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May 22, 2014

AMENDED NOTICE OF DECISION

VIA CERTIFIED MAIL, RRR

David J. Falcone, Esquire
Saul Ewing, LLP
1200 Liberty Ridge Drive, Ste. 200
Wayne, PA 19087

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2014-09
YSC Real Estate, LP
Property: 224 County Line Road**

Dear Mr. Falcone:

This letter provides an amended notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on May 21, 2014.

The Zoning Hearing Board granted variances from section 165-12.B, and section 165-12.C of the Upper Merion Township Zoning Ordinance to permit the construction of a 270 ft. x 125 ft. building to enclose the existing artificial field located in the southern portion of the property based upon testimony and other evidence presented, and subject to the following conditions:

1. The building enclosure of the turf field shall be painted green to match the color of the existing building;
2. The applicant shall place and maintain an evergreen planting screen along the southern border, subject to planting specifications to be approved by the zoning officer; and

3. The use of the enclosed turf field shall be limited to an athletic playing field.

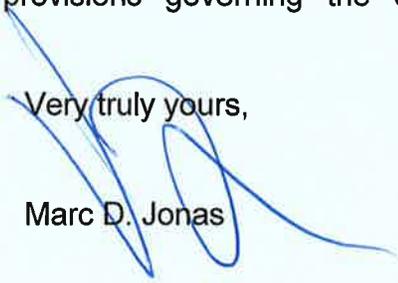
Since this application was granted and not contested, the Zoning Hearing Board will not issue an opinion with findings of fact and conclusions of law.

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