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DATE OF MAILING: December 8, 2022
**SENT VIA FIRST CLASS MAIL AND EMAIL
NOTICE OF DECISION**

Raymond C. Stingel
15 Stewart Street
Swedesburg, PA 19405
raymondstingel@gmail.com

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2022-22
Applicant: Raymond C. Stingel
Property: 15 Stewart Street
Parcel No. 58-00-17893-00-4**

Dear Mr. Stingel:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, December 7, 2022.

The Zoning Hearing Board voted to grant a special exception from section 165-199(B)(3) of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit the construction of a third story addition to an existing non-conforming single-family home, in accordance with the testimony and exhibits presented at the hearing and set forth in the application, including, but not limited to hearing exhibit ZHB-3a, the framing plan entitled "Proposed Third Floor Bedroom Renovation," which accompanies this letter.

Because this application was granted and not contested, the Zoning Hearing Board will not issue a decision with findings of fact, conclusions of law, and reasons.

The approval is subject to a 30-day appeal period beginning from the date of entry (mailing) of the 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 variances.

Very truly yours,

Marc D. Jonas

December 8, 2022

Enclosure: Framing plan entitled "Proposed Third Floor Bedroom Renovation."

cc: Mark Zadroga, Director; Chief Building/Zoning Official
Gregory W. Philips, Esq., Upper Merion Township Supervisor
John F. Walko, Esq., Township Solicitor

PROPOSED THIRD FLOOR BEDROOM RENOVATION

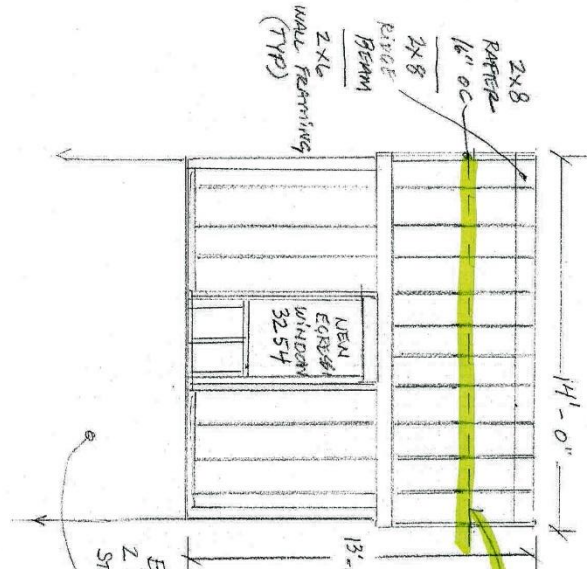
OWNER: FRANKING PLAZA

RAY STINGEL
 15 STEWART ST.
 BRIDGEPORT, PA 19405

SCOPE:

- REMOVE EXISTING 3RD LEVEL BEDROOM
- RAISE ROOF RAFTERS
- HEIGHTEN 2 EXTERIOR WALLS
- ADD 2 CLOSETS

FRONT + REAR ELEVATIONS
 (MIRROR IMAGES)



SIDE ELEVATION

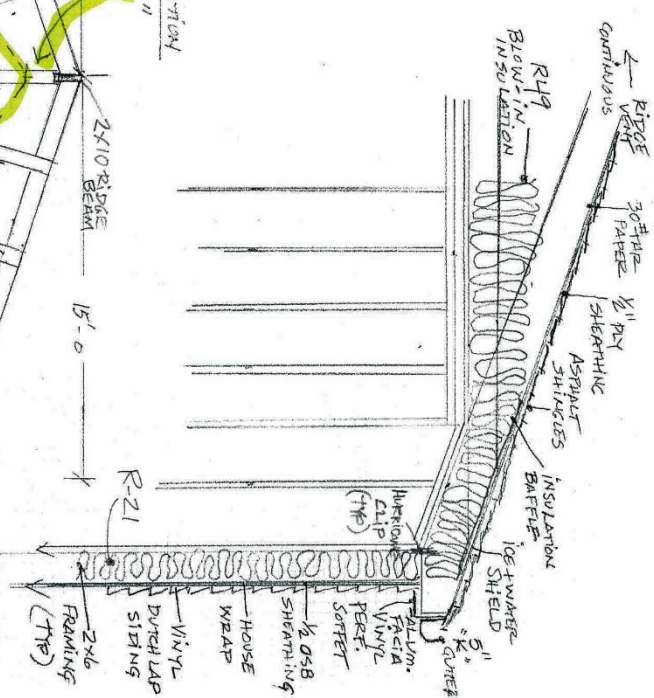
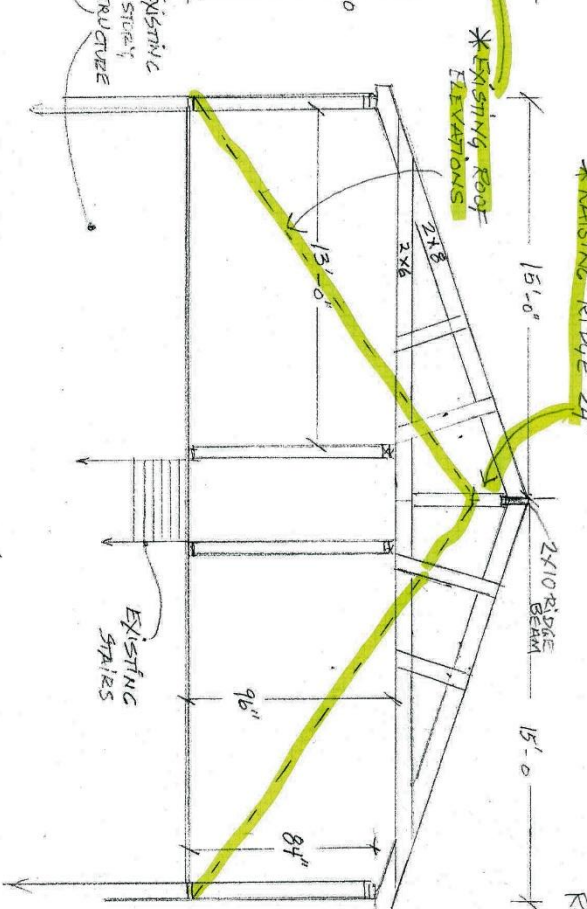


EXHIBIT
ZHB-3a