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DATE OF MAILING: October 20, 2022
SENT VIA FIRST CLASS MAIL AND EMAIL
NOTICE OF DECISION

Mark and Stephanie Shaw
1009 Whitegate Road
Wayne, PA 19087
mkskshaw@hotmail.com

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2022-17
Applicant: Mark and Stephanie Shaw
Property: 1009 Whitegate Road
Parcel No. 58-00-20828-50-7**

Dear Mr. and Mrs. Shaw:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, September 21, 2022.

The Zoning Hearing Board voted to grant a variance from section 165-23 of the Upper Merion Township Zoning Ordinance of 1942, as Amended to allow an existing pavilion structure to exceed the maximum 14-foot height requirement permitted for an accessory building.

This approval is conditioned upon the improvements to the property conforming to the testimony and exhibits presented at the hearing and set forth in the application, including, but not limited to hearing exhibit ZHB-5 a plan entitled "20x20 RC Pavilion," 2 sheets, prepared by Backyard Showcase, date unknown, which accompanies this letter.

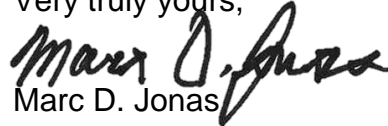
Because this application was granted and not contested, the Zoning Hearing Board will not issue a decision with findings of fact, conclusions of law, and reasons.

October 20, 2022

The approval is subject to a 30-day appeal period beginning from the date of entry (mailing) of the 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 variances.

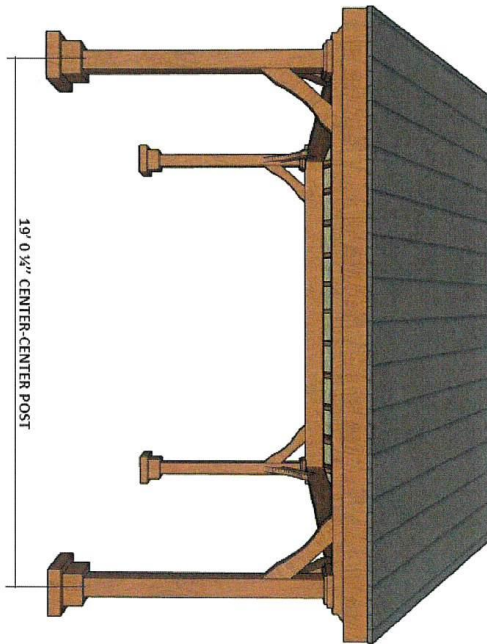
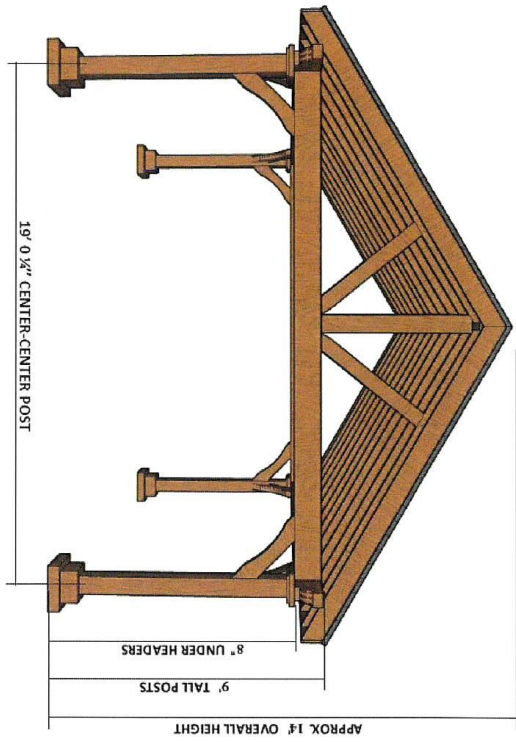
Very truly yours,


Marc D. Jonas

Enclosure:

- plan entitled "20x20 RC Pavilion," prepared by Backyard Showcase, date unknown

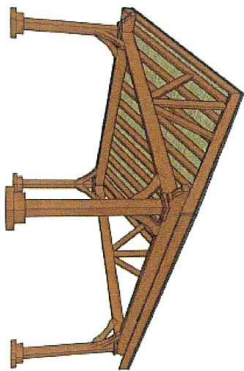
cc: Mark Zadroga, Director; Chief Building/Zoning Official
Gregory W. Philips, Esq., Upper Merion Township Supervisor
John F. Walko, Esq., Township Solicitor

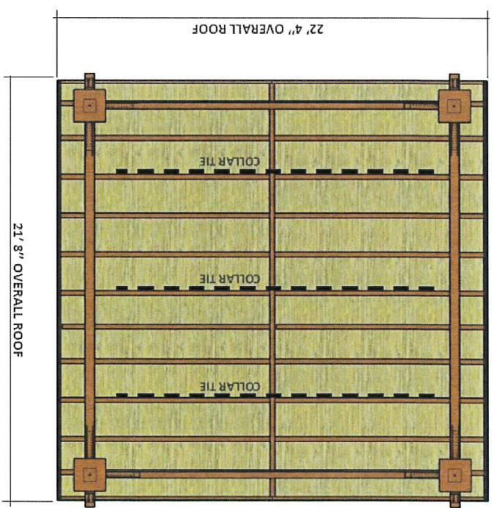
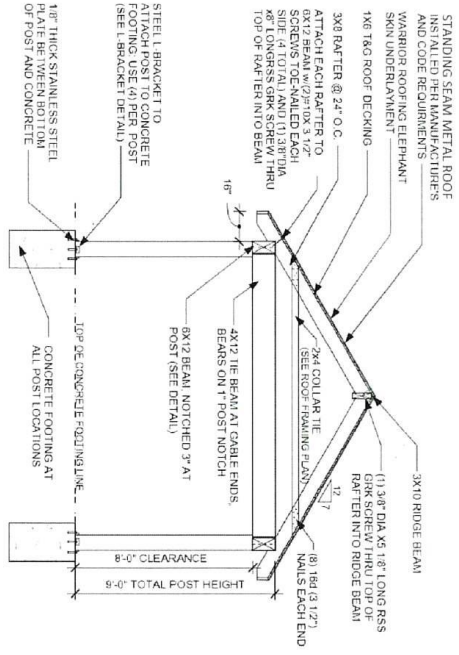


- CONSTRUCTION NOTES:
- ALL LUMBER TO BE WESTERN RED CEDAR #2 GRADE, OR AS NOTED
 - ALL SCREWS TO BE #10 LENGTH PER DRAWING, OR AS NOTED
 - ATTACH EACH ROOF BOARD TO EACH FRAMING MEMBER w/ 1/2" CROWN & 2" LGS. USE GLUE STAPLE OR 8d NAILS
 - ALL HARDWARE TO BE STAINLESS STEEL (POWDER COATED, OR AS NOTED)
 - ALL CONCRETE TO BE 3500PSI (MINIMUM)

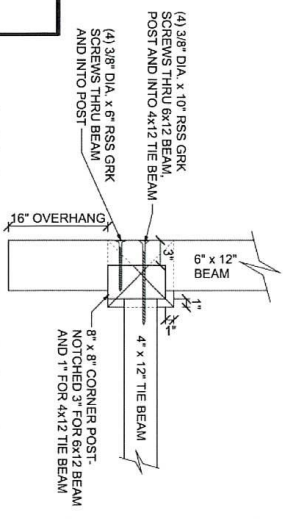
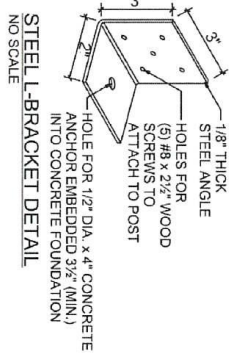
NO SCALE - NOT STAMPED

 <p>BACKYARD SHOWCASE Landscape Architecture & Construction</p>	<p>Building size: 20x20 RC Pavilion BYS P. O. # 8386</p>	<p>The Backyard Showcase 2604 Lincoln Hwy. E. Ronks Pa 17572</p>	<p>Site location Stephanie Shaw 1009 Whitegate Rd Wayne, PA 19087 610-304-130</p>
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