



Eastburn and Gray, PC

Attorneys at Law

**Marc D. Jonas**

470 Norristown Road, Suite 302

Blue Bell, PA 19422

Direct: 215-542-9345

Fax: 215-542-9421

mjonas@eastburngray.com

**DATE OF MAILING:** February 22, 2018  
**SENT BY FIRST CLASS MAIL AND EMAIL**

Demer Holleran  
Fairmount Athletic Club LP  
499 South Henderson Road  
King of Prussia, PA 19406

**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2018-01  
Applicant: Fairmount Athletic Club LP  
Property: 499 South Henderson Road**

Dear Ms. Holleran:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on February 21, 2018.

The Zoning Hearing Board voted to grant a special exception pursuant to section 165-218.C *Child day-care facilities* of the Upper Merion Township Zoning Ordinance of 1942, as amended, to permit a child day-care center in an existing building in the LI Limited Industrial District.

The special exception is conditioned as follows:

The child day-care use shall be limited to a total of 5,800 square feet comprising six classrooms, a vestibule, a break room, two offices, and a corridor as depicted on the plan entitled "Proposed Floor Plans Phase II", sheet A-1B, prepared by Marshall Sabatini Architecture, dated January 13, 2017, last revised January 30,

February 22, 2018

2017 which was Zoning Hearing Board exhibit 6. A copy of this plan accompanies this letter.

Since this application was granted and not contested, the Zoning Hearing Board will not issue an opinion with findings of fact and conclusions of law.

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

The applicant is directed to section 165-257 *Expiration of special exceptions or variances* governing the expiration of special exceptions.

Very truly yours,

Marc D. Jonas

MDJ/mw  
Enclosure

cc: Mark Zadroga, Acting Director; Chief Building/Zoning Officer  
Carol Kenney, Supervisor

