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**DATE OF MAILING: April 18, 2019**  
**SENT BY FIRST CLASS MAIL AND EMAIL**

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

Craig Robert Lewis  
Kaplin Stewart  
Union Meeting Corporate Center  
910 Harvest Drive  
Suite 200  
Blue Bell, PA 19422

**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2019-04  
Applicants: Blacktree Property Holdings, LLC  
Property: 1030 Continental Drive**

Dear Rob:

This letter constitutes notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on April 17, 2019.

The Zoning Hearing Board voted to grant variances from the following sections of the Upper Merion Township Zoning Ordinance of 1942 as amended:

1. Section 165-5.b *Word usage; definitions* (size of a parking space, as defined);
2. Section 165-85 *Off-street parking*;
3. Section 165-194 *Off-street loading space*;
4. Section 165-195 *Computation of required off-street loading space*.

The grant of the variances is subject to the following conditions and strict conformance with the testimony and exhibits presented at the hearing:

1. The use of the building shall be limited to general office use, excluding other uses such as a medical clinic;
2. The green area depicted in front of the existing 3-story building as shown on the plan entitled "Site Rendering" prepared by Marathon Engineering & Environmental Services, sheet 1 of 1, dated April 17, 2019, shall be preserved. A copy of that plan accompanies this notice of decision;
3. There shall be double striping between parking spaces; and
4. The minimum parking space width can be 8 feet for existing 8-foot wide parking spaces. Within seven (7) days of the date of the mailing of this notice of decision, the applicant shall provide the Township Director; Chief Building/Zoning Official, Mark Zadroga, with a detailed breakdown of the dimensions of each of the 108 parking spaces proposed for the property. This breakdown shall not be altered without further approval of the Upper Merion Township Zoning Hearing Board.

Since 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.

The approval is subject to a 30-day appeal period beginning from the date of entry (mailing) of the notice of decision.

The applicant is direction to section 165-257 "Expiration of Special Exceptions or Variances" and applicable statutory provisions governing the expiration of variances.

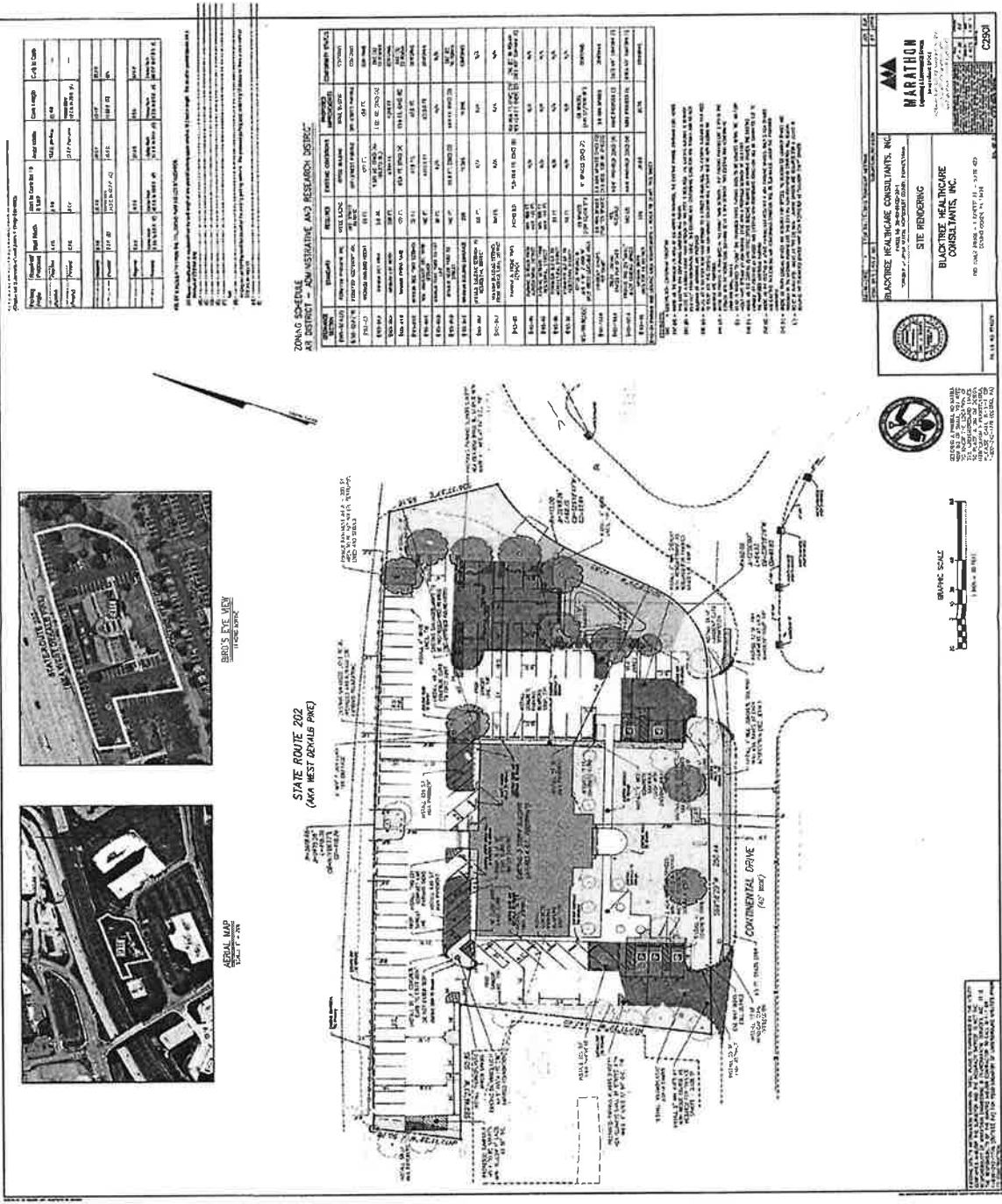
Very truly yours,



Marc D. Jonas

MDJ/mw  
Enclosure

cc: Mark Zadroga, Director; Chief Building/Zoning Official  
Carole Kenney, Supervisor



Property	Area (sq ft)	Use	Notes
Blotzberg Healthcare Consultants, Inc.	10,000	Healthcare	Proposed building
Parking	5,000	Parking	Proposed parking
Landscaping	2,000	Landscaping	Proposed landscaping
Other	1,000	Other	Proposed other

**ZONING SCHEME - AN UNUSUAL AND RESEARCH DISTRICT**

Zone	Area (sq ft)	Use	Notes
U-1	10,000	Single-Family Detached	Unusually Large Single-Family Detached
U-2	5,000	Single-Family Detached	Unusually Large Single-Family Detached
U-3	2,000	Single-Family Detached	Unusually Large Single-Family Detached
U-4	1,000	Single-Family Detached	Unusually Large Single-Family Detached
U-5	500	Single-Family Detached	Unusually Large Single-Family Detached

**BLADDER HEALTHCARE CONSULTANTS, INC.**  
 10000 STATE ROUTE 202, SUITE 100  
 BLOTTBERG, CALIFORNIA 95026

**SITE RENDERING**  
 BLADDER HEALTHCARE CONSULTANTS, INC.

**MARATHON**  
 CONSULTING ENGINEERS AND ARCHITECTS

**SCALE**  
 1" = 100'

**DATE**  
 04/18/2019

**PROJECT NO.**  
 19-001