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

VIA EMAIL & FIRST CLASS MAIL

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**Re: Upper Merion Township Zoning Hearing Board
Application No. 2020-13
Applicant: Atlantic American Properties Trust
Property: 1020 First Avenue (tax parcel no. 58-00-06832-10-3)**

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 273 parking spaces 8.5 ft. in width with an area of 161.5 sq. ft. and 17 parking spaces less than 9 ft. in width with an area of 171 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

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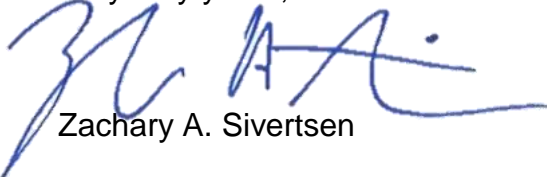
double paint lines, spaced one foot clear between lines,” which shall not reduce or modify the total number of proposed parking spaces on the property.

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)



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 PARKING STALL COUNT BREAKDOWN <small>PENNONI ASSOCIATES INC. CONSULTING ENGINEERS</small>				
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).