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DATE OF MAILING: September 3, 2015

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Robert and Tracy Devers
438 Meadowcroft Road
Wayne, PA 19087

Re: Upper Merion Township Zoning Hearing Board
Applicants: Robert and Tracy Devers
Application No. 2015-15
Property: 438 Meadowcroft Road

Dear Mr. and Mrs. Devers:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on September 2, 2015.

The Zoning Hearing Board voted to grant variances pursuant to section 165-23 of the Upper Merion Township Zoning Ordinance of 1942, as amended, to permit construction of a single-family detached dwelling on an existing, nonconforming lot with a lot area of 20,200 square feet instead of the required 1 acre, and a lot width of 90' instead of the required 175'. The variances were granted subject to the condition that construction of the single-family detached dwelling shall conform to the representations, testimony, and exhibits presented at the hearing and as set forth in the application.

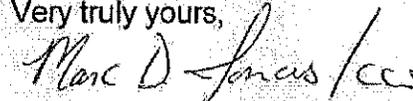
Since this application was granted and not contested, the Zoning Hearing Board will not issue an opinion with findings of fact and conclusions of law.

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

Mr. and Mrs. Devers
September 3, 2015
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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

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MDJ:mep

cc: Mark Zadroga, Zoning Officer
Carole Kenney, Supervisor