



THE BOROUGH OF JENKINTOWN

700 SUMMIT AVENUE
JENKINTOWN, PA 19046
WWW.JENKINTOWNBORO.COM

P: 215.885.0700
F: 215.885.3736

April 6, 2023

ZUMO, LLC
7500 Central Ave, Suite 203
Philadelphia, PA 19111

RE: ZHB Hearing Application for 604 West Avenue, Jenkintown, PA 19046 Deemed Complete

Dear Applicant,

The Zoning Hearing Board Hearing application you have submitted has been deemed complete and has been officially accepted.

Official Notice: The Zoning Hearing Board will be notified of your request for a variance hearing and a date will be set. The Municipal Planning Code which governs the Zoning Hearing process requires that a Z.H.B. hearing take place within 60 days from the date of the receipt of your application. The sixty-day timeline will expire on May 4th, 2023. Once the hearing date has been finalized you will be notified.

If you should have any further questions, or I can be of assistance, please contact me at (215) 885-0700.

Respectfully submitted,

George K. Locke, BCO
Borough Manager
Jenkintown Borough



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April 6, 2023

ZUMO, LLC
7500 Central Ave, Suite 203
Philadelphia, PA 19111

RE: Zoning Hearing Board Hearing Set for 604 West Avenue, Jenkintown, PA 19046.

Dear Applicant,

The requested hearing before the Jenkintown Zoning Hearing Board regarding 604 West Avenue, Jenkintown, PA 19046 has been scheduled.

Official Notice: The Zoning Hearing Board has been notified of your request for a variance hearing and a date has been set. **The Zoning Hearing Board hearing will take place on Thursday April 27th, 2023 at 7:00pm.**

If you should have any further questions, or I can be of assistance, please contact me at (215) 885-0700.

Respectfully submitted,

George K. Locke, BCO
Borough Manager
Jenkintown Borough

NOTICE OF MEETING JENKINTOWN BOROUGH

NOTICE IS GIVEN that the Zoning Hearing Board of the Borough of Jenkintown will hold public hearings at **7:00 P.M. on Thursday, April 27, 2023**, at the Jenkintown Borough Hall located at 700 Summit Avenue, Jenkintown, Pennsylvania 19046 for the following applications:

Zumo, LLC for property located at 604 West Avenue in the TC Town Center District. The Applicant is proposing to subdivide the existing 4-story masonry building from the Church property to develop for mixed use residential and commercial use and is requesting a variance from Section 181-42.D. to permit a side yard setback of 3.6 feet whereas 5 feet is required.

Jersey College for property located at 610 Old York Road in the G Gateway Commercial and A Residence zoning districts. The Applicant is proposing channel letter wall signs on 2 locations, internally illuminated (234" x 23" and 410" x 22 ½") and school badge/emblem signs, channel box, internally illuminated on 2 locations (53" x 62"). The Applicant is requesting an appeal from the 1/24/23 decision of the Code Enforcement/Zoning Officer and variance relief from Sections 181-134-O.(1), 181-135.F. and 181-135.F.(2)(c) for illumination.

The hearings will also be live-streamed via Facebook Live. The public will have the capability of offering public comment in-person at the conclusion of each hearing. All affected or interested parties are invited to attend and offer testimony. A complete copy of the petition to the Zoning Hearing Board is available for public inspection at Borough Hall during normal business hours or online at <https://jenkintownboro.com/zoning-and-land-development-applications/>. If you have a disability and require assistance, please contact Borough Hall at 215-885-0700.

George Locke, Borough Manager, Jenkintown Borough

LOCALiQ

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Bucks County Courier Times
The Daily American | Beaver County Times
Pocono Record | Burlington County Times

PO Box 630531 Cincinnati, OH 45263-0531

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Lansdale PA 19446-5605

STATE OF PENNSYLVANIA, COUNTY OF BUCKS

The Intelligencer, a newspaper of general circulation, published and having its place of business at Doylestown, Bucks County, PA and Horsham, Montgomery County, PA; that said newspaper was established in 1886; that attached hereto is a facsimile of the printed notice which is exactly as printed and published in said newspaper issue dated on:

04/11/2023, 04/18/2023

That said newspaper was regularly issued and circulated on those dates.

Sworn to and subscribed before on 04/18/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$525.46

Order No: 8677848

Customer No: 790916

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

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District. The Applicant is
proposing to subdivide the
existing 4-story masonry
building from the Church
property to develop for
mixed use residential and
commercial use and is
requesting a variance from
Section 181-42.D. to permit a
side yard setback of 3.6 feet
whereas 5 feet is required.

Jersey College for property
located at 610 Old York Road
in the G Gateway Commer-
cial and A Residence zoning
districts. The Applicant is
proposing channel letter wall
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and 410" x 22 1/2") and school
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online at
<https://jenkintownboro.com/zoning-and-land-development-applications/>. If you have a
disability and require assis-
tance, please contact
Borough Hall at 215-885-0700.
George Locke, Borough
Manager, Jenkintown
Borough

VICKY FELTY
Notary Public
State of Wisconsin



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April 6, 2023

NOTICE Jenkintown Zoning Hearing Board Public Hearing

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Respectfully submitted,

George K. Locke BCO, Borough Manager, Zoning Officer