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NOV 07 2022

Jenkintown Borough

November 3, 2022

George Locke BCO
Borough Manager
Jenkintown Borough
700 Summit Avenue
Jenkintown, PA 19046

**Re: 415-425 Johnson Street, Jenkintown, PA 19046 and
429 York Road, Jenkintown, PA 19046**

Dear George:

I am writing to you on behalf of UD Jenkintown, LLC in connection with the Conditional Use Application for the above-referenced premises, which is currently pending before Borough Council.

Please allow this letter to serve as the Applicant's request for a Special Exception under Section 181-74 of the Jenkintown Zoning Ordinance for a reduction in the amount of required parking spaces. It is my understanding that this request will be considered in connection with or as an amendment to the Conditional Use Application.

Applicant's project includes 1625 square feet of ground floor retail or office space. These uses require between three (3) and six (6) on-site spaces. On-street parking is provided in front of the building so the Special Exception request satisfies the criteria set forth in 181-74 B of the Ordinance.

The Special Exception request is for a reduction of six (6) parking spaces.

Please contact me if you require any additional information.

Sincerely,


Peter S. Friedman

PSF:dml
cc: Patrick Hitchens, Esquire
Matthew Price
Joseph Emory

{Client Files/012831/00000/01623622.DOCX;1}

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BOROUGH OF JENKINTOWN

SEP 01 2022

CONDITIONAL USE APPLICATION

Jenkintown Borough

Date Submitted: August 31, 2022

Name of Development:

Address/Location: 415-425 Johnson Street, Jenkintown, PA 19046 and 429 York Road, Jenkintown, PA 19046

Name, Address & Phone No. of:

Applicant: UD Jenkintown, LLC c/o Tester Construction Group, 1541 Ridge Avenue, Suite 1, Philadelphia, PA 19130

Land Owner: Golden Chain Investments and Jenkintown Parking Rentals, LLC

Equitable Land Owner: UD Jenkintown, LLC c/o Tester Construction Group, 1541 Ridge Avenue, Suite 1, Philadelphia, PA 19130

Title of Plan Submitted: Conceptual Design Plan

Plan Type: Land Development _____ Minor Land Development _____ Cond. Use XX

Plan Status: Sketch XX Preliminary _____ Final _____

Plan Dated: August 31, 2022

Name, Address & Phone No. of:

Engineer:

Architect: CANNObdesign, LLC, 109 South 13th Street, Philadelphia, PA 19107

Attorney: Peter S. Friedman, Esquire, 275 Commerce Drive, Suite 210, Fort Washington, PA 19034 (215) 690-3804

Zoning District(s): TC Town Center Commercial Block & Unit No. Parcel No. 10-00-01908-00-8 and 10-00-05492-006

Tract Area in Acres: _____ No. of Proposed Lots/Bldgs. 1 Building; 2 Lots

Give brief narrative of proposed use of land/buildings. Commercial applications include building square footage and specific uses; residential applications include number of lots and amount of dwelling unit types: Renovation of the existing two (2) story office building into apartments and the construction of a new third floor for a total of 26 apartment units, retail/office space on the first floor containing approximately 1625 square feet and parking at 429 York Road

Tenure: Sale _____ Rent XX Condominium _____ Unknown _____

State any requirements of the Zoning Code and Subdivision and Land Development regulations that are not complied with and reason for noncompliance:

See Attached Addendum

ADDENDUM TO CONDITIONAL USE APPLICATION

Pursuant to Section 181-41 B(1), the Apartment Building Use is permitted by Conditional Use in the Town Center District. Applicant proposes a total of 26 apartment units which is in excess of the permitted density under Sections 181-42 I and J.

Furthermore, Applicant proposes to utilize the existing twenty (20) parking spaces at 429 York Road and fifteen (15) parking spaces at 415-425 Johnson Street for the residential and commercial tenants of the building. The Applicant shall have a cross easement agreement for parking at 429 York Road to benefit the commercial and residential tenants. Section 181-43 B requires thirty-six (36) off-street parking spaces for the twenty-six (26) apartments and three (3) parking spaces for the 1625 square feet of retail/office space less reductions for a total number of required off-street parking spaces of thirty-eight (38).

Applicant plans to continue the existing non-conformities at the subject premises.


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Jenkintown Borough

The undersigned hereby makes application for approval of plan type indicated above, under provisions of the Code of the Borough of Jenkintown, Chapter 160, and any supplements and amendments thereto.

UD Jenkintown Holdings, LLC

By: 
(Signature of Applicant)

Michael Tester, Member


(Signature of Land Owner)

Golden Chain Investments LLC, Pres.

Application is complete and accepted by _____ Date: _____

FEE _____ Receipt # _____

Twenty (20) copies of the Plan must be submitted with this application. Additional copies may be needed if major revisions are required. Plan size should be no larger than 24" x 36".

NOTE: FAILURE TO FULLY COMPLETE THE APPLICATION COULD BE CAUSE FOR ITS REJECTION.