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PLEASE REPLY TO: BLUE BELL OFFICE

March 6, 2014

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Sean P. Kilkenny, Esquire
Friedman Schuman, P.C.
Jenkintown Plaza
101 Greenwood Avenue, 5th Floor
Jenkintown, PA 19046

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2013-35
555 Henderson L.P.
Property: 555 South Henderson Road**

Dear Sean:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on March 5, 2014.

The Zoning Hearing Board granted a variance from section 165-191.B(3)(h) of the Upper Merion Township Zoning Ordinance to decrease the number of required parking spaces from 735 to 134 in connection with the use of the 79,110 square foot building by (1) Floors USA for the wholesale/retail sale of flooring materials (38,562 square feet); (2) Bright Light for a lighting and fixture showroom (8496 square feet); and (3) Get Air, LLC for a trampoline park (32,052 square feet).

Sean P. Kilkenny, Esquire

March 6, 2014

Page | 2

The relief is granted subject to the following conditions:

1. The parking variance is granted only for use of the 79,110 square foot building by Floors USA for the wholesale/retail sale of flooring materials (38,562 square feet); Bright Light for a lighting and fixture showroom (8496 square feet); and Get Air, LLC for a trampoline park (32,052 square feet).
2. Any change in the use of any portion of the property will require a new variance.
3. Any change in tenant for any portion of the property will require a new variance.
4. The variance is conditioned on the use of the subject property in a manner consistent with the representations made by applicant in its application, exhibits, and at the hearing.
5. The maximum occupancy of the Get Air, LLC portion of the building shall be 267 persons.

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:mep

cc: Mark Zadroga, Zoning Officer
Gregory W. Philips, Esquire