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DATE OF MAILING: October 22, 2015

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Thomas and Susan Padilla
1053 Croton Road
Wayne, PA 19087

Re: Upper Merion Township Zoning Hearing Board
Applicant: Thomas and Susan Padilla
Application No: 2015-17
Property: 1053 Croton Road

Dear Mr. and Mrs. Padilla:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on October 21, 2015.

The Zoning Hearing Board voted to grant two variances from section 165-23.A *Area width and yard regulations* to permit a detached two-car garage:

- a variance to permit a height of 19' instead of the maximum permitted 14'
- a variance to permit the garage to be located outside of the rear quarter of the lot, and specifically:
 - 62' from the western lot line
 - 142' from the eastern lot line
 - 67' from the southern lot line

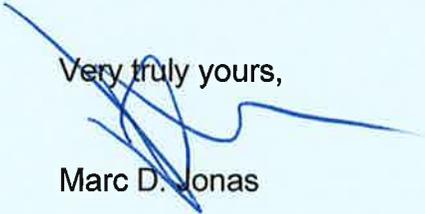
Thomas and Susan Padilla
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Since this application was granted and not contested, the Zoning Hearing Board will not issue an opinion with findings of fact and conclusions of law.

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