

Shelby Smith

From: Peter S. Friedman, Esq. <PFriedman@fsalaw.com>
Sent: Wednesday, March 2, 2022 4:58 PM
To: Shelby Smith
Subject: 501 Washington Lane, Jenkintown, PA
Attachments: Zoning Hearing Board Application - Addendum (01549352xA6803).pdf

RECEIVED
MAR - 2 2022
Jenkintown Borough

Shelby:

Attached is a revised Addendum to the Zoning Hearing Board Application which lists the existing non-conformities and requests an interpretation or, in the alternative, variance relief.

Please call me if you have any questions; otherwise, kindly substitute the attached Addendum for the Addendum that I submitted yesterday.

Thanks.

Peter

Peter S. Friedman, Esq.



Direct 215-690-3804 | **Fax** 215-635-7212

275 Commerce Drive, Suite 210
Fort Washington, PA 19034

[e-mail](#) | [bio](#) | [website](#)

Martindale-Hubbell®



NOTICE: The information contained in this communication may constitute a confidential or attorney-client privileged communication. If you have received this communication in error, do not read it. It is not intended for transmission to, or receipt by, any unauthorized persons. Please delete it from your system without copying it, and notify the sender by reply email or by calling (215) 635-7200, so that our address record can be corrected. Thank you.

Please consider the environment before printing this e-mail.

"Please note: Our new address is 275 Commerce Drive, Suite 210, Fort Washington, PA effective Monday, December 20, 2021."

ADDENDUM TO REQUEST FOR HEARING BEFORE ZONING HEARING BOARD

Applicant: Chase Walnut Holdings, LLC

Property: 501 Washington Lane, Jenkintown, PA 19046

RECEIVED

MAR - 2 2022

Jenkintown Borough

Applicant proposes to convert the existing 3 story office building into a 4 story building with apartments on the second, third and fourth floors and commercial space on the first (ground) floor. A total of 24 apartments are being proposed. A partial fourth floor currently exists which will be expanded to include a full fourth floor. The property is located in the G - Gateway Commercial District.

Section 181-57(23) of the Jenkintown Borough Zoning Code (the "Code") permits uses allowed in the NCR - Neighborhood Commercial Residential District to be permitted in the G - Gateway Commercial District. Section 18-41.A(2) permits "apartments on the second floor and above" as permitted uses. Applicant's plan proposes apartments on the second, third and fourth floors of the building. As such, Applicant seeks an interpretation that its proposed use of the building is a permitted use under Section 181-49.A(2), which would qualify the use as a permitted use under Section 181-57.A(23). In the alternative, Applicant seeks a variance under Section 181-57 so as to permit the building to be converted into 24 apartments on the second, third and fourth floors with 1,200 square feet of commercial space on the first (ground) floor).

A total of 28 parking spaces are required under the Code to satisfy the parking requirements for the 24 apartments and 1,200 square feet of commercial space. Applicant shall provide 46 onsite parking spaces and, as such, the parking requirements are satisfied. In addition, the Applicant shall add landscaping and planters to the site and parking areas.

The property is currently non-conforming as to certain dimensional requirements. Applicant is not proposing any changes to the building footprint. As such, Applicant is requesting that all existing non-conformities be permitted to continue. In the alternative, Applicant requests variances so as to permit the following non-conformities to continue:

1. Per §181-59A, the minimum lot area permitted is 40,000 SF. The existing lot is approximately 21,946 SF.
2. Per §181-59A, the minimum side yard setback permitted is 15 ft. The existing building is approximately 11 ft from the side lot line.
3. Per §181-59A, the minimum building setback from abutting residentially zoned properties is 40 ft. The existing building is approximately 17 ft from the northwest lot line.

4. Per §181-59A, the maximum impervious coverage permitted is 70%. The existing lot impervious coverage is approximately 96%.
5. Per §181-59A, the maximum building height permitted is 40 ft. The existing building height is approximately 45 ft.
6. Per §181-59A, the maximum building coverage permitted is 25%. The existing building coverage is approximately 30%.
7. Per §181-59A, the minimum parking setback from the ultimate right-of-way line permitted is 10 ft. The existing parking lot is approximately 0 ft from the right-of-way line along Washington Lane.
8. Per §181-59A, the minimum parking setback from a residential property line permitted is 30 ft. The existing parking lot is approximately 0 ft from the northwest lot line abutting residential.
9. Per §181-59A, the minimum parking setback from a nonresidential property line permitted is 10 ft. The existing parking lot is approximately 0 ft from the northeast lot line abutting commercial.
10. Per §181-61C(10), parking areas containing 50 or more cars require a minimum driveway length of 50 ft. The existing driveways have a minimum of 5 ft. [Applicant proposes to have 46 onsite parking spaces.]
11. Per §181-61C(1), the ends of parking rows shall have planting islands. The existing parking lot does not have planting islands.
12. Per §181-61C(5), perimeter planting at least 10 feet wide shall be provided along all property lines and right-of-way lines. The existing parking lot only provides perimeter planting along Cedar Street.
13. Per §181-61D(2), internal pedestrian walkways shall be provided from the public sidewalk to the entrance. There are no internal pedestrian walkways on the existing property.
14. Per §181-61D(3), 6 ft sidewalks and 3 ft wide planting beds are required along facades with building entrances. There are no sidewalks or planting beds along the existing building.

Applicant submits that the building is suitable for apartment use and is consistent with the purpose and intent of the G – Gateway Commercial District.

Applicant submits that the requested zoning relief will not be detrimental to the health, safety or welfare of the community.