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DATE OF MAILING: October 8, 2020
SENT BY EMAIL and FIRST CLASS MAIL

VIA EMAIL & FIRST CLASS MAIL

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

Re: Upper Merion Township Zoning Hearing Board
Application No. 2020-14
Applicant: Atlantic American Properties Trust
Property: 1040 First Avenue (tax parcel no. 58-00-06832-20-2)

Dear Al:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the virtual hearing on Wednesday, October 7, 2020.

The Zoning Hearing Board voted to grant a variance from section 165-5 of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit 155 parking spaces 8.5 ft. in width with an area of 161.5 sq. ft.

This approval is conditioned upon:

1. compliance with the testimony and exhibits presented at the hearing, including but not limited to Exhibit A-6, the plan entitled “Parking Lot Striping Exhibit,” prepared by Pennoni, dated June 29, 2020, and the chart entitled “Parking Stall Count Breakdown,” prepared by Pennoni, dated September 25, 2020, both of which are enclosed with this letter; and

2. compliance with the requirement of section 145-24.A of the Upper Merion Township Subdivision and Land Development Ordinance that the parking spaces “shall be designed, laid out and clearly marked with four-inch-wide double paint lines, spaced one foot clear between lines,” which shall not reduce or modify the total number of proposed parking spaces on the property.

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" and applicable statutory provisions governing the expiration of variances.

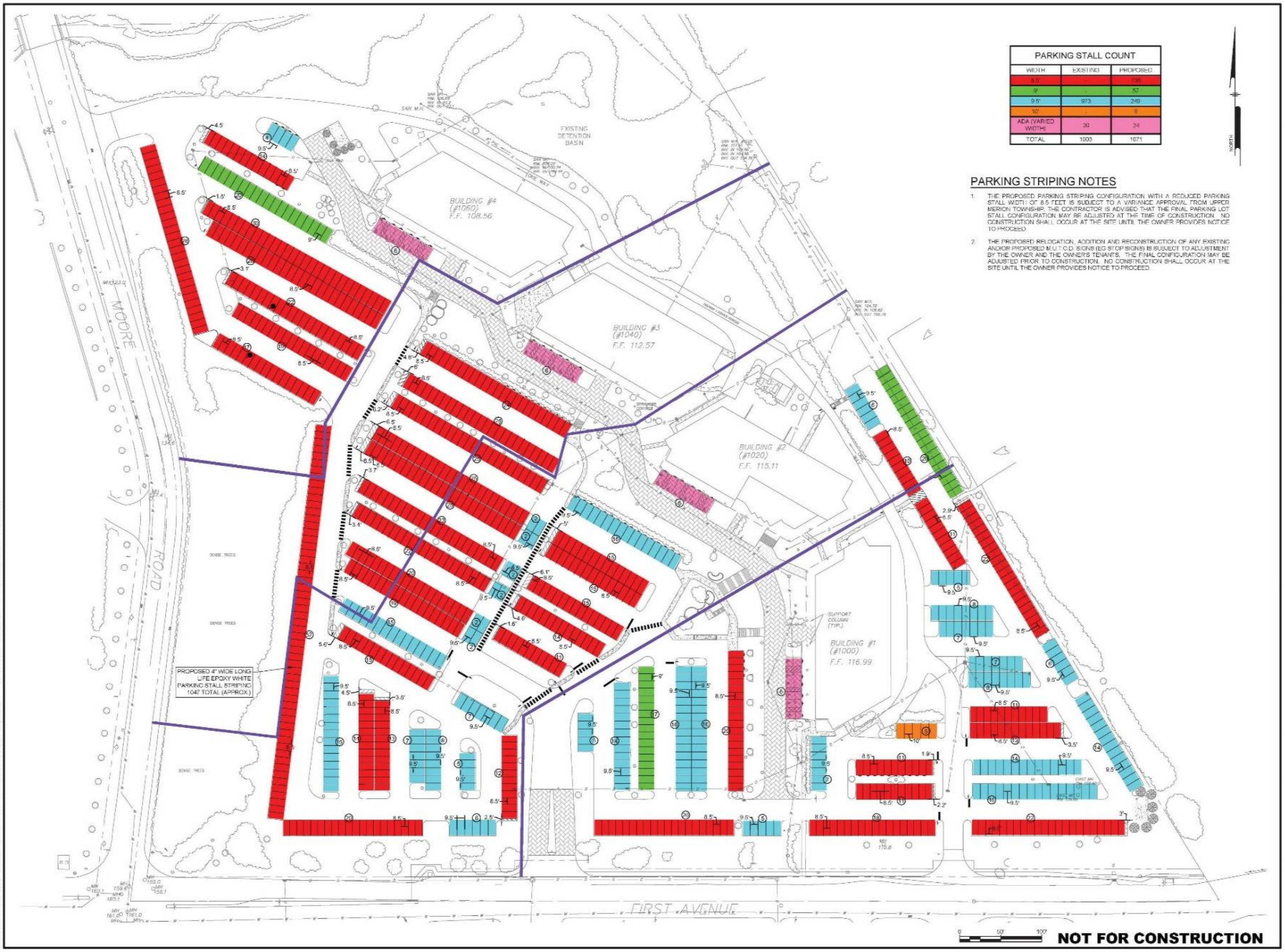
Very truly yours,

Zachary A. Sivertsen

Enclosures:

- "Parking Lot Striping Exhibit," prepared by Pennoni, dated Jun. 29, 2020
- "Parking Stall Count Breakdown," prepared by Pennoni, dated Sep. 25, 2020

cc: Mark Zadroga, Director; Chief Building/Zoning Officer (via email)
Gregory W. Philips, Esq., Supervisor (via email)
Bernadette A. Kearney, Esq, Township Solicitor (via email)


NORTH
EXISTING DETENTION BASIN
BUILDING #4 (#1050) F.F. 108.56
BUILDING #3 (#1040) F.F. 112.57
BUILDING #2 (#1020) F.F. 115.11
BUILDING #1 (#1000) F.F. 116.99
SUPPORT COLUMN (TYP.)
MOORE ROAD
FIRST AVENUE
DENSE TREES
8.5'
9'
9.5'
0 50' 100'

PROPOSED 4" WIDE LONG LIFE EPOXY WHITE PARKING STALL STRIPING 1047 TOTAL (APPROX.)

NOT FOR CONSTRUCTION

PARKING STALL COUNT		
WIDTH	EXISTING	PROPOSED
8.5'	-	736
9'	-	57
9.5'	973	249
10'	-	5
ADA (VARIED WIDTH)	30	24
TOTAL	1003	1071

PARKING STRIPING NOTES

1. THE PROPOSED PARKING STRIPING CONFIGURATION WITH A REDUCED PARKING STALL WIDTH OF 8.5 FEET IS SUBJECT TO A VARIANCE APPROVAL FROM UPPER MERION TOWNSHIP. THE CONTRACTOR IS ADVISED THAT THE FINAL PARKING LOT STALL CONFIGURATION MAY BE ADJUSTED AT THE TIME OF CONSTRUCTION. NO CONSTRUCTION SHALL OCCUR AT THE SITE UNTIL THE OWNER PROVIDES NOTICE TO PROCEED.
2. THE PROPOSED RELOCATION, ADDITION AND RECONSTRUCTION OF ANY EXISTING AND/OR PROPOSED M.U.T.C.D. SIGNS (EG STOP SIGNS) IS SUBJECT TO ADJUSTMENT BY THE OWNER AND THE OWNER'S TENANTS. THE FINAL CONFIGURATION MAY BE ADJUSTED PRIOR TO CONSTRUCTION. NO CONSTRUCTION SHALL OCCUR AT THE SITE UNTIL THE OWNER PROVIDES NOTICE TO PROCEED.

Pennoni

PENNONI ASSOCIATES INC.
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035
T 856.547.0505 F 856.547.9174
NJ COA NO. GA28033300

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

ANDREW T. BANFF
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE 79612
9/3/20

MASCHELLMAC OFFICE COMPLEX
1020 FIRST AVENUE
KING OF PRUSSIA, PA 19406

PARKING LOT STRIPING EXHIBIT

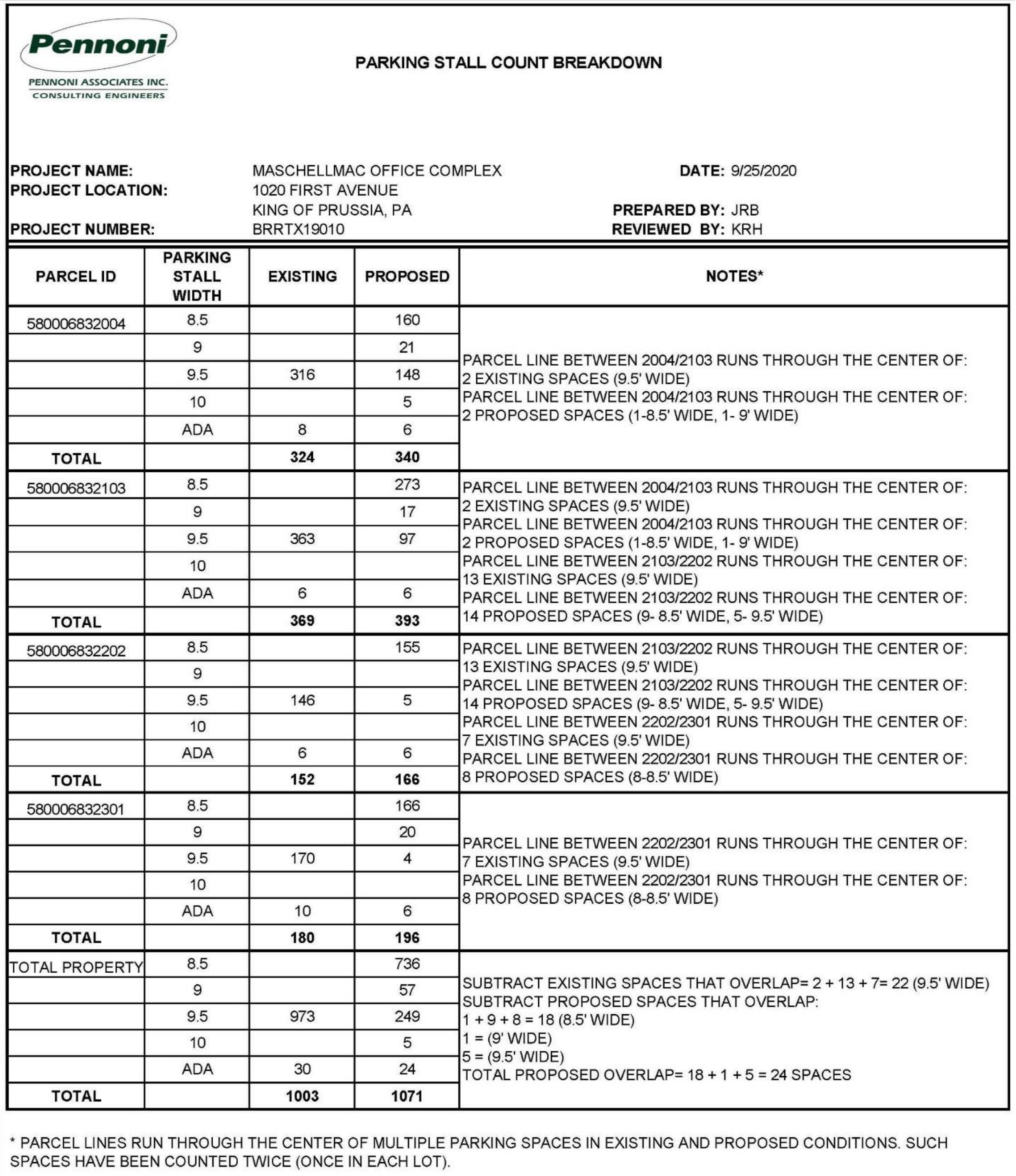
BRANDYWINE REALTY TRUST
555 E LANCASTER AVE SUITE 110
RADNOR, PA 19087

DATE	NO	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	BRRTX19010
DATE	2020-06-29
DRAWING SCALE	1"= 50'
DRAWN BY	EM
APPROVED BY	ATB

CS1000
SHEET 1 OF 1



Pennoni
PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

PARKING STALL COUNT BREAKDOWN

PROJECT NAME: MASCHELLMAC OFFICE COMPLEX
DATE: 9/25/2020
PROJECT LOCATION: 1020 FIRST AVENUE
KING OF PRUSSIA, PA
PREPARED BY: JRB
PROJECT NUMBER: BRRTX19010
REVIEWED BY: KRH

PARCEL ID	PARKING STALL WIDTH	EXISTING	PROPOSED	NOTES*
580006832004	8.5		160	PARCEL LINE BETWEEN 2004/2103 RUNS THROUGH THE CENTER OF: 2 EXISTING SPACES (9.5' WIDE) PARCEL LINE BETWEEN 2004/2103 RUNS THROUGH THE CENTER OF: 2 PROPOSED SPACES (1-8.5' WIDE, 1- 9' WIDE)
	9		21	
	9.5	316	148	
	10		5	
	ADA	8	6	
TOTAL		**324**	**340**	
580006832103	8.5		273	PARCEL LINE BETWEEN 2004/2103 RUNS THROUGH THE CENTER OF: 2 EXISTING SPACES (9.5' WIDE) PARCEL LINE BETWEEN 2004/2103 RUNS THROUGH THE CENTER OF: 2 PROPOSED SPACES (1-8.5' WIDE, 1- 9' WIDE) PARCEL LINE BETWEEN 2103/2202 RUNS THROUGH THE CENTER OF: 13 EXISTING SPACES (9.5' WIDE) PARCEL LINE BETWEEN 2103/2202 RUNS THROUGH THE CENTER OF: 14 PROPOSED SPACES (9- 8.5' WIDE, 5- 9.5' WIDE)
	9		17	
	9.5	363	97	
	10			
	ADA	6	6	
TOTAL		**369**	**393**	
580006832202	8.5		155	PARCEL LINE BETWEEN 2103/2202 RUNS THROUGH THE CENTER OF: 13 EXISTING SPACES (9.5' WIDE) PARCEL LINE BETWEEN 2103/2202 RUNS THROUGH THE CENTER OF: 14 PROPOSED SPACES (9- 8.5' WIDE, 5- 9.5' WIDE) PARCEL LINE BETWEEN 2202/2301 RUNS THROUGH THE CENTER OF: 7 EXISTING SPACES (9.5' WIDE) PARCEL LINE BETWEEN 2202/2301 RUNS THROUGH THE CENTER OF: 8 PROPOSED SPACES (8-8.5' WIDE)
	9			
	9.5	146	5	
	10			
	ADA	6	6	
TOTAL		**152**	**166**	
580006832301	8.5		166	PARCEL LINE BETWEEN 2202/2301 RUNS THROUGH THE CENTER OF: 7 EXISTING SPACES (9.5' WIDE) PARCEL LINE BETWEEN 2202/2301 RUNS THROUGH THE CENTER OF: 8 PROPOSED SPACES (8-8.5' WIDE)
	9		20	
	9.5	170	4	
	10			
	ADA	10	6	
TOTAL		**180**	**196**	
TOTAL PROPERTY	8.5		736	SUBTRACT EXISTING SPACES THAT OVERLAP= 2 + 13 + 7= 22 (9.5' WIDE) SUBTRACT PROPOSED SPACES THAT OVERLAP: 1 + 9 + 8 = 18 (8.5' WIDE) 1 = (9' WIDE) 5 = (9.5' WIDE) TOTAL PROPOSED OVERLAP= 18 + 1 + 5 = 24 SPACES
	9		57	
	9.5	973	249	
	10		5	
	ADA	30	24	
TOTAL		**1003**	**1071**	

* PARCEL LINES RUN THROUGH THE CENTER OF MULTIPLE PARKING SPACES IN EXISTING AND PROPOSED CONDITIONS. SUCH SPACES HAVE BEEN COUNTED TWICE (ONCE IN EACH LOT).