

**ADDENDUM TO REQUEST FOR HEARING BEFORE ZONING HEARING BOARD**

**RECEIVED**

**Applicant:** UD Jenkintown Holdings, LLC

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

**DEC 22 2022**

**Jenkintown Borough**

Applicant is the equitable owner of the property known as the “Times Chronicle Building” located at 415-425 Johnson Street and the parking lot located at 429 York Road. Currently, there is a two-story office building on the Johnson Street Property, which also includes ground level parking. The companion property – 429 York Road is a parking lot that can accommodate approximately 20 vehicles. The properties are located in a TC Town Center District.

The proposal is to convert the existing office building to an apartment building with 1625 square feet of commercial retail space on the first floor. the proposal includes the addition of a third story on the building. The footprint of the building will remain intact with the exception of a small section to be added to the south side.

Section 181-41 b(1) permits an apartment building use by Conditional Use in the Town Center District. Applicant applied for Conditional Use Approval with Jenkintown Borough Council. Public hearings were conducted on October 26, 2022 and November 30, 2022. On November 30, 2022, Borough Council voted to approve Applicant’s Conditional Use and a Special Exception for a reduction in the required number of parking spaces.

In order to implement Applicant's proposed development, Applicant requests the following zoning relief:

1. A variance under Section 181-42I of the Zoning Code so as to permit twenty-six (26) apartment units.

2. An interpretation or determination that the proposed roof of the building is in keeping with the character of adjacent buildings. In the alternative, a variance under Section 181-46B(4) so as to permit a flat roof with a green area.

3. A variance under Section 181-42D so as to permit a reduction in the side yard setback requirement of 10 feet to accommodate the structural steel supporting the proposed second and third floor addition.

4. A variance under Section 181-46A(1) so as to permit existing sidewalk to remain, which is less than 8' in some areas.

5. An interpretation that the existing dimensional non-conformities noted on the matrix included on the Zoning Plans dated December 22, 2022 prepared by CANNODesign, submitted with this Application, may be continued. In the alternative, a variance so as to permit all such existing non-conformities to be continued.