

Marc D. Jonas

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DATE OF MAILING: February 22, 2018
SENT BY FIRST CLASS MAIL AND EMAIL

Demer Holleran Fairmount Athletic Club LP 499 South Henderson Road King of Prussia, PA 19406

Re: Upper Merion Township Zoning Hearing Board

Application No. 2018-01

Applicant: Fairmount Athletic Club LP Property: 499 South Henderson Road

Dear Ms. Holleran:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on February 21, 2018.

The Zoning Hearing Board voted to grant a special exception pursuant to section 165-218.C *Child day-care facilities* of the Upper Merion Township Zoning Ordinance of 1942, as amended, to permit a child day-care center in an existing building in the LI Limited Industrial District.

The special exception is conditioned as follows:

The child day-care use shall be limited to a total of 5,800 square feet comprising six classrooms, a vestibule, a break room, two offices, and a corridor as depicted on the plan entitled "Proposed Floor Plans Phase II", sheet A-1B, prepared by Marshall Sabatini Architecture, dated January 13, 2017, last revised January 30,

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**2** | Page

February 22, 2018

2017 which was Zoning Hearing Board exhibit 6. A copy of this plan accompanies this letter.

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* governing the expiration of special exceptions.

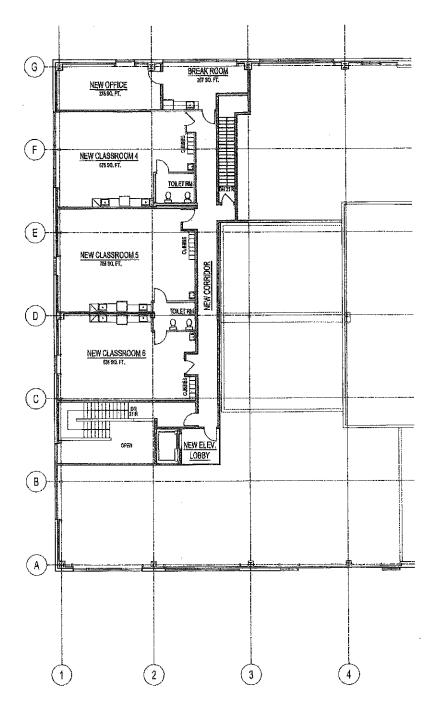
Very truly yours,

Marc D. Johas

MDJ/mw Enclosure

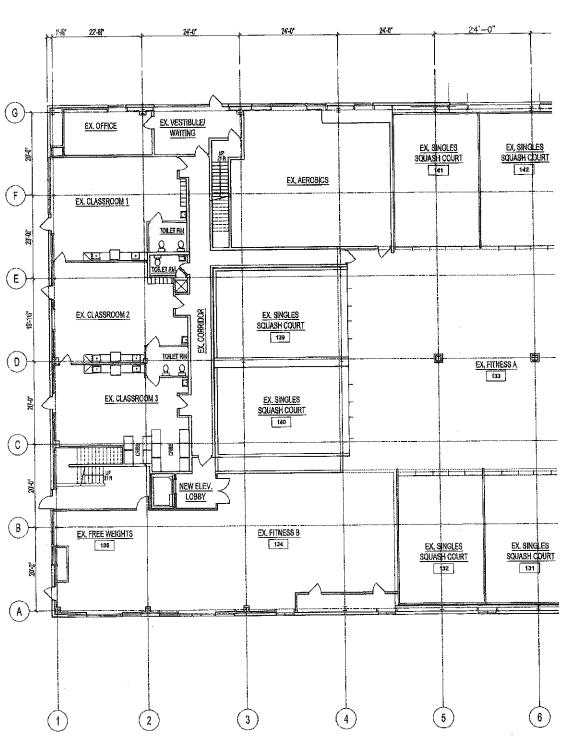
cc: Mark Zadroga, Acting Director; Chief Building/Zoning Officer Carol Kenney, Supervisor





PROPOSED PARTIAL SECOND FLOOR PLAN PHASE 2

SCALE: 1/8" = 7-0"



PROPOSED PARTIAL FIRST FLOOR PLAN PHASE 2

SCALE: 1/8" = 1'-0"

marshall sabatini
architecture +
113 cumberland place
bryn mew, pa 18010
downtoon bidnets splate
pacono phres, pa 18360
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iohn c. matshall, ala

mechanical engineer

electrical engineer

renovations to the fairmount athletic club
499 south henderson road, king of prussia, pa 19406
demer holeran
499 south henderson road, king of prussia, pa 19406

project number: 1690
drawn by, 3d
checked by: 3m
issued for
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PLAN REVIEW
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CLIENT REVIEW

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