

Maryn Gemgnani and Brad Ruppel
132 Cynwyd Road
Bala Cynwyd, PA 19004
T: (610) 597-6896

7 November 2019

Mr. Michael Wylie
Zoning Officer
Lower Merion Township
75 East Lancaster Avenue
Ardmore, PA 19003
T: (610) 645-6172

RE: 125 Bryn Mawr Avenue - Zoning Appeal Application

Dear Mr. Wylie,

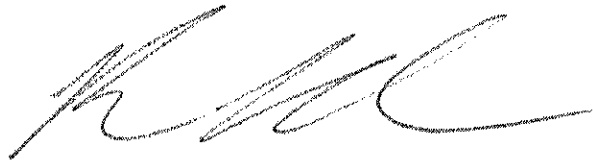
We would like to draw your attention to the project address listed below. The property is located 3 lots to the south of North Highland Avenue on the east side of the street and is currently zoned R4. The basis for our current design is predicated on the fact that the existing detached structure sits within the minimum (8'-0") side yard setback on the north side of the property. We are submitting this letter as an appeal to the zoning requirements as they relate to our desire to construct a two-story addition to the living space of the house per the attached plans. In an effort to maintain the scale and continuity of the existing structure and open space on the lot, we are seeking a variance that would allow us to construct that addition approximately in line with the north wall of the existing structure; within the northern side-yard setback. The aggregate width of the side yards will remain greater than 20'-0".

The testimony will be provided by the architect and the owners. We believe that while not adhering to strictly to the zoning code, our proposal represents the most contextually appropriate approach to meeting the intent of the zoning code and our projects goals.

Should you have any questions or concerns regarding the project or application, please feel free to reach out to us. Thank you for your time.

Project Address and Owner Information:
Maryn Gemgnani and Brad Ruppel
125 Bryn Mawr Avenue
Bala Cynwyd, PA 19004
T: (610) 597-6896

Best regards,

A handwritten signature in black ink, appearing to be 'MR' or similar initials, written in a cursive style.

Maryn Gemgnani and Brad Ruppel

126 BRYN MAWR AVENUE, BALA CYNWYD 19004

SITE PLAN PREPARED REFERENCING GRADING AND UTILITY PLAN, 125 BRYN MAWR AVENUE AS PREPARED BY MOMENE AND ASSOCIATES, INC. 524 COUNTY LINE ROAD, BRYN MAWR, PA 19010, DATED MAY 16, 2013

LOT AREA CALCULATIONS

	EXISTING	PROPOSED	NOTES
LOT AREA	13,710	NO CHANGE	(6000 FT MAX)
LOT WIDTH	60'-0" AT STREET LINE	NO CHANGE	
BUILDING AREA	16.3%		30% MAX.
SETBACKS			
FRONT YARD	33'-0"	NO CHANGE	30'-0"
SIDE YARD	5'-6" (NORTH)	NO CHANGE	6'-0" MIN. (20'-0" AGGREGATE)
REAR YARD	11'-3" (SOUTH)	NO CHANGE	20'-0"
IMPERVIOUS SURFACES	5,507	5,775	42% 89% MAX. (5,319.25)
STDS-747.3 INCREASE	171.16 INCREASE		57% INCREASE ALLOWABLE
BUILDING HEIGHT	3-STORIES	NO CHANGE	3-STORIES OR 35'-0" MAX.

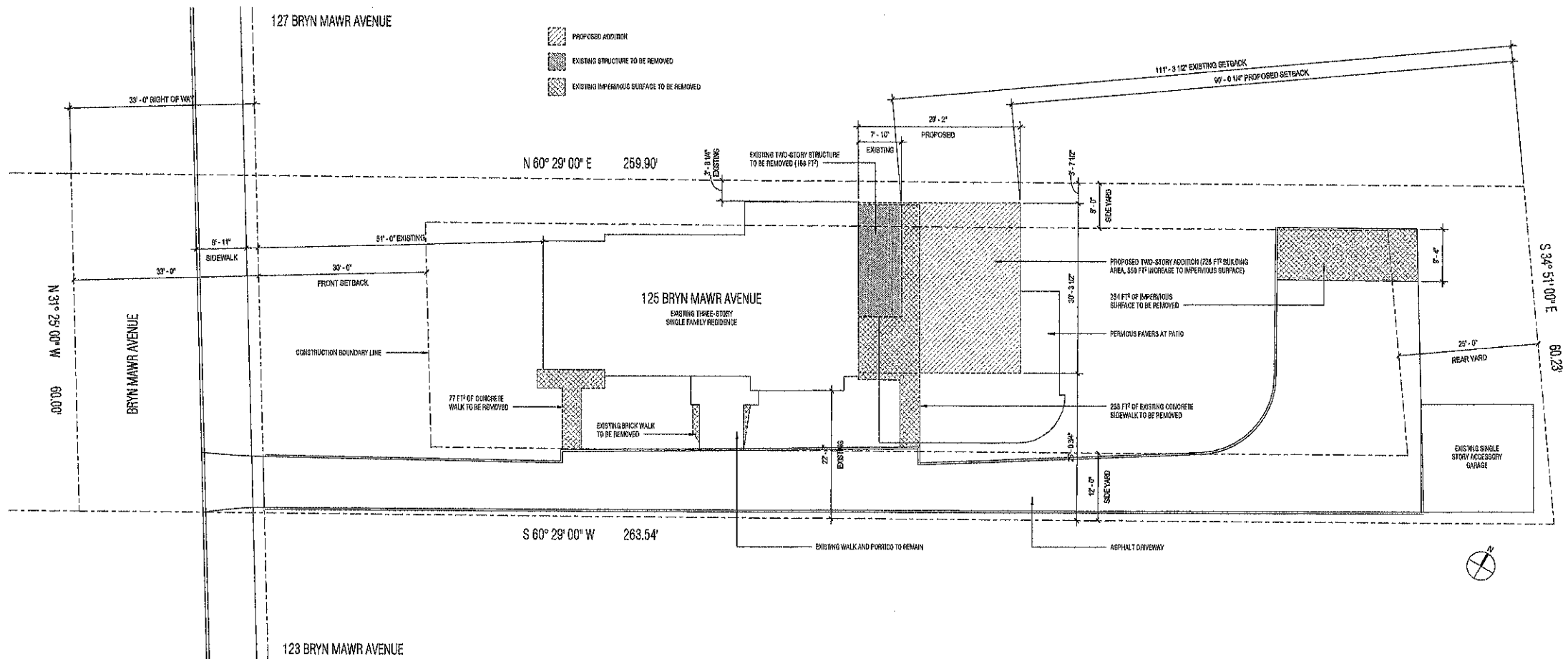
FOR DETAILED INFORMATION REFER TO THE ZONING CODE OF LOWER MERION TOWNSHIP

EXISTING IMPERVIOUS COVERAGE	
RESIDENCE	1,711
DRIVEWAY	385
PARKS	444
TOTAL	2,540
PERCENTAGE	18%

PROPOSED IMPERVIOUS COVERAGE	
RESIDENCE	2,437
DRIVEWAY	385
PARKS	444
TOTAL	3,266
PERCENTAGE	24%



LOCUS MAP - N.T.S.



PROJECT PRIVATE RESIDENCE

125 BRYN MAWR AVENUE
BALA CYNWYD, PA 19004

PROJECT TEAM
ARCHITECTURE:
MICHAEL BIANCHI
405 REDLEAF ROAD
WYNNICWOOD, PA 19088
T: (247) 698-0751
michael.bianchi@gmail.com

CONTRACTOR:
GOSDINE CONSTRUCTION
230 WEST QUEEN LANE
PHILADELPHIA, PA 19118
T: (215) 598-0258
gosc@gosdine.com
LIC # 41189

NOTES

SEAL

KEY PLAN

REVISIONS

ISSUE DATE

SHEET TITLE

SHEET ID

No.	Issue	Date
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ISSUE DATE:
ISSUE PURPOSE:
CHECKED BY:
AUTHOR:

SITE AND LOCUS
PLAN

A0.03

1 SITE PLAN
1" = 10'-0"

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VIEW FROM NORTHWEST



VIEW FROM STREET



VIEW FROM REAR YARD



VIEW FROM SOUTH

PROJECT
PRIVATE RESIDENCE

125 BRYN MAWR AVENUE
BALA CYNWYD, PA 19004
No:

PROJECT TEAM

ARCHITECTURE:
MICHAEL BLANCHI
406 PENLEAF ROAD
WYMERWOOD, PA 19096
T: (347) 668-8751
michael.blanchi@gmail.com

CONTRACTOR:
OSBORNE CONSTRUCTION
230 WEST QUEEN LANE
PHILADELPHIA, PA 19119
T: (917) 586-2098
blanchihome@gmail.com
LIC # : 41188

NOTES

SEAL

KEY PLAN

REVISIONS

No.	Issue	Date

ISSUE DATE

ISSUE DATE:
ISSUE PURPOSE:
CHECKED BY:
AUTHOR:

SHEET TITLE

RENDERINGS

SHEET ID

A0.04

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