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**DATE OF MAILING: November 19, 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. 2015-24**  
**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 November 18, 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, with a portion of the dwelling, not to exceed 3 feet in depth by 44 feet in length, cantilevered into the required side yard for a side yard setback of 17.1 feet instead of the 20 feet required. The variance was 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.

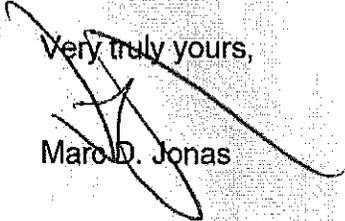
Since this application was granted and not contested, the Zoning Hearing Board will not issue an opinion with findings of fact and conclusions of law.

Mr. and Mrs. Devers  
November 19, 2015  
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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