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August 22, 2013

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Edward Hughes, Esquire
Hughes, Kalkbrenner & Ozorowski, LLP
1250 Germantown Pike, Suite 205
Plymouth Meeting, PA 19462

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2013-23
CLJ Real Estate, LLC
Property: 455 West DeKalb Pike**

Dear Ed:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion the hearing on August 22, 2013.

The Zoning Hearing Board granted variances from sections 165-108.B; 165-108.C; 165-110, and 165-198 to construct an automated car wash with automated cashier/payment stations and a sunscreen canopy in accordance with the testimony and exhibits presented into evidence.

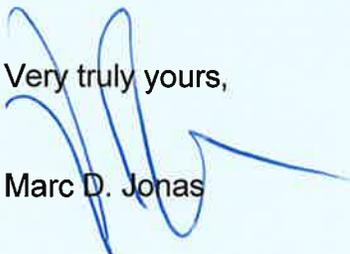
Edward Hughes, Esquire
August 22, 2013
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The variance request for the pylon sign was withdrawn at the hearing. This approval does not address wall signs.

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 applicants are 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