



Eastburn and Gray, PC

Attorneys at Law

Zachary A. Sivertsen, Esquire
470 Norristown Road, Suite 320
Blue Bell, PA 19422
(610) 234-3943
zsivertsen@eastburngray.com

DATE OF MAILING: January 5, 2023
SENT VIA FIRST CLASS MAIL AND EMAIL
NOTICE OF DECISION

Daniel P. Rowley, Esquire
1200 Liberty Ridge Drive, Suite 200
Wayne, PA 19087-5569
daniel.rowley@saul.com

Re: Upper Merion Township Zoning Hearing Board
Application no. 2022-21
Applicant: Lockheed Martin Corporation
Property: 230 Mall Boulevard
Parcel no. 58-00-08472-00-2

Dear Mr. Rowley:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board following the conclusion of the hearing on Wednesday, January 4, 2023.

The Zoning Hearing Board voted to grant the following relief from the requirements of the Upper Merion Township Zoning Ordinance of 1942, as Amended, to permit the construction of a 55,379 sq. ft. laboratory building:

1. a variance from **section 165-145** to permit a building height of 91 feet where the maximum permitted height is 65 feet; and
2. a variance from **section 165-148** to allow total of 2,232 parking spaces where 3,329 parking spaces are required (including 203 spaces for the new building).

This approval is conditioned upon the improvements to the property conforming to the testimony and exhibits presented at the hearing and set forth in the application, including, but not limited to hearing exhibit A-7, a plan entitled "Overall/Record Site Plan," prepared by Langan Engineering and Environmental Services, Inc., dated October 19, 2022, last revised December 30, 2022, which accompanies this letter.

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

Enclosure:

- plan entitled “Overall/Record Site Plan,” prepared by Langan Engineering and Environmental Services, Inc., dated October 19, 2022, last revised December 30, 2022

cc: Mark Zadroga, Director; Chief Building/Zoning Official
Gregory W. Philips, Esq., Upper Merion Township Supervisor
John F. Walko, Esq., Township Solicitor

