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**DATE OF MAILING:** February 8, 2018  
**SENT BY FIRST CLASS MAIL AND EMAIL**

Alfred R. Fuscaldo, Esquire  
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**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2018-03  
Applicant: Brandywine Operating Partnership, L.P.  
Property: 500 North Gulph Road**

Dear Mr. Fuscaldo:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on February 7, 2018.

The Zoning Hearing Board voted to grant the following variances from the Upper Merion Township Zoning Ordinance of 1942, as Amended, to construct a one-story parking deck and to modify the existing surface parking and landscaping:

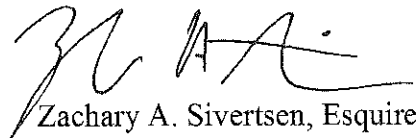
1. a variance from section 165-5 *Word usage; definitions*, "Parking Space" to permit
  - 206 surface parking spaces with dimensions of 9 feet by 19 feet and an area of 171 square feet.
  - 230 parking spaces (83 surface and 147 structured) with dimensions of 8.5 feet by 19 feet and an area of 161.5 square feet.
  - 14 parking spaces (13 surface and 1 structured) with dimensions of 8 feet by 23 feet and an area of 184 square feet;
2. a variance from section 165-195.A *Computation of required off-street loading space*, to permit 1 large loading space for a building with 105,128 square feet of gross floor area where 3 large loading spaces are required;
3. a variance from section 165-129.D *Area, width and yard regulations*, to encroach into the required rear yard setback by 7.7 feet where a 20-foot setback is required; and
4. a special exception from section 165-129.F *Area, width and yard regulations*, to permit the proposed parking structure to be located 120 feet from an Agricultural Zoning District, where a 150 foot setback is required.

Development of the property shall conform strictly to the representations, testimony, and exhibits presented at the hearing and set forth in the application, including, but not limited to, the plans accepted into evidence as exhibits "A-2a" and "A-2b," entitled "Zoning Plan" and "Parking Exhibit," prepared by Bohler Engineering, sheets 1 and 2, both dated January 12, 2018, which are included with this letter.

Because this application was granted and not contested, the Zoning Hearing Board will not issue a decision with findings of fact, conclusions of law, and reasons.

This notice of decision is subject to a 30-day appeal period beginning on the date of entry (mailing) of this letter.

Very truly yours,



Zachary A. Sivertsen, Esquire

Enclosures:

1. Plan entitled "Zoning Plan," sheet 1 of 2, prepared by Bohler Engineering, dated January 12, 2018, hearing Exhibit A-2a.
2. Plan entitled "Parking Exhibit," sheet 2 of 2, prepared by Bohler Engineering, dated January 12, 2018, hearing Exhibit A-2b.

cc: Mark Zadroga, Chief Building Officer  
Carole Kenney, Supervisor  
Marc D. Jonas, Esquire



