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June 6, 2013

**VIA CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

Ross Weiss, Esquire  
Cozen O'Connor  
200 Four Falls Corporate Center  
Suite 400  
P.O. Box 800  
West Conshohocken, PA 19428-0800

**Re: Upper Merion Township Zoning Hearing Board**  
**Application No.: 2013-02**  
**Valley Forge Colonial, L.P.**  
**1160 First Avenue**

Dear Ross:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on June 5, 2013

The application for variances was granted in part and denied in part. The Zoning Hearing Board denied the variance from section 165-168.K which would have permitted an increase of eight feet in the height of an existing monument sign.

The Zoning Hearing Board granted three variances:

1. A variance from section 165-168 to permit banners on 22 light poles at the entrance way and upper parking lot.
2. A variance from section 165-168.Q to permit an existing monument sign at North Gulph Road and First Avenue to be an electronic changeable sign. This variance is conditioned upon configuration of the electronic changeable sign in accordance with the "option #2" exhibit presented to the Zoning Hearing Board, Exhibit "I".
3. A modification of the previously approved condition which will permit the two existing electronic signs and the one additional electronic sign to change every 30 minutes.

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" 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