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DATE OF MAILING: July 17, 2014

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Dennis & Susan Regan
437 Church Street
King of Prussia, PA 19406

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2014-14
Applicant: Dennis & Susan Regan
Property: 437 Church Street**

Dear Mr. and Mrs. Regan:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on July 16, 2014.

The Zoning Hearing Board granted a variance from section 165-23A of the Upper Merion Township Zoning Ordinance of 1942, as Amended to permit a side-yard setback of 5 feet instead of the required 10 feet.

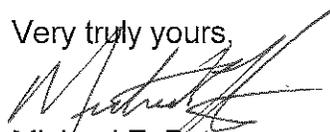
Mr. and Mrs. Regan:
July 17, 2014
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Since this application was granted and not contested, the Zoning Hearing Board will not issue an opinion with findings of fact and conclusions of law.

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,



Michael E. Peters

cc: Mark Zadroga, Zoning Officer ✓
Gregory W. Philips, Esquire