



Eastburn and Gray, PC

Attorneys at Law

**Marc D. Jonas, Esquire**

470 Norristown Road, Suite 302

Blue Bell, PA 19422

(215) 542-9345

mjonas@eastburngray.com

**DATE OF MAILING:** November 2, 2023  
**NOTICE OF DECISION**

Sunil L. Gaikwad and Veena Bathija  
10 Long Lane  
Berwyn, PA 19312  
Via email to: [GAIKWADSL@gmail.com](mailto:GAIKWADSL@gmail.com)

**Re: Upper Merion Township Zoning Hearing Board  
Appeal No. 2023-12  
Applicants: Sunil L. Gaikwad & Veena Bathija  
Property: 557 Powderhorn Road**

Dear Sunil & Veena:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, November 1, 2023.

The Zoning Hearing Board voted to deny the application for a use variance from section 165-22 of the Upper Merion Township Zoning Ordinance of 1942, as Amended, seeking to permit the rental of rooms to unrelated persons not occupying the dwelling as a single housekeeping unit.

Because this appeal was denied, the Zoning Hearing Board will issue a decision with findings of fact, conclusions of law and reasons.

Very truly yours,

Marc D. Jonas, Esq.

MDJ/agw

cc: Mark Zadroga, Director; Chief Building/Zoning Official  
[mzadroga@umtownship.org](mailto:mzadroga@umtownship.org)  
Gregory W. Philips, Esq., Upper Merion Township Supervisor  
[gphilips@umtownship.org](mailto:gphilips@umtownship.org)  
John F. Walko, Esq., Township Solicitor  
[john@skilkennylaw.com](mailto:john@skilkennylaw.com)