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*ALSO ADMITTED IN NEW JERSEY

June 27, 2013

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Neil A. Stein, Esquire
Kaplin Stewart Meloff Reiter & Stein, P.C.
910 Harvest Drive
Blue Bell, PA 19422

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2013-13
Manor Care of King of Prussia PA, LLC
Property: 620 Valley Forge Road**

Dear Neil:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion the hearing on June 26, 2013.

The Zoning Hearing Board grants the following relief, subject to conditions:

1. A special exception from section 165-82.A(7)(b) to allow the renovation and expansion of the existing facility with a setback from a residential zoning district line of less than 150 feet. The relief will allow a minimum setback of 74.81 feet on the western property line as measured to the residential zoning district, and a setback of 62.9 feet on the northern property line as measured to the residential zoning district line.
2. A special exception from section 165-85 to allow the installation of 13 parking spaces with a setback from the residential zoning district line of less than 150 feet. The setback shall not be less than 76.46 feet.
3. A variance from section 165-85 to allow parking spaces within 100 feet from the residential zoning district line as set forth above.
4. A variance from section 165-86 to allow a building addition with a minimum screen buffer of 33.7 feet.

The relief is granted subject to the following conditions:

- a. All lighting shall be effectively shielded and installed and/or aimed so as to shield abutting residential properties from direct glare.
- b. For the benefit and protection of the abutting residential neighbors, signs shall be prominently posted to alert and discourage vehicular traffic from traveling in the direction of the northern property boundary.
- c. The applicant shall study and, if possible, relocate the dumpster to an area between the two institutional buildings owned and operated by the applicant.

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.

Neil A. Stein, Esquire
June 27, 2013
Page 3 of 3

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,

A handwritten signature in blue ink, appearing to read "Marc D. Jonas / J", is written over the typed name.

Marc D. Jonas

MDJ:ccs

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