



Eastburn and Gray, PC

Attorneys at Law

Marc D. Jonas

470 Norristown Road, Suite 302

Blue Bell, PA 19422

Main: 215-345-7000

Direct: 215-542-9345

Fax: 215-542-9421

mjonas@eastburngray.com

Date of Mailing: September 8, 2016

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Ms. Shirley Lauro

712 School Line Drive

King of Prussia, PA 19406

Re: Upper Merion Township Zoning Hearing Board

ZHB Application: 2016-11

Property: 712 School Line Drive

Dear Ms. Lauro:

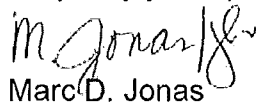
This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on September 7, 2016.

The Zoning Hearing Board voted to grant the requested relief in part, and to deny in part. The Zoning Hearing Board voted to grant the request for 2 dimensional variances from section 165-23 of the Upper Merion Township Zoning Ordinance of 1942, as amended, to permit a shed not larger than 12' x 24' with side yard setbacks of 2 feet on both sides of the shed, instead of the minimum required 4 feet.

The Zoning Hearing Board voted to deny the request for a variance from section 165-23 to permit a shed with a height of 17 feet, instead of the maximum permitted 14 feet.

The decision with findings of facts, conclusions of law, and reasons will follow.

Very truly yours,



Marc D. Jonas

MDJ/mep

cc: Mark Zadroga, Zoning Officer
Carole Kenney, Supervisor