



**Zachary A. Sivertsen, Esquire**

470 Norristown Road, Suite 302

Blue Bell, PA 19422

(215) 345-7000

[zsivertsen@eastburngray.com](mailto:zsivertsen@eastburngray.com)

**DATE OF MAILING:** January 18, 2018  
**SENT BY FIRST CLASS MAIL AND EMAIL**

**VIA EMAIL**

Gary and JoRose Rawding

1149 Lafayette Road

Wayne, PA 19087

[rawding.gary@gmail.com](mailto:rawding.gary@gmail.com)

**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2017-31  
Applicant: Gary and JoRose Rawding  
Property: 1149 Lafayette Road**

Dear Mr. and Mrs. Rawding:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on January 17, 2018.

The Zoning Hearing Board voted to grant a variance from section 165-23 *Area, width and yard regulations* of the Upper Merion Township Zoning Ordinance of 1942, as amended, to permit the construction of a detached garage, nineteen (19) feet in height, exceeding the maximum permitted fourteen (14) feet height.


The approval is conditioned upon the following:

1. Compliance with the testimony and exhibits presented before the Zoning Hearing Board, including the attached four (4) prints depicting an exterior rendering, inside floor plan, and front and side elevations of a 25 ft. by 36 ft. 2-car garage, prepared by Smucker Brothers Construction, undated, hearing Exhibit ZHB-3, and plot plan titled "Plan of Lands Rawding," prepared by John Smirga, dated Nov. 2, 2017, hearing Exhibit ZHB-5.
2. Applicants can install only a half bathroom, without a bathing facility, on the first level of the structure.
3. The storage area on the second level of the structure shall not be improved to a habitable condition.

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

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

Very truly yours,



Zachary A. Sivertsen, Esquire

ZAS/mw

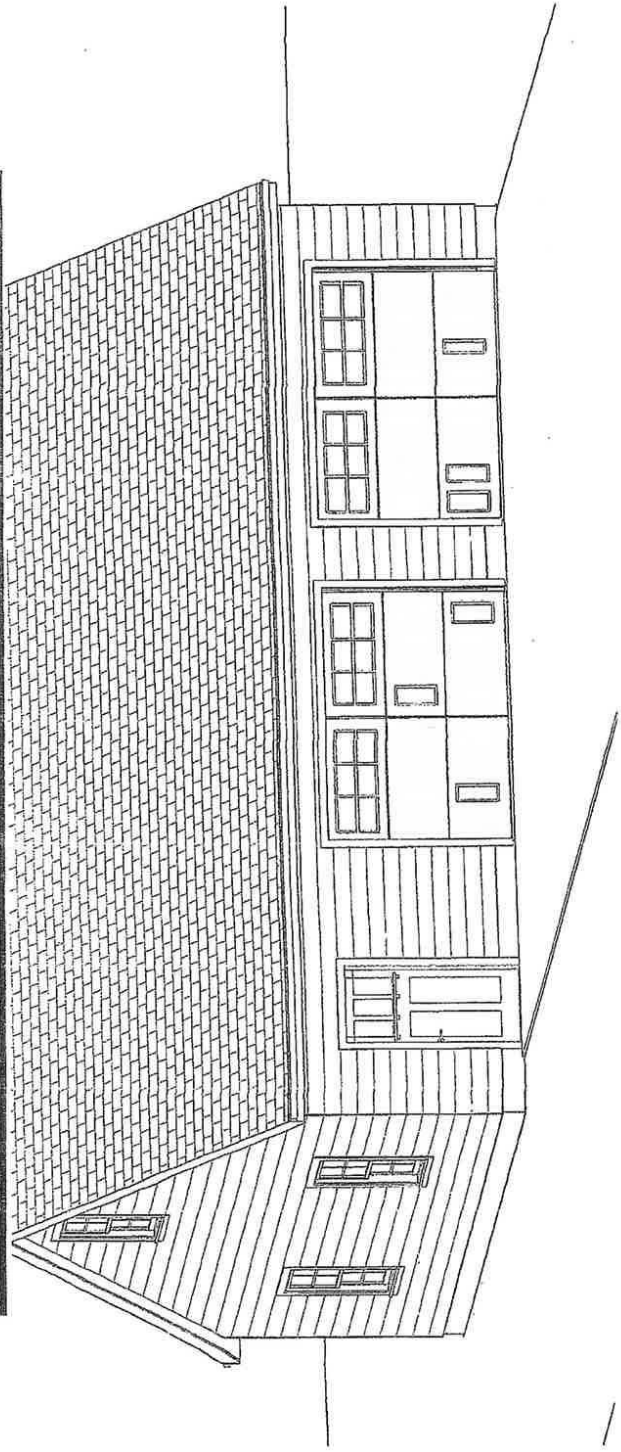
Enclosures:

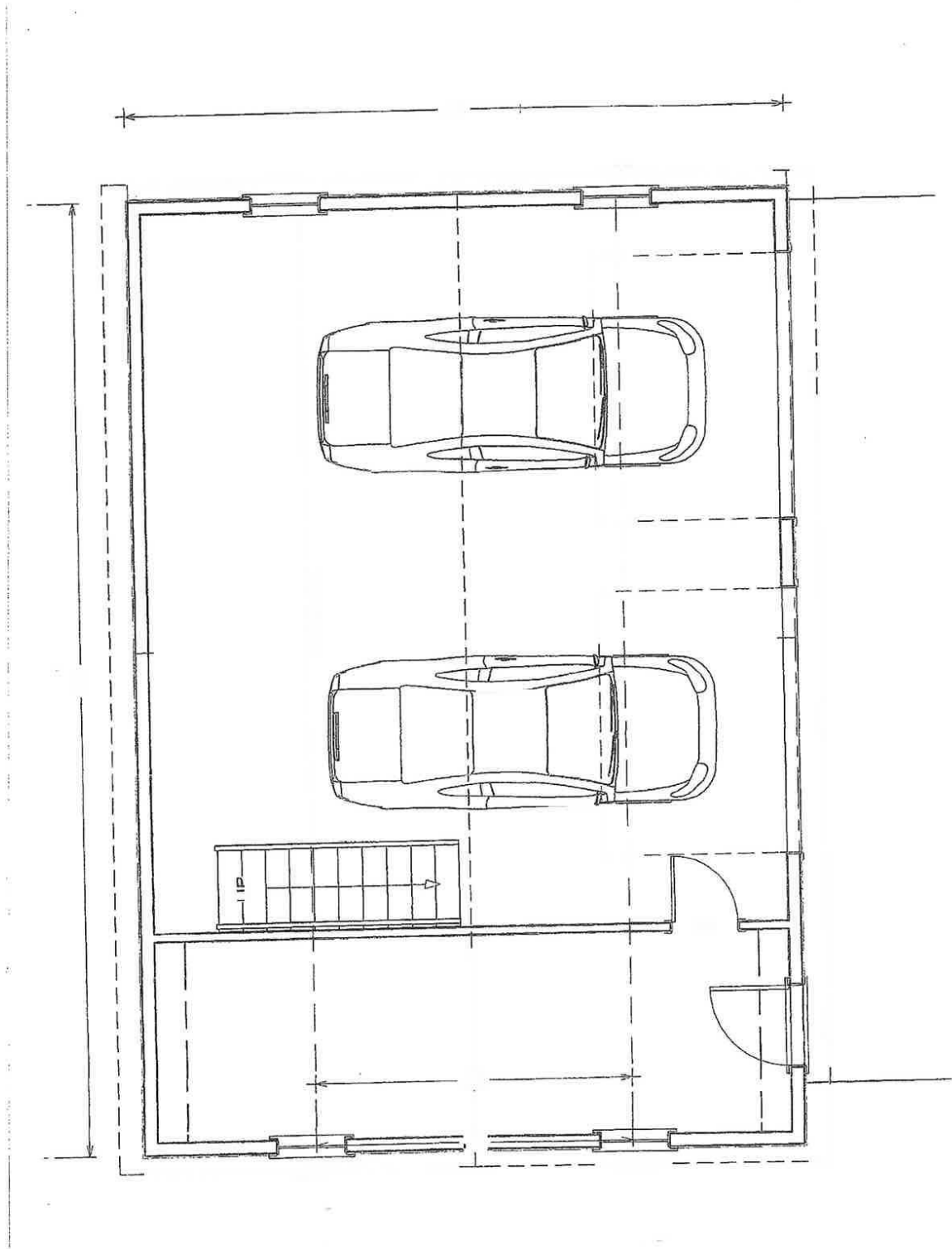
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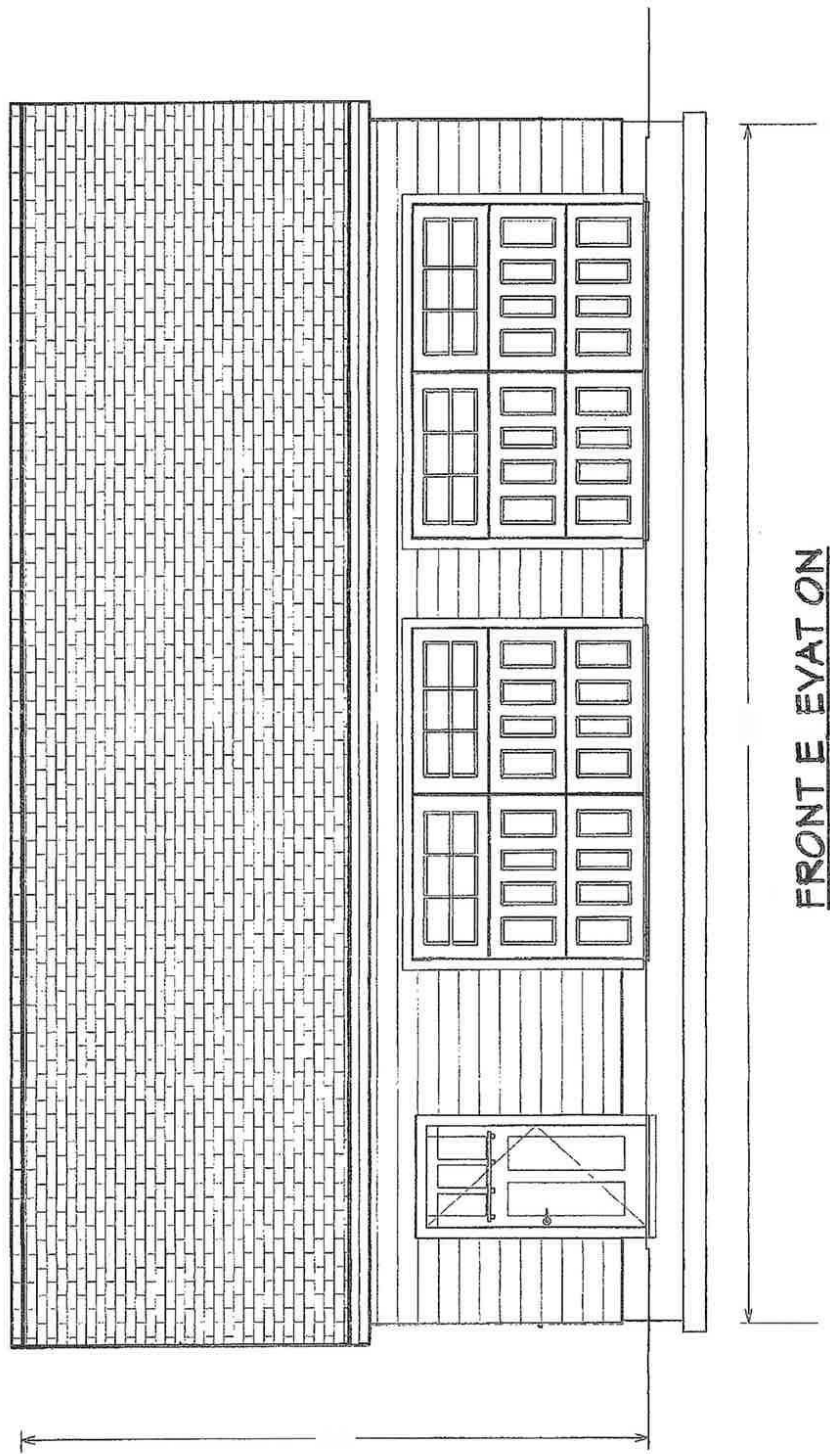
cc: Mark Zadroga, Chief Building Officer  
Carole Kenney, Supervisor  
Marc D. Jonas, Esquire

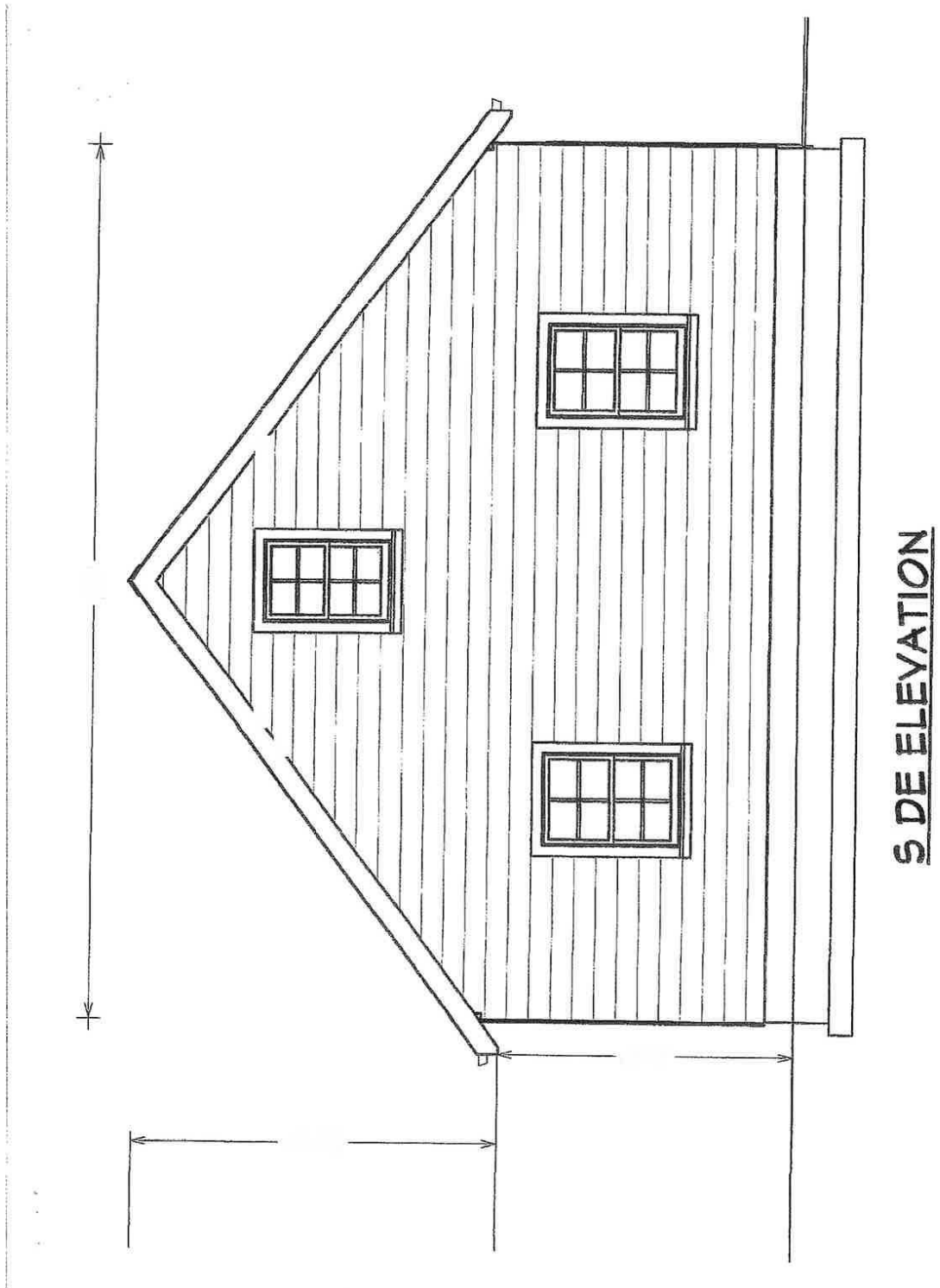
<p><u>          </u> CUS OMER</p> <p>GARY &amp; JOROSE RANDING 1149 LAFAYETTE RD WAN PA 9 ph&gt;610-506-3947</p>	<p><u>          </u> O RAC OR</p> <p>SMUCKER BROTHERS CONSTRUCTION <u>          </u> 9 HEEP HILL ROAD <u>          </u> S P 9 <u>          </u> -58</p>
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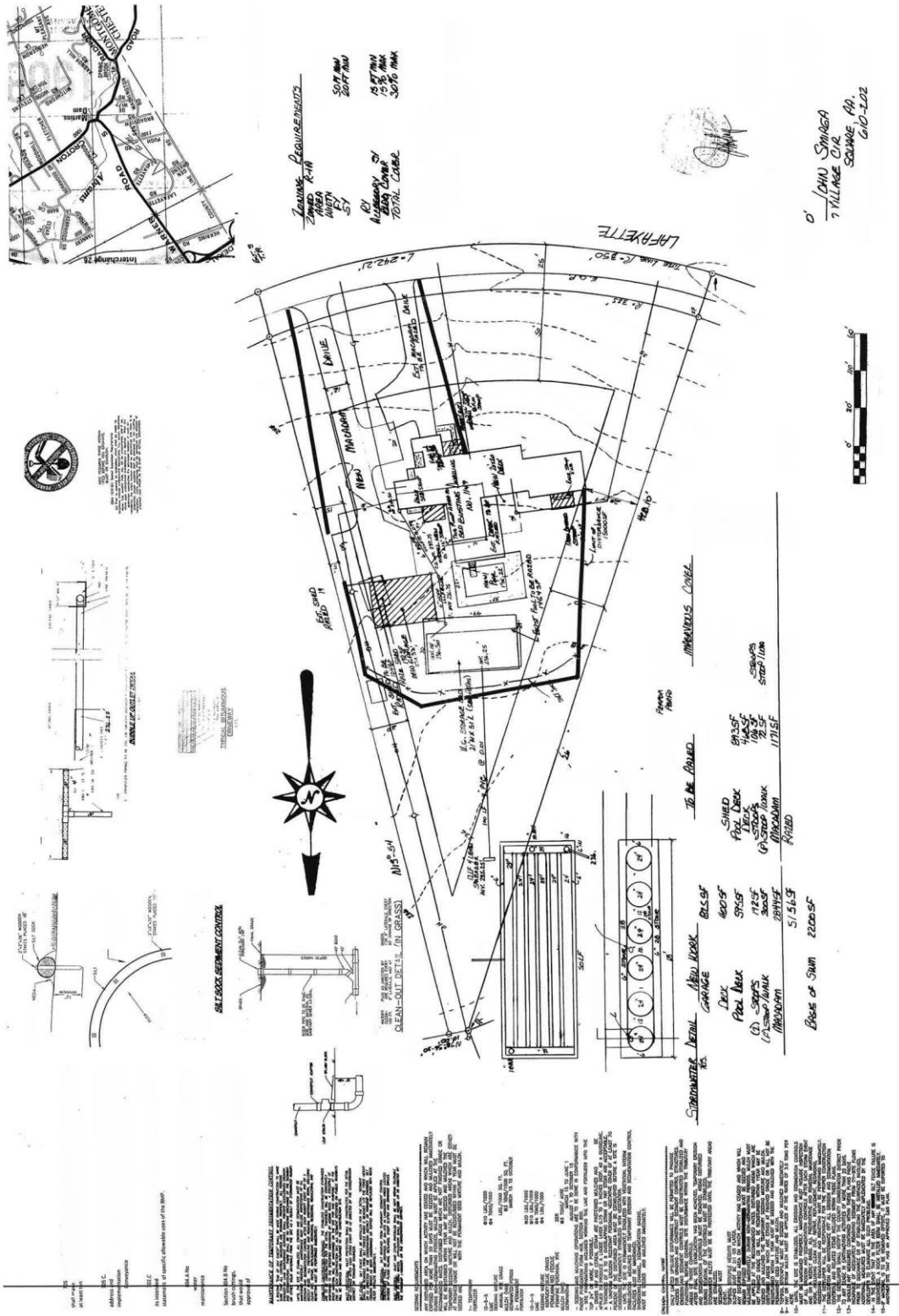
# 25ft BY 36ft 2-CAR GARAGE











O'LOU SIMONEA  
 7 MILLER DR.  
 SEABOARD, VA.  
 610-222



**NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL MECHANICAL AND PLUMBING CODE BOOK (IMPC).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO ANY EXCAVATION WORK.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IRC.
8. THE CONTRACTOR SHALL PROVIDE PROPER DRAINAGE AND EROSION CONTROL MEASURES.
9. ALL EXTERIOR FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IRC.
10. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL WORK DONE.