

**TOWNSHIP  
OF  
LOWER MERION**  
MONTGOMERY COUNTY



**PLANNING DIVISION**

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October 30, 2018

Commissioner George Manos  
Ward 9  
313 Clwyd Road  
Bala Cynwyd, PA 19004

RE: Tentative Sketch Land Development Plan, No. 3820  
(333 E. City Avenue, Two Bala Plaza, Bala Cynwyd)

Dear Commissioner Manos:

A Tentative Sketch Plan, Application No. 3820, proposing the construction of two multi-use buildings, which include 204 residential units over a parking structure containing retail and office space, has been submitted to the Department of Building and Planning. The plan includes the addition of 712,493 sq. ft. of office space, the addition of 171,737 sq. ft. of retail space, and associated parking spaces. The existing building on the site is proposed to remain. Al Fuscaldo, authorized agent of Bala Plaza, Inc. and Bala Plaza Property, Inc. is the applicant. Bala Plaza, Inc. and Bala Plaza Property, Inc. are the property owners.

Staff has not completed a full review to determine compliance with Zoning Code 155-217 at this time. A copy of the plan is on file at the Township. Should you wish additional information, please contact me at (610) 645-6271.

Sincerely,

Christopher Leswing  
Director, Department of Building & Planning

JPD/HAC

cc: Commissioner Daniel Bernheim  
Commissioner Elizabeth Rogan  
Commissioner Joshua Grimes  
Neighborhood Club of Bala Cynwyd