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**DATE OF MAILING:** September 21, 2017

Sent by electronic mail

Edward J. Hughes, Esquire  
1250 Germantown Pike  
Plymouth Meeting, PA 19462  
[ehughes@hkolaw.com](mailto:ehughes@hkolaw.com)

**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2017-21  
Applicant: Philadelphia Reds Baseball, Inc.  
Property: 250 King Manor Drive**

Dear Ed:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on September 20, 2017.

The Zoning Hearing Board voted to grant a variance from section 165-153.A *Use regulations* to permit an indoor baseball academy within 7,289 square feet of the existing building.

The relief granted was conditioned as follows:

1. There shall be no more than 32 students per year.
2. The indoor baseball academy 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 floor plan titled "Enlarged Floor Plan", attached hereto, and shall be limited to the 7,289 square foot portion of the building identified in yellow on the floor plan.

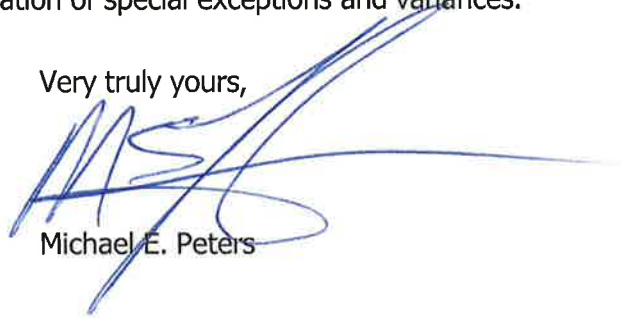
Because this application was granted, and there were no objecting parties to the hearing, the Zoning Hearing Board will not issue an opinion with findings of fact, conclusions of law, and reasons.

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

Mr. Edward J. Hughes, Esquire  
September 21, 2017  
Page 2

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,

A handwritten signature in blue ink, appearing to read 'MEP', with a long horizontal flourish extending to the right.

Michael E. Peters

MEP/self

Enclosure: floor plan

cc: Mark Zadroga, Zoning Officer  
Carole Kenney, Supervisor

