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VIA EMAIL

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**Re: Upper Merion Township Zoning Hearing Board
Application No. 2019-11
Applicants: Upper Merion Area School District
Property: 435 Crossfield Road**

Dear Loren:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, August 21, 2019.

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 165-23 *Area, width and yard regulations*, subsection A, to permit impervious coverage of 45% where the maximum impervious coverage permitted is 40%, and the existing impervious coverage is 42%;
2. a variance from section 165-23 *Area, width and yard regulations*, subsection A, to permit a building height of 55 ft. where a maximum building height of 35 ft. is permitted;
3. variances from section 165-23 *Area, width and yard regulations*, subsection B *Dimensional requirements*, to permit:

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- a. an 80-foot yard where all yards are required to be 100 feet for educational facilities (and 120 feet for buildings that are 55 feet in height), and
 - b. to allow 11 parking spaces to be located within the 100-foot parking setback, none closer than 25 feet; and
4. variances from section 165-24 *Off-street parking* and section 165-191.B(4)(e) *Schools* to permit 608 parking spaces with a “peak event amount” of 678 parking spaces where 837 parking spaces are required and there are 550 parking spaces currently on the property.

This relief is granted in strict accordance with the testimony and hearing exhibits, including hearing Exhibit A-3, the “Site - Overall” (prepared by Renew Land Development Solutions, dated April 25, 2019, last revised August 21, 2019), a copy of which accompanies 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.

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 directed to section 165-257 *Expiration of Special Exceptions or Variances* governing the expiration of variances.

Very truly yours,



Marc D. Jonas

cc: Mark Zadroga, Director; Chief Building/Zoning Official
Carole Kenney, Supervisor
Bernadette A. Kearney, Esq.

