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**DATE OF MAILING:** August 3, 2017  
Sent by first class mail and email

Joseph Kuhls, Esquire  
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Fort Washington, PA 19034  
[jckuhls@kuhlslaw.com](mailto:jckuhls@kuhlslaw.com)

**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2017-18  
Applicant: Storage Partners of KOP, LLC  
Property: 550 Allendale Road**

Dear Mr. Kuhls:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on August 2, 2017.

At the hearing, the applicant withdrew its appeal of the determination of the zoning officer concluding that the proposed personal storage use is mini-storage, which is not permitted in the KPMU King of Prussia Mixed-Use District.

The Zoning Hearing Board voted to grant a variance from section 165-160.2 *Use regulations* to permit a 4-story, 96,000 square foot "personal storage facility" consisting of 750 units in the KPMU district.

The approval was conditioned as follows:

1. the glass on the rear elevation of the building shall be nonfunctional (opaque)
2. office hours shall be limited to 8:00 am to 7:00 pm, 7 days a week
3. hours of customer access shall be limited to 6:00 am to 9:00 pm, 7 days a week
4. there shall be no exterior access to the storage units
5. the applicant shall obtain land development approval from the Township
6. buffer landscaping shall be provided to the satisfaction of the Township Engineer as part of the land development process
7. there shall be no outside storage

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8. the personal storage facility shall conform strictly to the representations, testimony, and exhibits presented at the hearing and set forth in the application, including but not limited to the following exhibits, attached hereto:
  - o Exhibit A-1.C, rendering titled "KOP Storage Facility Perspective", prepared by Kramer + Marks Architects, dated June 22, 2017
  - o Exhibit A-1.E, plan titled "Zoning Plan for 550 Allendale Road", prepared by Eustace Engineering, dated July 11, 2017.

Because this application was granted, and there were no objecting parties to the hearing, the Zoning Hearing Board will not issue an opinion with findings of fact, conclusions of law, and reasons.

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* and applicable statutory provisions governing the expiration of special exceptions and variances.

Very truly yours,

Marc D. Jonas

MDJ:mep

Enclosures: rendering and site plan

cc: Mark Zadroga, Zoning Officer  
Carole Kenney, Supervisor



**KOP STORAGE FACILITY  
PERSPECTIVE**

06/23/2012

kramer+marks

ARCHITECTURE

INTERIOR DESIGN PLANNING

27 N. MAIN STREET, SUITE 100, PHILADELPHIA, PA 19102  
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