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DATE OF MAILING: December 8, 2016

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Edward J. Hughes, Esquire
1250 Germantown Pike, Suite 250
Plymouth Meeting, PA 19462

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2016-15
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 December 7, 2016.

The Zoning Hearing Board voted to grant variances from section 165-153 *Use regulations* to permit an indoor volleyball facility and fitness center in the HI Heavy Industrial District where such use is not permitted and from section 165-191 *Minimum requirements* to reduce the required number of onsite parking spaces from 136 spaces to 124 spaces. The relief requested is conditioned as follows:

1. only three (3) volleyball courts are permitted, with hours of operation limited to:
 - Monday through Friday: 5:30 pm - 10:00 pm
 - Saturday and Sunday: 8:00 am – 10:00 pm
2. the hours of operation of the fitness center shall be limited to:
 - Monday through Friday: 6:00 am – 10:00 pm
 - Saturday and Sunday: 8:00 am – 4:00 pm
3. no basketball use shall occur without additional relief from the Upper Merion Township Zoning Hearing Board
4. no summer camps shall occur without additional relief from the Upper Merion Township Zoning Hearing Board
5. the applicant shall perform a parking study six (6) months after commencement of operations, and provide the study to the Township immediately upon completion

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6. there shall be no flea market, retail sales, consignment sales, or community events
7. volleyball tournaments shall be held on Saturday and Sunday only, with a traffic control person on duty at all times to direct parking
8. applicant shall stripe 124 onsite parking spaces prior to commencement of operations
9. the volleyball facility and fitness center use shall conform strictly to the representations, testimony, and exhibits presented at the hearing and set forth in the application, including, but not limited to, strict conformance with exhibit "A-6", the floor plan of the proposed use, attached hereto

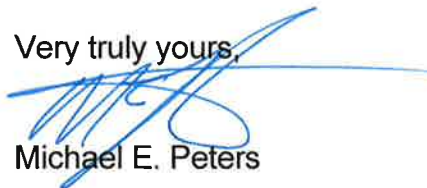
Applicant agreed to these conditions on the record.

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

Very truly yours,



Michael E. Peters

cc: Mark Zadroga, Zoning Officer
Carole Kenney, Supervisor