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

VIA EMAIL al@fuscaldolaw.com

Alfred R. Fuscaldo, Esquire
Fuscaldo Law Group LLC
P.O. Box 147
Valley Forge, PA 19481

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2018-17
Applicant: Brandywine Operating Partnership, L.P.
Property: 650 Park Ave.**

Dear Mr. Fuscaldo:

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 the following relief from the Upper Merion Township Zoning Ordinance of 1942, as Amended:

1. a variance from section 165-5(B) *Word usage; definitions* (PARKING SPACE) to permit parking spaces that are 9 feet wide with an area of 162 square feet where a 9.5-foot width and an area of 180.5 square feet are required;
2. a variance from section 165-160.3 *Dimensional requirements* to permit a front yard setback of 45.5 feet for the parking garage where a 50-foot setback is required; and
3. a variance from section 165-160.3 *Dimensional requirements* to permit a front yard setback of 16.3 feet from the building and 5.9 feet from a canopy where a 50-foot setback is required.

December 6, 2018

This relief is granted in accordance with hearing Exhibit A-5, the “Zoning Plan” (prepared by Bohler Engineering, dated October 18, 2018), a copy of which accompanies this letter.

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 that reads "Marc D. Jonas". The signature is written in a cursive style with a large, stylized initial "M".

Marc D. Jonas

Enclosure: “Zoning Plan,” prepared by Bohler Engineering, dated October 18, 2018

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

