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May 22, 2014

Ronald Williford & Tanya Morgan-Williford
1059 Mt. Pleasant Avenue
Wayne, PA 19087

Jennifer L. Smith
1069 Mt. Pleasant Avenue
Wayne, PA 19087

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2014-07
Jennifer Smith, Ronald Williford & Tanya Morgan-Williford
Properties: 1059 Mt. Pleasant Avenue & 1069 Mt. Pleasant Avenue**

Ladies and Mr. Williford:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on May 21, 2014.

The Zoning Hearing Board granted the following relief:

1. For 1059 Mt. Pleasant Avenue, variances from section 165-23.A of the Upper Merion Township Zoning Ordinance to permit
 - a. a lot area of 18,081 square feet and
 - b. a lot width of 99 feet;

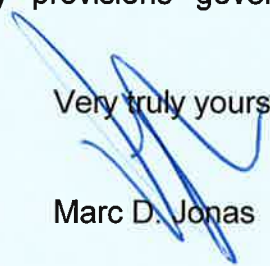
2. For 1069 Mt. Pleasant Avenue, variances from section 15-23.A to permit
 - a. a lot area of 11,413 square feet,
 - b. a lot width of 62.9 feet
 - c. a front yard of 29.5 feet,
 - d. a side yard of 7.5 feet, and
 - e. aggregate side yards of 18 feet.

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