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Date of Mailing: October 20, 2016

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

Mr. Scott Larson  
1053 Whitegate Road  
Wayne, PA 19087

**Re: Upper Merion Township Zoning Hearing Board**  
**ZHB Application: 2016-14**  
**Property: 1053 Whitegate Road**

Dear Mr. Larson:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on October 19, 2016.

The Zoning Hearing Board voted to grant the following 3 variances from section 165-23 *Area, width and yard regulations* of the Upper Merion Township Zoning Ordinance of 1942, as amended:

1. to permit a 24' x 24' attached 2-car garage as shown on the plans titled "Proposed Garage for the Larson Residence", prepared by RHC Design, LLC, dated February 3, 2016, with a side yard setback of 10 feet, instead of the minimum required 20 feet;
2. to permit aggregate side yards of 30 feet, instead of the minimum required 50 feet; and
3. to permit an impervious surface ratio not to exceed 31.5%, instead of the maximum permitted 30%.

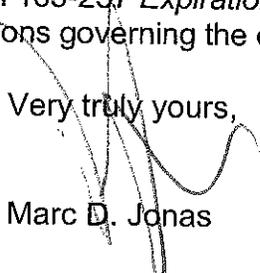
Since this application was granted and not contested, the Zoning Hearing Board will not issue a decision with findings of fact and conclusions of law.

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

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