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Date of Mailing: November 7, 2013

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

SuJon Enterprises, Inc. d/b/a Queen Appliance Wholesale
Attn: Eric Soloff
729 Pike Springs Road
Phoenixville, PA 19460

Re: Upper Merion Township Zoning Hearing Board
Application No. 2013-28
SuJon Enterprises, Inc. d/b/a Queen Appliance Wholesale
Property: 600 South Henderson Road

Dear Mr. Soloff:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on November 6, 2013.

The Zoning Hearing Board granted a variance from section 165-135 of the Upper Merion Township Zoning Ordinance permitting the use of the above-referenced property as a wholesale/retail major appliance showroom combined with warehousing and office space.

The relief is granted subject to the condition that the variance is limited to the use of the property as a wholesale/retail major appliance showroom combined with warehousing and office space by SuJon Enterprises, Inc. d/b/a Queen Appliance Wholesale. Upon any change in use or ownership, the use variance will expire and cease to apply.

SuJon Enterprises, Inc. d/b/a Queen Appliance Wholesale

November 7, 2013

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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