 Fairview Road
King of Prussia, PA 19406

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2014-02
Andrew and Lauran Baron
Property: 409 Fairview Road**

Dear Mr. and Mrs. Baron:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on April 2, 2014.

The Zoning Hearing Board granted a variance from section 165-23.A of the Upper Merion Township Zoning Ordinance to enclose the existing screened-in porch within the rear yard setback, but without any enlargement of the existing footprint. The relief is granted based on the testimony given at the hearing.

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.

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

The applicants are 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:ccs

cc: Mark Zadroga, Zoning Officer
Gregory W. Philips, Esquire