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DATE OF MAILING: April 2, 2015

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Kevin A. Palmer, Esq.
630 Freedom Business Center, Suite 108
King of Prussia, PA 19406

Re: Upper Merion Township Zoning Hearing Board
Applicant: Lori Lawson
Application No.: 2015-03
Property: 153 Rebel Hill Road

Dear Mr. Palmer:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on April 1, 2015.

The Zoning Hearing Board voted to grant 4 dimensional variances from section 165-23 of the Upper Merion Township Zoning Ordinance of 1942, as amended, to permit a single-family home in the R-2 Single-Family Residential zoning district with the following dimensions:

- A lot area of 9904 square feet instead of the 10,000 square feet required
- A front yard of 23.4 feet instead of the 30 feet required
- A rear yard of 13.3 feet instead of the 30 feet required
- A side yard of 7 feet instead of the 10 feet required

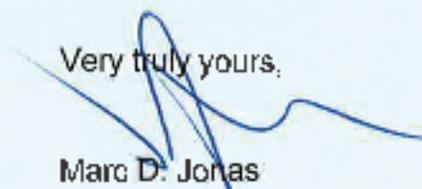
Mr. Kevin A. Palmer, Esq.
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Since this application was granted and not contested, the Zoning Hearing Board will not issue an opinion with findings of fact and conclusions of law.

This decision is subject to a 30-day appeal period beginning on the date of entry (mailing) of this notice of decision.

The 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:mep

cc: Mark Zadroga, Zoning Officer
Carole Kenney, Supervisor