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June 27, 2013

VIA CERTIFIED MAIL **RETURN RECEIPT REQUESTED**

James A. Bentley and Rebecca R. Paul
131 Gulph Road
King of Prussia 19406

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2013-17
James A. Bentley and Rebecca R. Paul
Property: 131 Gulph Road**

Dear Ms. Paul and Mr. Bentley:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion the hearing on June 26, 2013.

The Zoning Hearing Board granted a variance from section 165-23.A permitting construction of a guest house as an accessory structure with a height not to exceed 14 feet and located outside the rear quarter of the lot. The relief is granted subject to the following provisions:

1. There shall be no kitchen in the guest house.
2. The guest house shall not be rented or leased to anyone and shall be used only for overnight guests of the residents.
3. The applicants shall sign a declaration of covenants to be recorded with the county office of the recorder of deeds, prepared by the solicitor for the Zoning Hearing Board, and recorded at the expense of the applicants.

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