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VIA EMAIL ecampbell@campbellroccolaw.com

Edmund J. Campbell, Jr., Esquire
Campbell Rocco Law LLC
2701 Renaissance Boulevard, 4th Floor
King of Prussia, PA 19406

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2018-15
Applicant: F&P Ventures, LLC
Property: 504 Swedeland Road**

Dear Ed:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, September 19, 2018.

The Zoning Hearing Board voted to grant a special exception under sections 165-44.A and 165-10.E(8) of the Upper Merion Township Zoning Ordinance of 1942, as Amended, subject to the following two conditions:

1. The applicant shall obtain land development approval from Upper Merion Township;
2. All recreational uses shall take place within the existing building.

Since 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 special exceptions.

Very truly yours,

Marc D. Jonas



MDJ/mw

cc: Mark Zadroga, Acting Director; Chief Building/Zoning Officer
Carole Kenney, Supervisor