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**DATE OF MAILING: May 4, 2017
SENT BY FIRST CLASS MAIL AND
EMAIL**

Craig Robert Lewis, Esquire
Kaplin Stewart Meloff Reiter & Stein, P.C.
910 Harvest Drive
Union Meeting Corporate Center
P.O. Box 3037
Blue Bell, PA 19422
rlewis@kaplaw.com

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2017-09
Applicant: North Philadelphia Sullivan's, Inc.
Property: 160 North Gulph Road**

Dear Mr. Lewis:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on May 3, 2017.

The Zoning Hearing Board voted to grant the following variances from section 165-168 *Building signs* to permit 5 canopy signs comprising not more than an aggregate total of 10 square feet on the façade of the existing building facing DeKalb Pike:

- a variance from § 165-168.M(3)(d) to permit building signage on the DeKalb Pike façade where signage is only permitted on 3 facades of a building and existing signage is located on the other 3 facades
- a variance from § 165-168.E(1) to permit the canopy signage to exceed 25% of the face area of the canopy on which the signage is to be applied.

The canopy signage shall be as depicted on the building elevation and sign details prepared by Capital Sign Group LLC dated December 15, 2016, entered as exhibit A-4 and accompanying this letter.

Mr. C.R. Lewis, Esquire
May 4, 2017
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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 notice of 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,

Marc D. Jonas

MDJ:mep

Attachment: building elevation and sign details

cc: Mark Zadroga, Zoning Officer
Carole Kenney, Supervisor