Eastburn and Gray, PC
Attorneys at Law

Marc D. Jonas, Esquire
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Blue Bell, PA 19422
(215) 542-9345
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DATE OF MAILING: December 8, 2022
SENT VIA FIRST CLASS MAIL AND EMAIL
NOTICE OF DECISION

Christopher and Kelly Carbutt
339 Crossfield Road
King of Prussia, PA 19406
chriscarbutt@gmail.com

Re: Upper Merion Township Zoning Hearing Board
Application No. 2022-23
Applicant: Christopher and Kelly Carbutt
Property: 339 Crossfield Road
Parcel No. 58-00-05110-00-7

Dear Mr. and Mrs. Carbutt:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, December 7, 2022.

The Zoning Hearing Board voted to grant a variance from section 165-23.A of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit a side yard (abutting a street) setback of 10 ft. where a side yard (abutting a street) setback of 30 ft. is required.

This approval is conditioned upon the following:

1. improvements to the property shall conform to the testimony and exhibits presented at the hearing and set forth in the application, including, but not limited to hearing exhibit ZHB-4, an architectural rendering of the proposed addition; and hearing exhibit ZHB-3, plans entitled Proposed Addition for the Carbutt Residence, sheets A-1, A-2, A-3, A-4, and EP-1, prepared by RHC Design, LLC, dated June 28, 2022. Copies of these hearing exhibits accompany this letter;

2. the removal of the existing curb cut on Crossfield Road; and

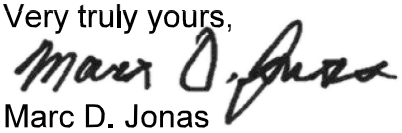
3. landowners shall not park vehicles on any paved area remaining from the Crossfield Road driveway.

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.

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

Enclosures: architectural rendering
plans entitled Proposed Addition for the Carbutt Residence, sheets A-1, A-2, A-3, A-4, and EP-1, prepared by RHC Design, LLC, dated June 28, 2022

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

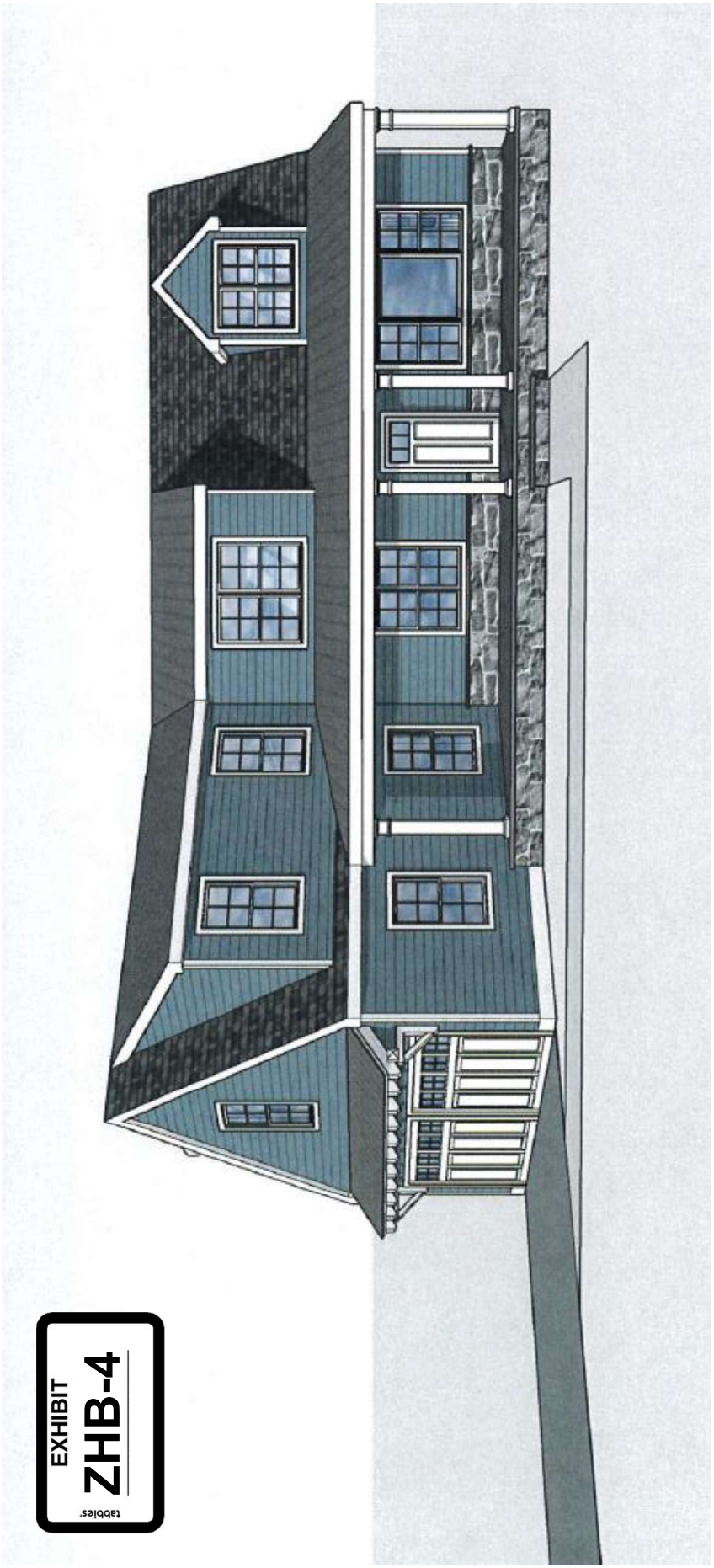
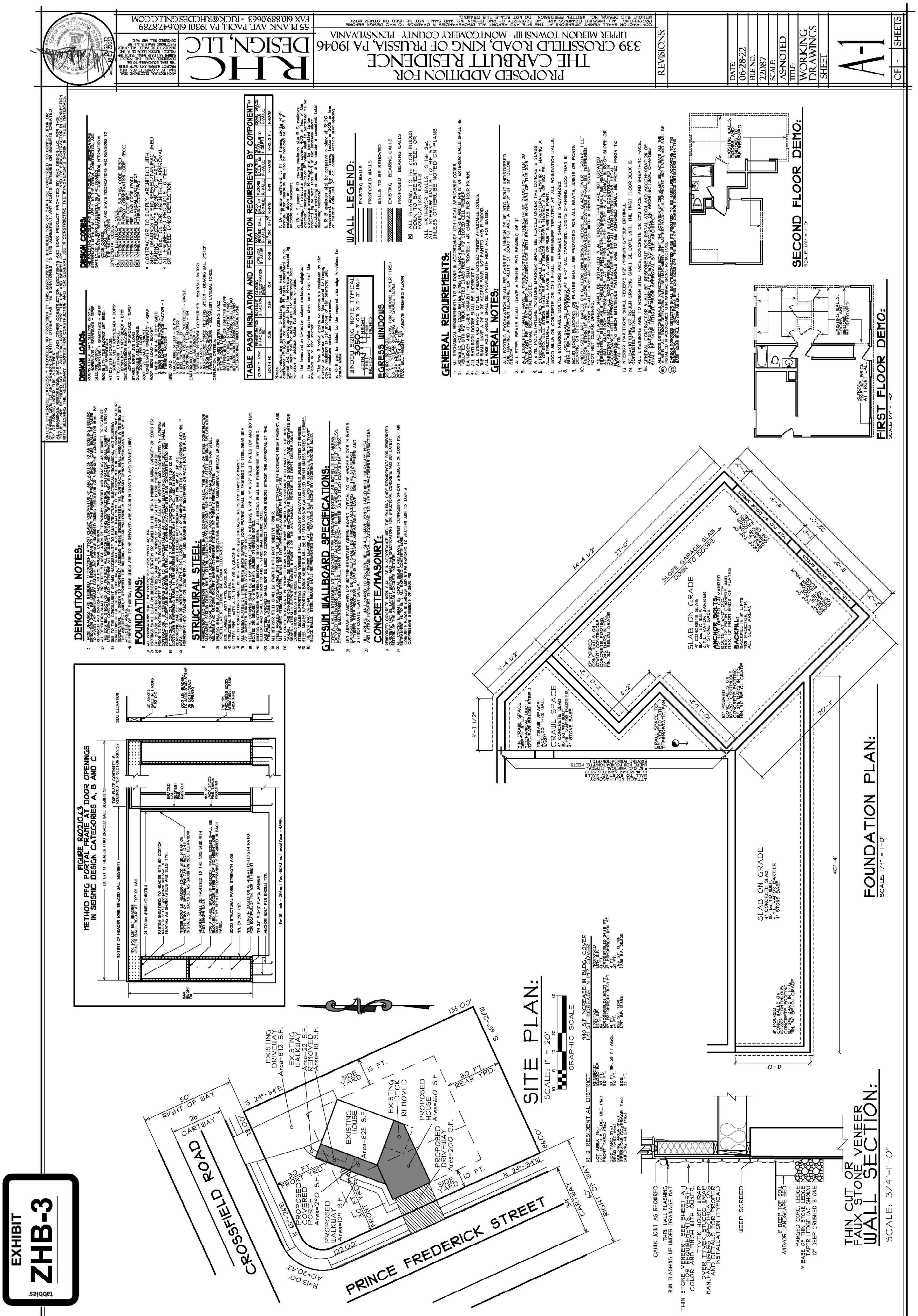
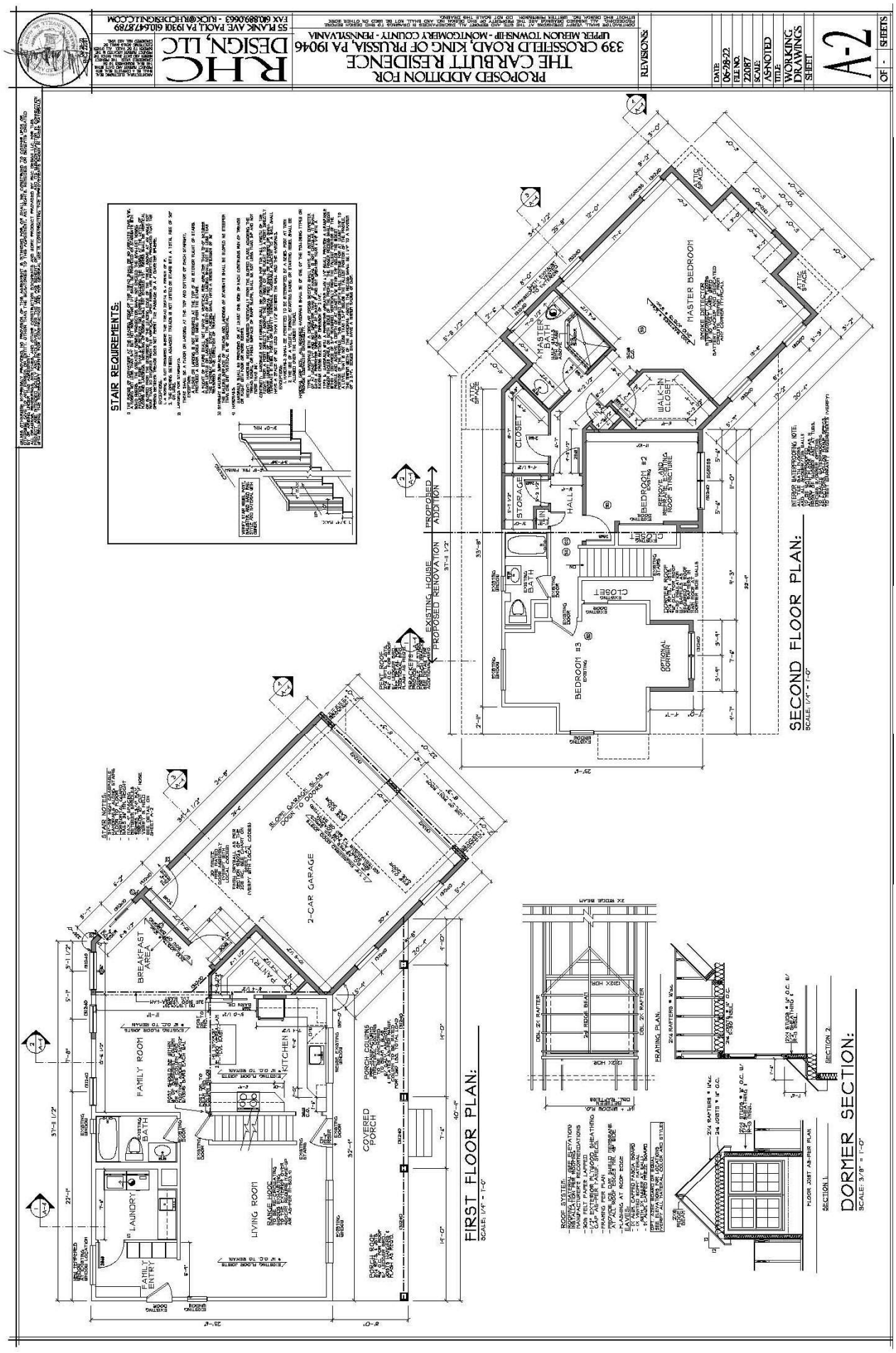
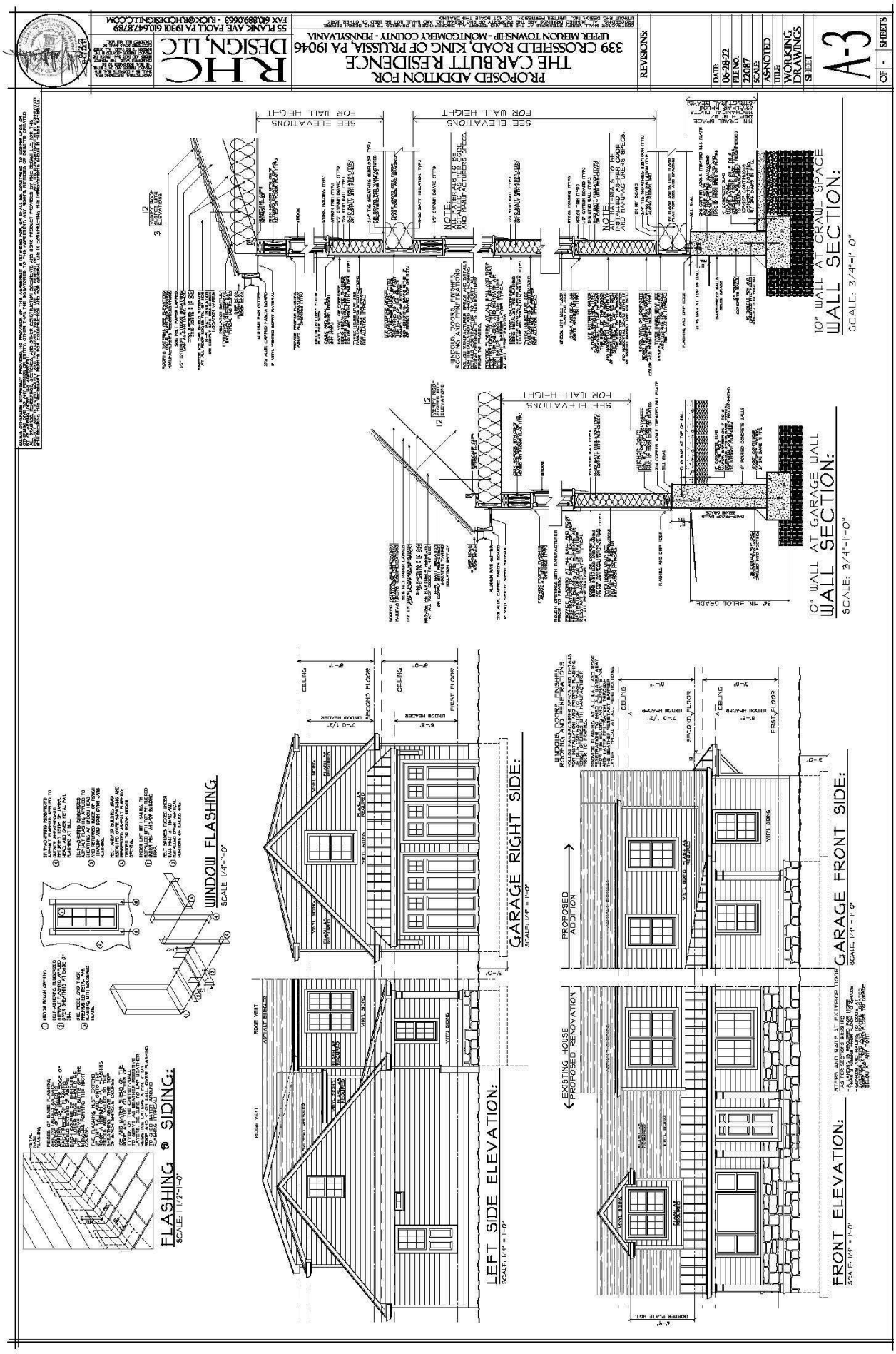


EXHIBIT
ZHB-4
tabbies

December 8, 2022




PROPOSED ADDITION FOR
THE CARBUTT RESIDENCE
339 CROSSFIELD ROAD, KING OF PRUSSIA, PA 19046
UPPER MERION TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
RHC DESIGN, LLC
55 FLANK AVE PAOLI PA 19301 6106478789
FAX 6108890663 - RICK@RHCDESIGNLLC.COM
REVISIONS:
DATE: 06-28-22
FILE NO. 22087
SCALE: AS-NOTED
TITLE: WORKING DRAWINGS
SHEET A-2
OF - SHEETS
STAIR REQUIREMENTS:
SECOND FLOOR PLAN:
SCALE: 1/4" = 1'-0"
FIRST FLOOR PLAN:
SCALE: 1/4" = 1'-0"
DORMER SECTION:
SCALE: 3/8" = 1'-0"
MASTER BEDROOM
MASTER BATH
WALK-IN CLOSET
CLOSET
STORAGE
HALL
BEDROOM #2
BEDROOM #3
OPTIONAL DORMER
ATTIC SPACE
EXISTING HOUSE
PROPOSED RENOVATION
PROPOSED ADDITION
2-CAR GARAGE
BREAKFAST AREA
FAMILY ROOM
KITCHEN
PANTRY
BATH
LAUNDRY
FAMILY ENTRY
LIVING ROOM
COVERED PORCH
FRAMING PLAN
SECTION 1
SECTION 2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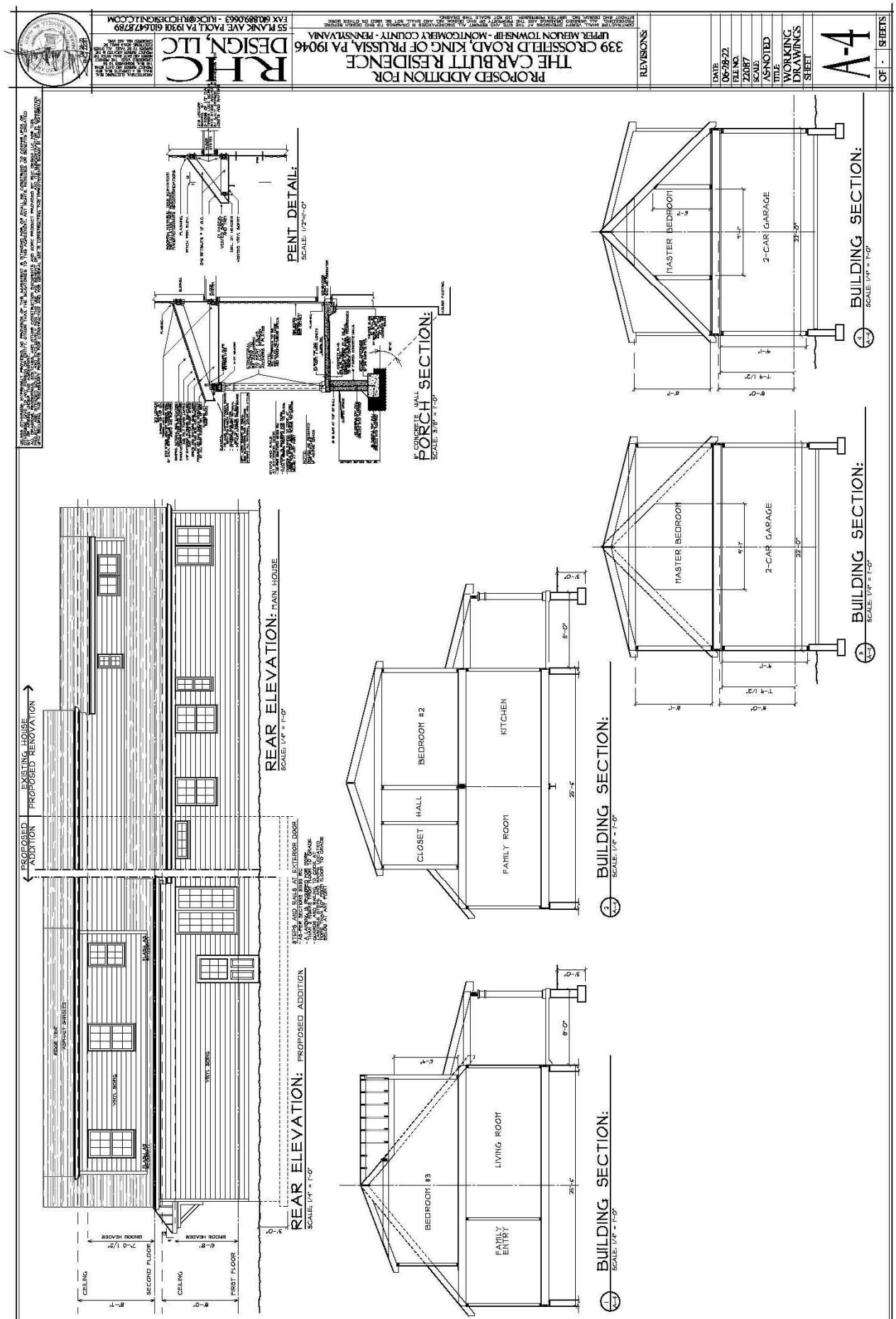
RHC DESIGN, LLC
55 FRANK AVE PAOLI, PA 19301 6105478789
FAX 6088890663 - RICK@RHCDESIGNLLC.COM
REVISIONS:
DATE
06-29-22
FILE NO.
22087
SCALE
AS NOTED
TITLE
WORKING DRAWINGS
SHEET
A-3
OF - SHEETS
10" WALL AT CRAWL SPACE
WALL SECTION:
SCALE: 3/4"=1'-0"
10" WALL AT GARAGE WALL
WALL SECTION:
SCALE: 3/4"=1'-0"
WINDOW FLASHING
SCALE: 1/4"=1'-0"
FLASHING @ SIDING:
SCALE: 1 1/2"=1'-0"
LEFT SIDE ELEVATION:
SCALE: 1/4" = 1'-0"
GARAGE RIGHT SIDE:
SCALE: 1/4" = 1'-0"
FRONT ELEVATION:
SCALE: 1/4" = 1'-0"
GARAGE FRONT SIDE:
SCALE: 1/4" = 1'-0"
EXISTING HOUSE
PROPOSED RENOVATION
PROPOSED ADDITION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55 FRANK AVE PAOLI, PA 19301 6106478789
FAX 6038890663 - RICK@RHCDESIGNLLC.COM
REVISIONS:
DATE: 06-28-22
FILE NO.: 22087
SCALE: AS NOTED
TITLE: WORKING DRAWINGS
SHEET: A-4
OF - SHEETS
PENT DETAIL:
SCALE: 1/2"=1'-0"
PORCH SECTION:
SCALE: 3/8" = 1'-0"
REAR ELEVATION: MAIN HOUSE
SCALE: 1/4" = 1'-0"
REAR ELEVATION: PROPOSED ADDITION
SCALE: 1/4" = 1'-0"
BUILDING SECTION:
SCALE: 1/4" = 1'-0"
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BEDROOM #2
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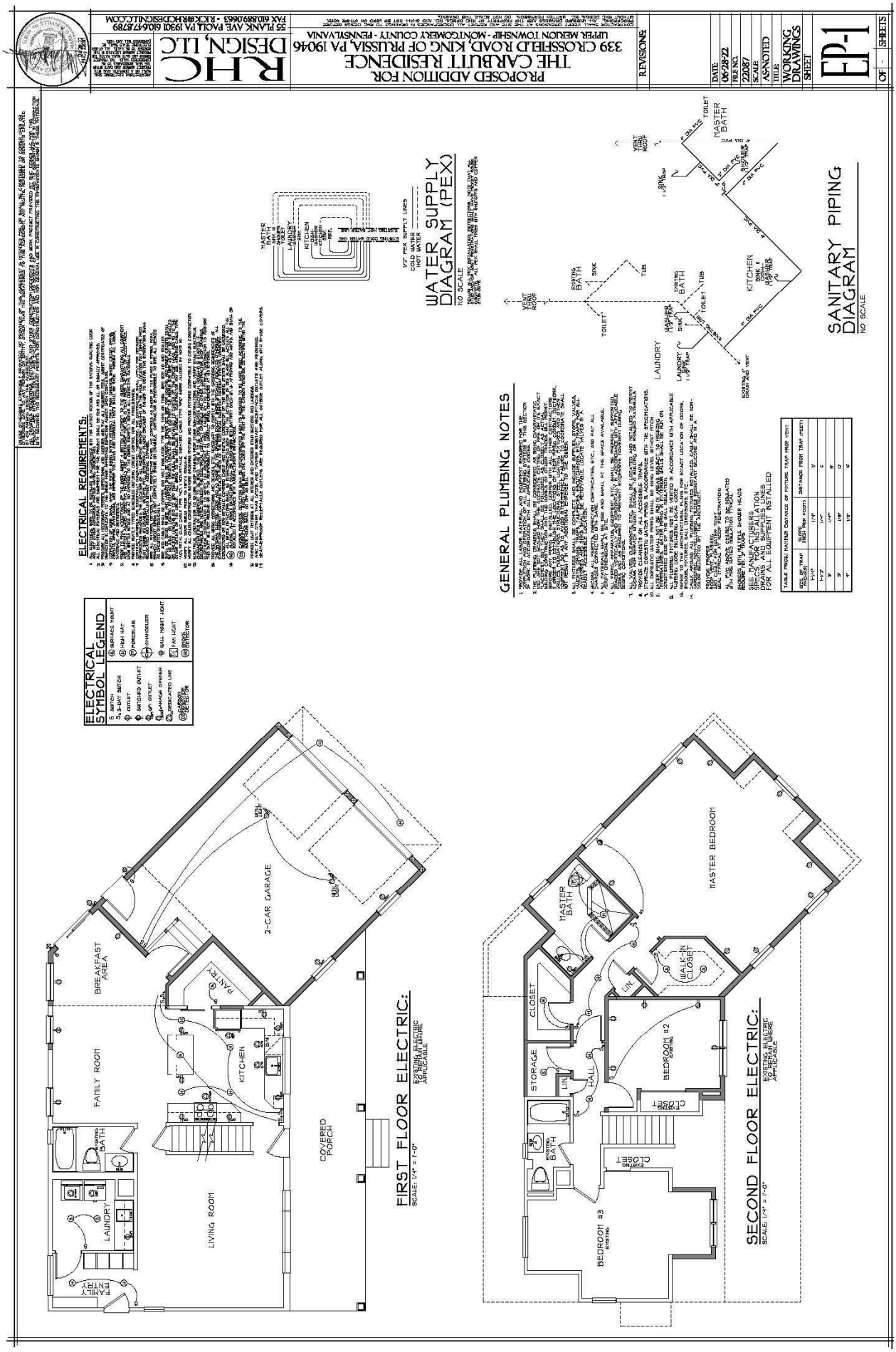
BEDROOM #3
LIVING ROOM
FAMILY ENTRY
EXISTING HOUSE
PROPOSED RENOVATION
CEILING
SECOND FLOOR
FIRST FLOOR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06-28-22
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SCALE
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TITLE
WORKING DRAWINGS
SHEET
EP-1
OF - SHEETS
RHC DESIGN, LLC
535 PLANK AVE PAOLI PA 19301 6106472789
FAX 6108892063 - RICK@RHCDESIGNLLC.COM
ELECTRICAL REQUIREMENTS:
ELECTRICAL SYMBOL LEGEND
GENERAL PLUMBING NOTES
WATER SUPPLY DIAGRAM (PEX)
NO SCALE
SANITARY PIPING DIAGRAM
NO SCALE
FIRST FLOOR ELECTRIC:
SCALE: 1/4" = 1'-0"
SECOND FLOOR ELECTRIC:
SCALE: 1/4" = 1'-0"
2-CAR GARAGE
BREAKFAST AREA
FAMILY ROOM
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