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DATE OF MAILING: April 3, 2014

VIA CERTIFIED MAIL, RRR

Edward J. Hughes, Esquire
Hughes, Kalkbrenner & Ozorowski, LLP
1250 Germantown Pike, Suite 205
Plymouth Meeting, PA 19462

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2014-03
Michael J. Willner
Property: 140 Allendale Road; 60 W. DeKalb Pike; 150 Allendale Road,
and 750 W. DeKalb Pike**

Dear Ed:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on April 2, 2014.

The Zoning Hearing Board granted variances from section 165-268.A and section 165-168.K of the Upper Merion Township Zoning Ordinance to permit an additional 25 foot high, 100 square foot pylon sign on the frontage of DeKalb Pike. The relief is granted based on the testimony given at the hearing.

Edward J. Hughes, Esquire
April 3, 2014
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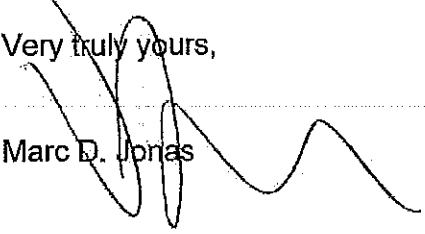
Since this application was granted and not contested, the Zoning Hearing Board will not issue an opinion with findings of fact and conclusions of law.

This decision is subject to a 30-day appeal period beginning on the date of entry (mailing) of this notice of decision.

The applicants are 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:ccs

cc: Mark Zadroga, Zoning Officer
Gregory W. Philips, Esquire