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**DATE OF MAILING: January 16, 2014**

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

Gerald Pomerantz, Esquire  
1003 Aikens Lane  
Wynnewood, PA 19096

**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2013-32  
Valley Forge Towers Apartments North, LP  
Property: 3000 Valley Forge Circle**

**Dear Mr. Pomerantz:**

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on January 15, 2014.

The Zoning Hearing Board granted a variance from section 165-148.C permitting the construction of a restaurant at 3000 Valley Forge Circle. The approval is granted based on the evidence presented at the hearing.

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