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DATE OF MAILING: November 21, 2013

VIA CERTIFIED MAIL, RRR

Jane Moran
211 Jefferson Street
Bridgeport, PA 19405

Re: Upper Merion Township Zoning Hearing Board
Application No. 2013-29
Jane Moran
Property: 211 Jefferson Street

Dear Ms. Moran:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion the hearing on November 20, 2013.

The Zoning Hearing Board granted a variance from section 165-61.C subject to a condition permitting the construction of a patio only and no other structure or buildings. The approval is granted based on the evidence presented at the hearing.

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 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