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DATE OF MAILING: June 8, 2023
NOTICE OF DECISION

VIA EMAIL (chrisw@mac.com)

Christopher Walker

5338 Bantry Place

El Dorado Hills, CA 97562

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2023-09
Applicant: Christopher Walker
Property: 625 Coates Street
Parcel No. 58-00-03868-00-7**

Dear Mr. Walker:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, June 7, 2023.

The Zoning Hearing Board voted to grant a special exception from section 165-199.B(3) of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to construct a third-story addition onto the existing nonconforming single-family dwelling.

This approval is conditioned upon the following:

1. Construction of the addition shall be in accordance with the testimony and evidence presented at the hearing including the proposed front, rear, right, and left elevations shown on hearing exhibit ZHB-4 – plan entitled “Addition & Remodel to: 625 Coates Street,” prepared by Kevin E. Smith Architecture + Planning, sheet A-3, a copy of which accompanies this notice of decision; and
2. The house will be owner-occupied and will be neither rented, leased, or made available for occupancy by anyone other than the owner including, but not limited to making the house available through Airbnb.

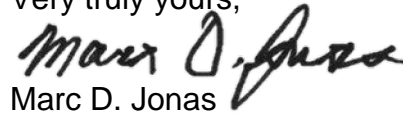
Since this application was not contested, the Zoning Hearing Board will not issue a written decision with findings of fact, conclusions of law, and reasons.

June 8, 2023

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 special exceptions.

Very truly yours,




Marc D. Jonas

Enclosure:

- elevations plan entitled "Addition & Remodel to: 625 Coates Street," prepared by Kevin E. Smith Architecture + Planning, sheet A-3.

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



RESUME DATE:
REVISIONS

KEVIN E. SMITH
Architecture + Planning
2429 APRIL DRIVE, JAMISON, PA 19029
PH: (267) 370-0768 / EMAIL: kea965@yahoo.com

ADDITION & REMODEL TO:
625 Coates Street
Bridgeport (Upper Merion), PA 19045

NO. OF SHEETS
SHEET NO.
DATE
THIS FLOOR & ROOF PLANS
CHECKED

A-3

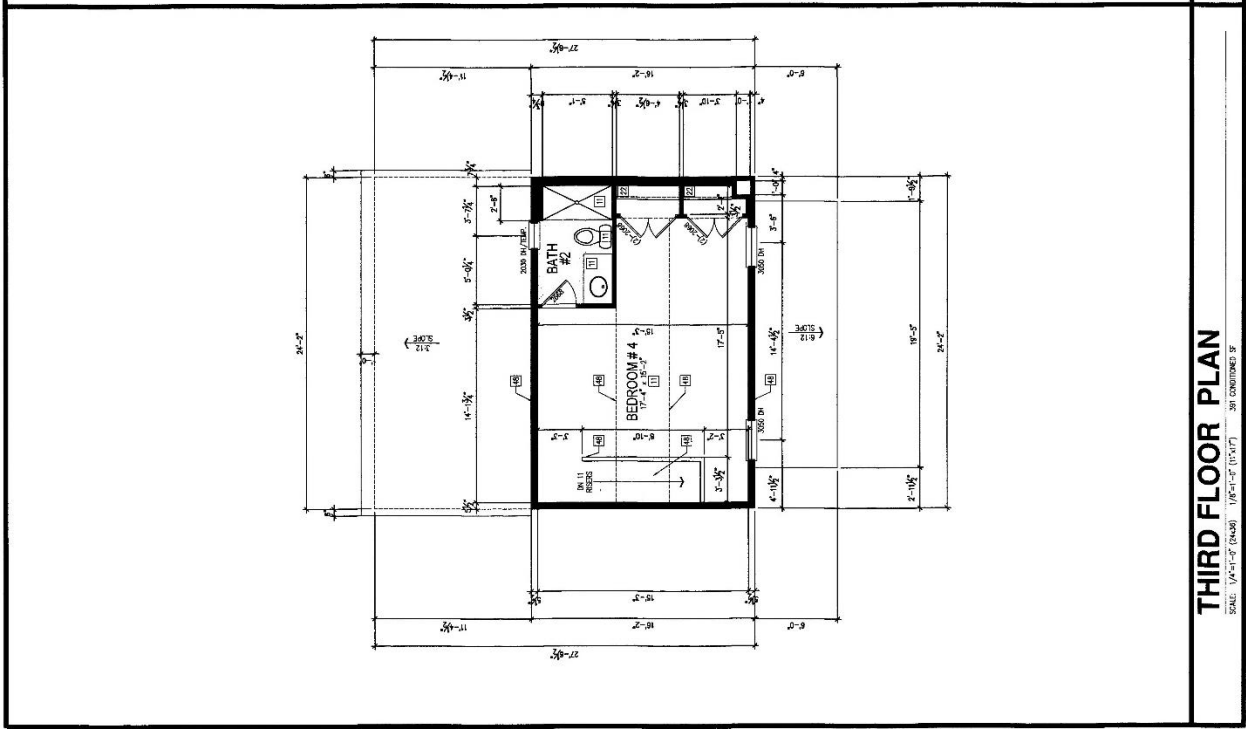
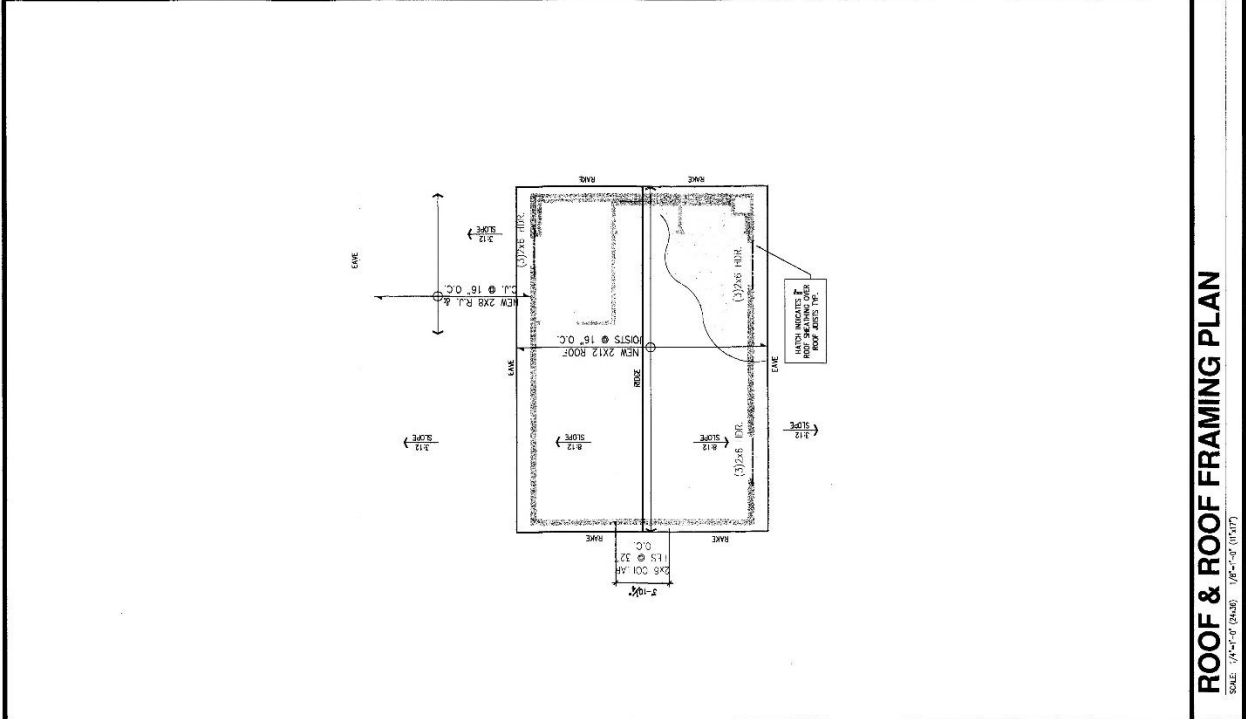
- FLOOR PLAN KEYNOTES:**

STRUCTURAL PLAN NOTES:

BRICK WALL FINISHES:
 - EXTERIOR: BRICK
 - INTERIOR: BRICK
 - FINISHES: BRICK WALL PANEL LENGTH
 - FINISHES: BRICK WALL PANEL TYPE
 - FINISHES: BRICK WALL PANEL TYPE
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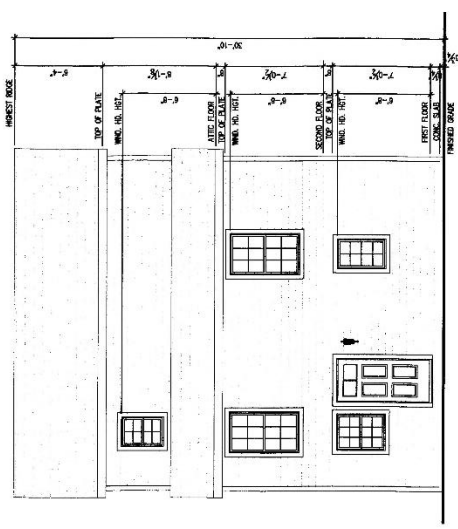
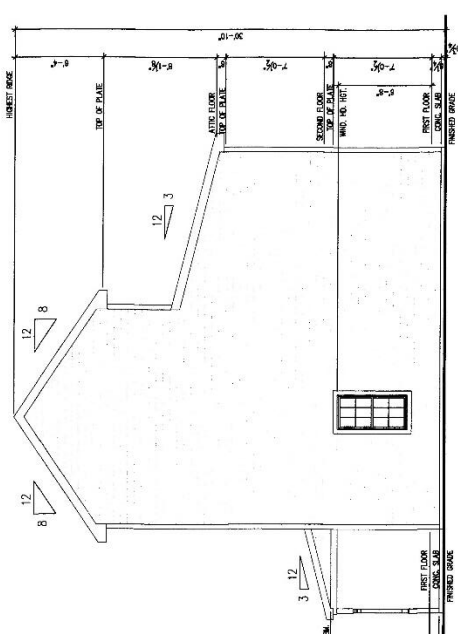
FLOOR PLAN GENERAL NOTES:

 - ALL DIMENSIONS SHOWN ARE SHOWN TO FACE OF STUDO OR MASONRY WALL PERIOD UNLESS NOTED OTHERWISE.
 - ALL INTERIOR WALLS ARE 2x4 WALLS AS SHOWN.
 - WINDOW SUPPLIER TO BE AT LEAST ONE WINDOW IN ALL ROOMS.
 - ALL ELECTRICAL AND MECHANICAL COMPONENTS SHALL BE COMPATIBLE AND INSTALLED PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
 - ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GABLE BRASSES.
 - TRUSS MANUFACTURER TO SIZE TRUSSES, FASTENERS, CONNECTORS, AND BRACES.
 - START GABLERY SHALL BE 7'-3/4" MAX. REAR AND 10' MAX. READ TYPICAL FOR ALL STORIES.



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0" (1/8") 3/8" CONTINUED 3/8"

ROOF & ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0" (1/8") 1/8" = 1'-0" (1/8")

 <p>REVISIONS DATE</p>	<p>KEVIN E. SMITH Architecture + Planning 2429 APRIL DRIVE, JAMISON, PA 18938 Ph. (281) 370-0766 / email: kees56@yahoo.com</p>	<p>ADDITION & REMODEL TO: 625 Coates Street Bridgeport (Upper Merion), PA 19045</p>	<p>DATE: _____ SCALE: _____ PROJECT: _____ THIRD FLOOR & ROOF PLANS</p>	<p>A-3</p>
<p>FLOOR PLAN KEYNOTES:</p> <p>1</p>		<p>FLOOR PLAN GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. ALL DIMENSIONS SHOWN ARE SHOWN TO FACE OF STUD OR MASONRY 2. ALL EXTERIOR WALLS TO BE 2X8 STUD - CMU 3. ALL EXTERIOR WALLS TO BE 2X8 STUD - CMU 4. WINDOW SUPPLY TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS 5. MEET'S EMERGENCY EGRESS AND FALL PROTECTION CODE REQUIREMENTS 6. MEET'S ELECTRICAL AND MECHANICAL REQUIREMENTS TO BE CODE COMPLIANT BY MECHANICAL AND ELECTRICAL CONTRACTORS TO BE CODE COMPLIANT 7. CONTRACTOR SHALL COORDINATE WITH BUILDING DEPARTMENT FOR PERMITS AND INSPECTIONS 8. ALL INSTALLATION OF RECEPTION WALLS AND/OR OTHER TRUSSES SHALL BE SHOWN AND APPROVED BY ARCHITECT 9. ALL TRUSSES SHALL BE 2x8 STUD - CMU 10. LATERAL BRACING SHALL BE SPACING FOR ALL TRUSSES AND ROOF FRAMING SHALL BE 2x12 MAX. RISE AND 12' MIN. TIEUP 11. TYPICAL FOR ALL STAIRS 	<p>FLOOR PLAN KEYNOTES:</p> <p>1</p>	
<p>PROPOSED FRONT ELEVATION SCALE: 1/8"=1'-0" (MAX) 1/8"=1'-0" (MAX)</p>		<p>PROPOSED REAR ELEVATION SCALE: 1/8"=1'-0" (MAX) 1/8"=1'-0" (MAX)</p>	