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## BOROUGH OF JENKINTOWN

# SUBDIVISION/LAND DEVELOPMENT APPLICATION CONDITIONAL USE

Date Submitted Name of Development Address/Location 459-471 Old York Road, TMP: 10-00-05524-001; 10-00-05520-00-5; 10-00-05516-00-9 Name, Address & Phone No. of: Applicant 459-471 Old York Road, LLC 10063 Sandmeyer Lane, Philadelphia, PA 19116 Land Owner Same as Applicant. Equitable Land Owner Title of Plan Submitted 459-471 Old York Road, Zoning Plan Plan Type: Land Development \_\_\_\_\_ Minor Land Development \_\_\_\_ Subdivision \_\_\_\_ Conditional Use X Preliminary Final N/A Plan Status: Sketch Plan Dated October 6, 2022 Name, Address & Phone No. of: Engineer Holmes Cunningham 401 E. Butler Ave, Unit 5, Doylestown, PA 18901 Architect Attorney Matthew J. McHugh, Esquire & Leonard B. Altieri, III, Esquire, Klehr Harrison Harvey Branzburg, LLP 1835 Market Street, Suite 1400 Philadelphia, PA 19103 Zoning District (s) NCR Block & Unit No. No. of Proposed Lots/Bldgs. 1 Building (Three lots to be reverse subdivided into two.) Tract Area in Acres 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: See attached Addendum. Rent X Condominium \_\_\_\_\_ Tenure: 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. 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. Matthew J. McHugh Matthew J. McHugh (Signature of Applicant) (Signature of Land Owner)

**OVER** 

Attorney

Attorney

Application is complete at FEE	nd accepted by Receipt #	Date	
	Plan must be submitted wi ed. Plan size should be no l	th this application. Additional copies may be arger than 24" x 36".	needed if
NOTE: FAILURE TO F	ULLY COMPLETE THE A	APPLICATION COULD BE CAUSE FOR I	<u>ΓS</u>

# **BOROUGH OF JENKINTOWN**

# ADDENDUM TO CONDITIONAL USE APPLICATION

Applicant:

459-471 Old York Road, LLC

10063 Sandmeyer Lane

Philadelphia, PA 19116

Owner:

Same as Applicant

Subject Property:

459-471 Old York Road

Jenkintown, PA

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Jenkintown Borough TMP: 10-00-05524-001; 10-00-05520-00-5; 10-00-05516-00-9

Attorney:

Matthew J. McHugh, Esquire Leonard B. Altieri, III, Esquire

KLEHR HARRISON HARVEY BRANZBURG, LLP

1835 Market Street, Suite 1400

Philadelphia, PA 19102

mmchugh@klehr.com/laltieri@klehr.com

215-569-1662/215-569-4364

# *Relief Requested:*

1. A conditional use from Section 181-49(B)(1) of the Borough of Jenkintown Zoning Ordinance (the "Zoning Ordinance") to permit an "Apartment Building" on proposed Lot 1 of the Subject Property within the NCR Neighborhood Commercial Residential District.

# Summary of Application

The Applicant is the owner of the Subject Property, which consists of three separate parcels located at 459-471 Old York Road at the intersection of Old York Road and Cherry Street. The Applicant proposes to consolidate the parcels and then subdivide to create two new lots. The existing building located closest to the intersection will be demolished and proposed Lot 1 will be redeveloped as 4 story, 51 unit Apartment Building. The existing mixed-use building at 471 Old York Road will remain on proposed Lot 2.

An Apartment Building is permitted by Conditional Use in the NCR-Neighborhood Commercial Residential District pursuant to Section 181-49(B)(1) of the Borough of Jenkintown Zoning Ordinance. The Applicant is also seeking zoning relief from the Jenkintown Borough Zoning Hearing Board in connection with the creation of the proposed lots and the development of the proposed Apartment Building.

In connection with this Application, the Applicant has submitted the following depicting the proposed redevelopment: (1) a Zoning Plan prepared by Holmes Cunningham Engineering and dated October 6, 2022, last revised May 24, 2023; and (2) Architectural Renderings prepared by Brommer Architects, LLC.

The proposed Conditional Use will comply with the specific conditional use criteria for an "Apartment Building," set forth in 181-49(B)(1) and 181-54(B) of the Zoning Ordinance except for those requirements where the Applicant has sought zoning relief. Specifically, the Applicant is requesting zoning relief to forego or reduce the amount of required office or retail uses on the first floor of the proposed building. [The Applicant is also seeking zoning relief from some of the Apartment Building design standards set forth in 181-54(B) of the Zoning Ordinance.

The Applicant will demonstrate compliance with the general conditional use standards and criteria set forth in the 181-99 of the Zoning Ordinance as follows:

- 1. The development of the Subject Property will not be in serious conflict with other Borough ordinances or state or federal laws or regulations that the Borough Council has clear knowledge of.
- 2. The development of the Subject Property will be generally consistent with the adopted Comprehensive Plan.
- 3. The proposed development of the Subject Property will not result in or significantly add to a serious traffic hazard or serious traffic congestion.
- 4. The proposed development of the Subject Property will not create a significant public safety hazard, including fire, toxic or explosive hazards.
- 5. The proposed development of the Subject Property will involve adequate site design methods, including evergreen screening, setback, berming and traffic control, to avoid serious negative influences on adjacent uses.

# Conclusion

At the hearing on this matter, the Applicant will present sufficient credible testimony and evidence to support its entitlement to the Relief Requested.

459 Old York Road Jenkintown, PA 19046

Owner/Contractor

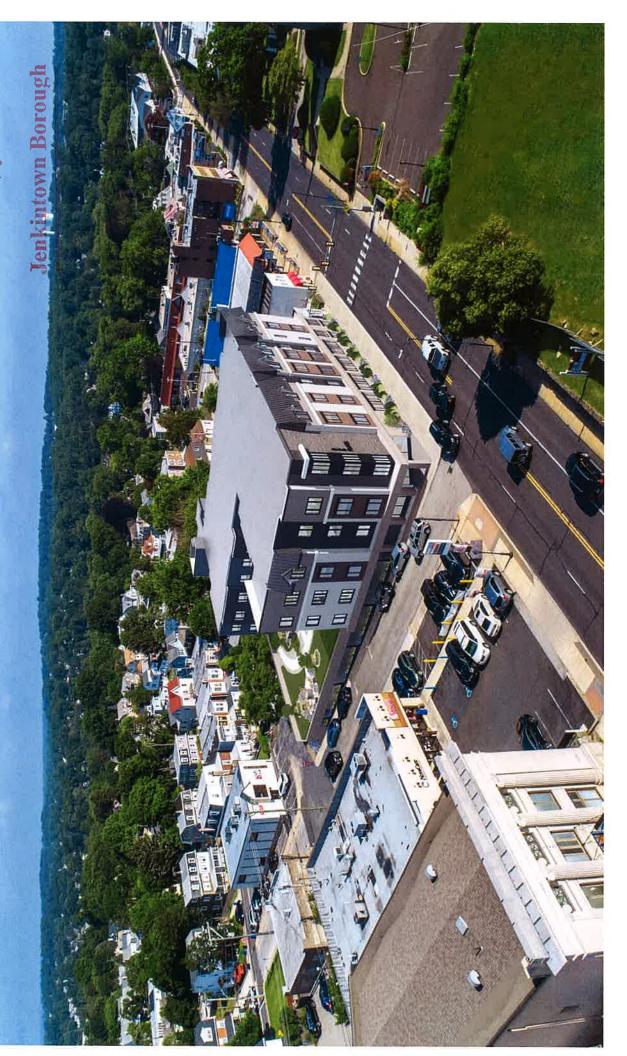
# **C&C Construction Management Inc**

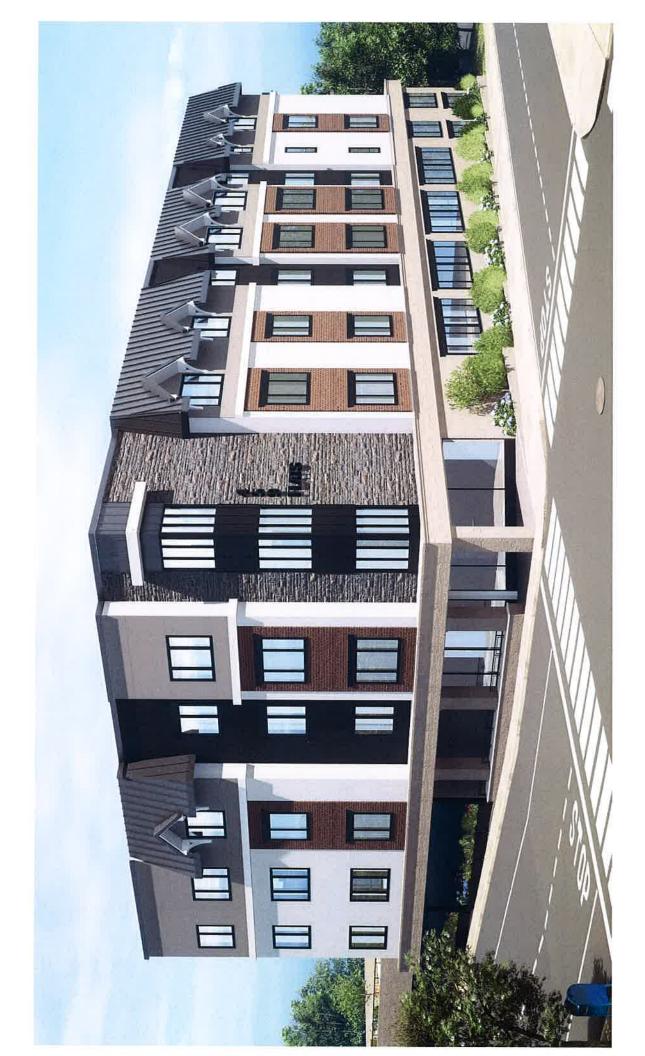
10063 Sandmeyer Lane Philadelphia, PA 19116 W: cccmgmt.com P: 215 673 1799

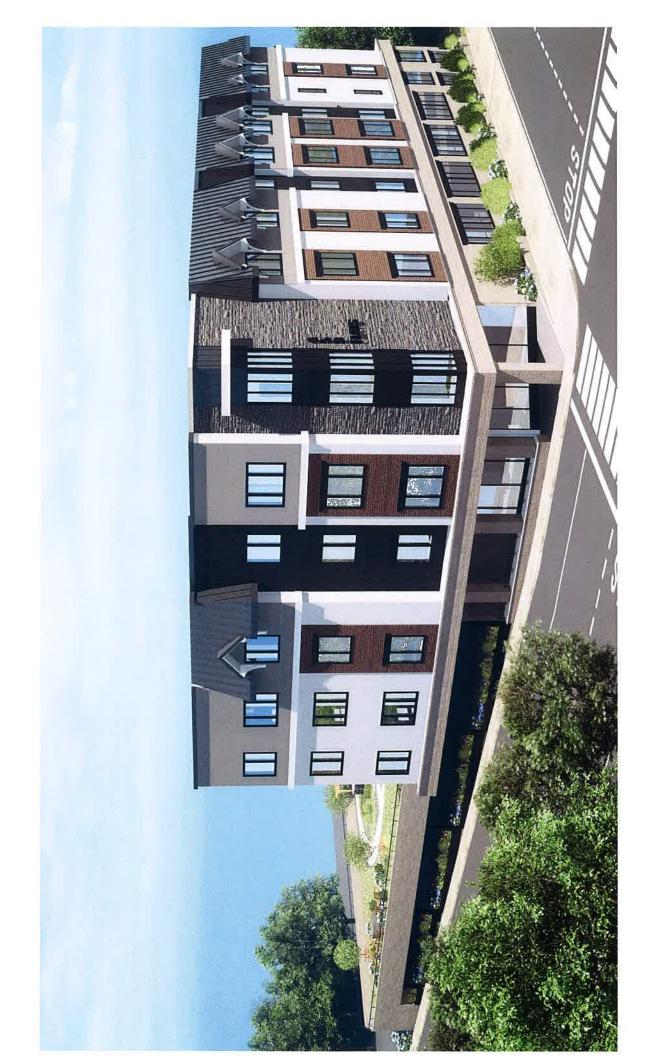
Architecture

# **BROMMER ARCHITECTS, LLC**

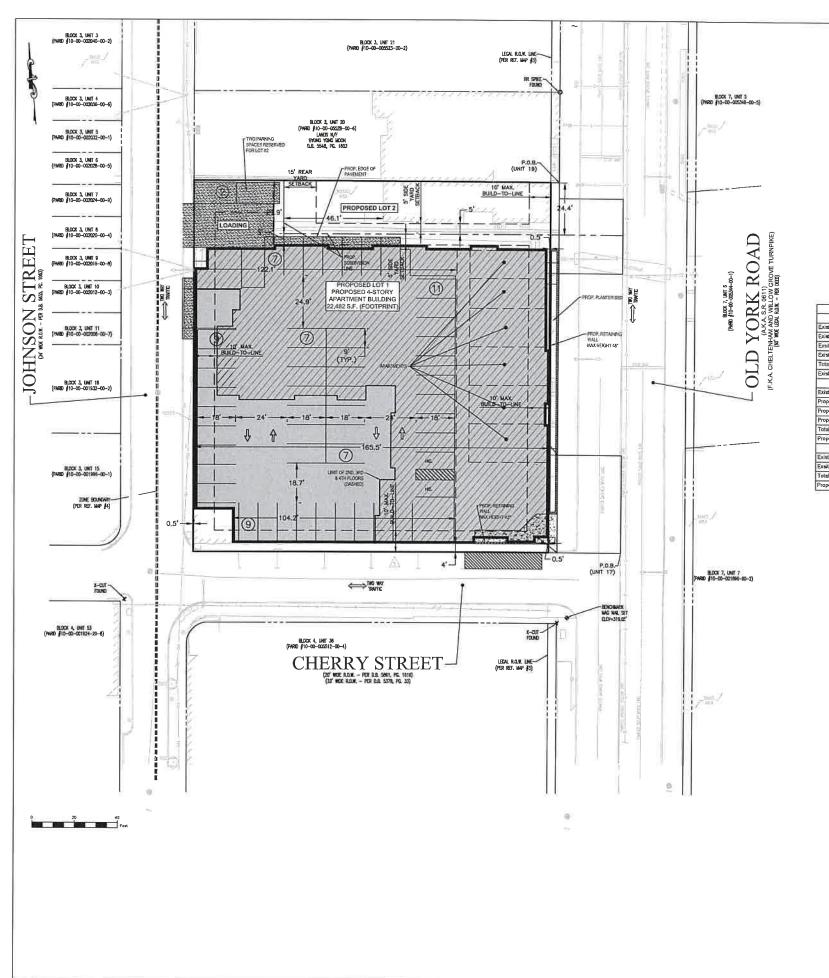
723 Electronic Drive, Suite 300 Horsham, PA 19044











	20	NING TABLE		
	ZONE: NCR - NEIGHBORHOOI	COMMERCIAL RESIDENTIAL	DISTRICT	
<u>ITEM</u>	PERMITTED	PROPOSED LOT 1	PROPOSED LOT 2	ORDINANCE SECTION
Use		Apartmen	f Building **	
District Regulations			to the same of the	
Min, Lot Size	15,000 SF	25,731 SF	3,057 SF (V)	181-50.A
Min, Lot Width	50 FT	149,2 FT	24.3 FT (V)	181-50.B
Min/Max, Build-to-Line	OFT/10FT	0,1 FT	0 FT	181-50.C
Min. Side Yard Selback	10 FT Between Buildings / (5 FT Per Building)	10 FT	10 FT	181-50,D
Min. Rear Yant Setback	15 FT	N/A	N/A	181-50,E(1)
Min. Rear Yard Setback (Abutting Residential Zone)	25 FT (C-1 District)	N/A	N/A	181-50.E(2)
Max, Impervious Coverage	100%	98,5%	63.2%	181-50.F
Mrs. New Building Stories	2 ST	4 ST	N/A	181-50.G(1)
Max. Building Heighl	50 FT / 4 ST	<50 FT / 4 ST	< 50 FT / 2.5 ST	181-50.G(2)
Min; Lot Area Per Dwelling Unit		See Lot Area Table (V)		181-50.1
Min, Commercial Floor-to-Ceiling Height	11 FT	N/A	<11 FT***	181-50.J(1)
Min Commercial Floor Ratio	20% (Lot Area)	0,0% (V)	54.5%	181-50.J(2b)
Max, Building Footprint (Apartment Buildings)	40,000 SF	22,684 SF	917 SF	181-54.B(1)
Min, Street Frontage Sidewalk Width	8 FT	3,0 FT (V)	9FT	181-54.A(1)
Min, Percent of First-Floor Frontage Along Roads Other Than York Road Maintained As Walk-In Retail and Service Uses	100%	N/A		181-79 <sub>1</sub> C
Min. Off-Street Parking		See Parking Table (V)		181-80
(V) Varience Required		3 (-,		181-80

IMPERVIOUS COVERAGE CA	LCULATIONS	
Existing Impervious Co	verage	
Existing Building	6,679	0.153
Existing Asphall Driveway & Curb	14,902	0.342
Exiting Concrete Sidewalk	1,712	D.039
Existing Stone/Brick/Conc, Walls	450	0.010
Total Existing Impervious	23,743	
Existing Impervious Coverage	23,743 0.1 82.5%	
Proposed Lot 1 Impervious	Coverage	
Existing Concrete Sidewalk	705	0.016
Proposed Asphall	1,167	0.021
Proposed Concrete Sidewalk	778	0,016
Proposed Building	22,584	0.52
Total Proposed Impervious	25,334	
Proposed Impervious Coverage	98.5%	
Proposed Lot 2 Impervious	Coverage	
Existing Building To Remain	1,417	0.033
Exsking Concrete Sidewalk To Remain	514	0,012
Total Proposed Impervious	1,931	0.044
Proposed Impervious Coverage	63.2%	

	PARKING CALCULATION	ons		
USE	REQUIREMENT	UNITS	EMPLOYEES	REQUIRED
	PROPOPOSED LOT	1	*	
Aparlments	1,5 Space per Unit	51	N/A	77
			Total Parking Required	77
			Total Parking Provided	50
	PROPOPOSED LOT	2		
Aparlments	1,5 Space per Unit*	3	N/A	5
Service Shop	1 Space Per 300 GFA (After The First 450 GFA) + 1 Per Employee ( On Largest Shift)	500	2	2
			Total Parking Required	7
			Total Parking Provided	2

Tax Parcel (TP)	Gross Lot Area (SF)	Less Legal RLO.W. (SF)	Net Lot Area (SF)
10-00-05524-00-1	8,313	1,220	7,093
10-00-05520-00-5	14,450	340	14,110
10-00-05516-00-9	9,138	1,552	7,586
TOTAL	31,901	3,112	28,789

	LOT CHANGE C	ALCULATIONS	
		PROPOSED	
	Gross Lot Area (SF)	Legal R.O.W. (9F)	Net Lot Area (SF
Proposed Lot 1	28,237	2,505	25,732
Proposed Lol 2	3,664	607	3,057
Total	31,901	3,112	28,789

		LOT AREA CALCULATIONS		
	Unit Count	Lot Area Per Unit	Required	Provided
Proposed Lot 1	51	1,500 SF For First Unit With Additional 1,200 SF for Each Additional Unit	61,500	25,732
Proposed Lot 2	3	1,500 SF For First Unit With Additional 1,200 SF for Each Additional Unit	3,900	3,057

FLOC	R AREA CALCS
F	roposed Lot 1
st Floor	22,251
nd Floor	15,989
rd Floor	15,989
th Floor	15,989
	Toposed Lot 2
st Floor	1,417
nd Floor	917

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# Jenkintown Borough

- NOTES:

  1. THIS PLAN IS BASED ON A PLAN TITLED "ALTA/NSPS LAND TITLE SURVEY 459—471 OLD YORK ROAD LLC" PREPARED BY BLUE WARSH ASSOCIATES, INC. DATED FEBRUARY 11, 2022.

  2. SUBJECT PROPERTY AND SURROUNDING PROPERTIES WITHIN 100 FRET ARE WITHIN C-1 RESEARCH LIGHT CONTROL OF THE AREA OF THE CONTROL OF THE AREA OF THE CONTROL OF THE AREA OF THE CONTROL OF THE CONTROL

# LEGEND

CONTOUR PROPERTY/R.O.W. LINE AJDOINING PROPERTY LINE EXISTING BUILDING LINE

PROPOSED ASPHALT PROPOSED CONCRETE WALK/APRON PROPOSED BUILDING (FOOTPRINT) PROPOSED BUILDING (UPPER FLOORS)
PROPOSED RETAINING WALL



STATE OF	10		l		hormes cunt	FNGIVE
Ī		REVIEW	FOOTPRINT	FOOTPRINT		

	REVISIONS
Jate	Description
3-02-15	REVISED PER ZONING REVIEW
3-04-27	REVISED PER BUILDING FOOTPRIN
3-05-24	REVISED PER BUILDING FOOTPRIN

**ZONING PLAN** 

459 - 471 OLD YORK ROAD T.M.P. # 10-00-05524-001, 10-00-05520-00-5, & 10-00-05516-00-9 JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

1764\_Zoning Plan.DWG

Drawing No.

Z-1