

LAW OFFICES

ARTHUR M. EASTBURN 1911-1971
SAMUEL S. GRAY, JR. 1938-2003

EASTBURN AND GRAY, P.C.

60 EAST COURT STREET
P.O. BOX 1389
DOYLESTOWN, PA 18901-0137
215-345-7000
FAX: 215-345-9142
WWW.EASTBURNGRAY.COM

775 PENLLYN BLUE BELL PIKE
BLUE BELL, PA 19422
215-345-7000
FAX: 215-542-9421

MARC D. JONAS
E-MAIL: MJONAS@EASTBURNGRAY.COM

PLEASE REPLY TO: BLUE BELL OFFICE

THOMAS F. J. MacANIFF
DEREK J. REID*
D. RODMAN EASTBURN
JOHN N. SCHAEFFER, III
GRACE M. DEON*
ROBERT M. COX*
JUDITH A. ALGEO
KELLIE A. McGOWAN*
JUDY L. HAYMAN*
MARK S. CAPPUCCIO
ROBERT R. WATSON, JR.
DEAN H. MALIK
MICHAEL J. SAVONA

JOHN A. VAN LUVANEE
ERIC R. TOBIN
JOANNE D. SOMMER
DAVID L. MARSHALL
G. MICHAEL CARR*
WILLIAM T. DUDECK*
KIMBERLY LITZKE
MARC D. JONAS
JULIE L. VON SPRECKELSEN*
MARTHA SPERLING
HUGH J. ALGEO, IV*
MICHAEL E. PETERS*

OF COUNSEL:
FRANK N. GALLAGHER
KENNETH R. WILLIAMS

CHARLES H. DORSETT, JR.

*ALSO ADMITTED IN NEW JERSEY

April 18, 2013

VIA CERTIFIED MAIL,
RETURN RECEIPT REQUESTED

Joseph J. Pizonka, Esquire
144 E. DeKalb Pike, Suite 300
King of Prussia, PA 19406

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2013-10
Thornton Properties IV, LLC
468 & 486 Swedeland Road**

Dear Joe:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion the hearing on April 17, 2013.

The Zoning Hearing Board voted to grant variances from sections 165-146.A,B and C to permit encroachments into the front, side, and rear yards as shown on the plan presented at the hearing, subject to the condition that the applicant/owner shall record a deed of consolidation consolidating all of the component tax parcels with a unified legal description for the perimeter of the consolidated parcels.

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.

Joseph J. Pizonka, Esquire
April 18, 2013
Page 2 of 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

MDJ:ccs

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