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June 16, 2016

**VIA CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

Jamie Jun, Esquire  
Fromhold Jaffe & Adams  
789 E. Lancaster Ave., Suite 220  
Villanova, PA 19087

**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2016-06  
Applicant: Dr. Lawrence D. Gallagher  
Property: 275 W. Matsonford Rd.**

Dear Ms. Jun:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on June 15, 2016.

The Zoning Hearing Board voted to grant a variance from section 165-22 *Use Regulations* of the Upper Merion Township Zoning Ordinance of 1942, as amended, to permit the existing veterinary hospital use to expand into the first floor of "Building B", consisting of 1,313 square feet as shown on Exhibit A-3. The relief requested is conditioned as follows:

1. the veterinary hospital shall conform strictly to the representations, testimony, and exhibits presented at the hearing and as set forth in the application;
2. 12 exterior parking spaces and 1 parking space in the existing barn shall be provided;
3. the veterinary hospital staff shall be limited to a maximum 2 full-time veterinary doctors, or 1 full-time and 2 part-time doctors; 3 full-time employees; and 2 part-time employees; and
4. the residential portion of Building B, shall be occupied by and leased only to an employee of the veterinary hospital.

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.

Ms. Jamie Jun, Esquire  
June 16, 2016  
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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,  
/s/

Marc D. Jonas

MDJ:mep

cc: Mark Zadroga, Zoning Officer  
Carole Kenney, Supervisor