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**DATE OF MAILING:** December 6, 2018  
**SENT BY FIRST CLASS MAIL AND EMAIL**

**VIA EMAIL [gadelman@kaplaw.com](mailto:gadelman@kaplaw.com)**

Gregg Adelman, Esquire  
Kaplin Stewart  
910 Harvest Drive, P.O. Box 3037  
Blue Bell, PA 19422

**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2018-19  
Applicant: Realen Valley Forge Greenes Associates  
Property: 400 Guthrie Road**

Dear Gregg:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, December 5, 2018.

The Zoning Hearing Board voted to grant a special exception to permit a personal or self-storage facility as a “use of the same general character” as other permitted uses in the Commercial districts pursuant to section 165-106.L *Regulations to apply* in Exhibit B to the “Settlement Agreement Regarding Development of the Valley Forge Golf Course Property” between Realen Valley Forge Greenes Associates, a Pennsylvania General Partnership and Upper Merion Township, dated April 20, 2006, identified as hearing Exhibit A-5.

This relief is granted subject to the condition that there be no outside storage, and in accordance with hearing Exhibit A-6, the “Zoning Plan” (prepared by Bohler Engineering, dated October 11, 2018), a copy of which accompanies this letter.

December 6, 2018

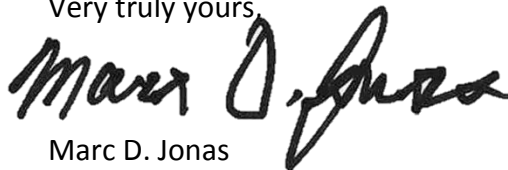
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Because this application was granted and there were no contesting parties, the Zoning Hearing Board will not issue a decision with findings of fact, conclusions of law, and reasons.

This 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,

A handwritten signature in black ink, appearing to read "Marc D. Jonas". The signature is written in a cursive, flowing style.

Marc D. Jonas

Enclosure: "Zoning Plan," prepared by Bohler Engineering, dated October 11, 2018

cc: Mark Zadroga, Director; Chief Building/Zoning Officer  
Carole Kenney, Supervisor  
M Jonathan Garzillo, Zoning Hearing Board Chairperson

