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DATE OF MAILING: October 19, 2017
Sent by electronic mail

Sean P. Kilkenny, Esquire
17 East Airy Street
Norristown, PA 19401
sean@skilkennylaw.com

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2017-22
Applicant: Automobili Limited
Property: 378 Crooked Lane**

Dear Sean:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on October 4, 2017.

The Zoning Hearing Board voted to grant a variance from section 165-135 *Use regulations* to permit an internet-based car dealership with light detailing in the SM-1 Suburban Metropolitan District where the use is not permitted.

Since this application was granted, and there were no objecting parties to the hearing, the Zoning Hearing Board will not issue an opinion with findings of fact, conclusions of law, and reasons.

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

Mr. Sean P. Kilkenny, Esquire
October 19, 2017
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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:mep

cc: Mark Zadroga, Zoning Officer
Carole Kenney, Supervisor