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**DATE OF MAILING: February 20, 2014**

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

Erich Schock, Esquire  
Fitzpatrick Lentz & Bubba  
4001 Schoolhouse Lane  
Center Valley, PA 18034

**Re: Upper Merion Township Zoning Hearing Board  
Application No. 2013-33  
McDonald's  
Property: 151 North Henderson Road**

Dear Erich:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion the hearing on February 19, 2014.

The Zoning Hearing Board voted to grant variances from section 165-168.M(1)(a) and (b) in order to install a free-standing sign not to exceed 35 feet in height and not to exceed 156 feet in sign area in accordance with the testimony and exhibits presented into evidence.

The request for variances from section 165-168.Q(2) and (3) relating to changeable signs was withdrawn at the hearing.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