BEFORE THE
ZONING HEARING BOARD OF
LOWER MERION TOWNSHIP, MONTGOMERY COUNTY
PENNSYLVANIA

APPEAL NO. 4475

IN THE MATTER OF:	**: Applicants- Appellants**
	:
Justin and Katharine Witman	**: 127 Bryn Mawr Avenue**
	: Bala Cynwyd, PA 19004

ORDER

AND NOW, this 12th day of December, 2019 it is hereby ORDERED that the uncontested application of Justin and Katharine Witman for a variance from Code §155-32 D(2) in order to construct a one-story addition and deck onto the rear of the existing dwelling on the property located at 127 Bryn Mawr Avenue. The existing dwelling is legally nonconforming to the side yard setback and the addition will infringe into the setback no farther than the existing dwelling. The variance is granted, therefore, based on the Board's interpretation of the *Yokum* and *Grubb* line of cases. The variance is conditioned on substantial adherence to the plans and testimony presented at the hearing on December 12 and on compliance with all other applicable Township codes and ordinances with respect to the construction.

Chairman Brier, Member Davidson and Alternate Member Ritterband participating, all voting "aye."

Attest:

Michael Wylie

Secretary