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MAY 23 2023

BOROUGH OF JENKINTOWN
Conditional Use
~~XXXXXXXXXXXXXXXXXXXX~~ APPLICATION

Jenkintown Borough

Date Submitted _____

Name of Development Jenkintown Starbucks
Address/Location 610 Old York Road Jenkintown, PA 19046

Name, Address & Phone No. of:
Applicant JENKINS COURT REALTY CO, LP 610 Old York Rd Suite 375 Jenkintown, PA 19046 215-938-6665
Land Owner JENKINS COURT REALTY CO, LP 610 Old York Rd Suite 340 Jenkintown, PA 19046 215-938-6665
Equitable Land Owner _____

Title of Plan Submitted Jenkintown Starbucks

Plan Type: Land Development _____ Minor Land Development _____ Subdivision _____

Plan Status: Sketch ☒ Preliminary _____ Final _____

Plan Dated March 13, 2023

Name, Address & Phone No. of:
Engineer Carroll Engineering Corporation Attn: John L. Koutsouros PE 949 Easton Rd Warrington, PA 18976 215-268-3808
Architect _____
Attorney Michael Yanoff, Esquire 610 Old York Rd Suite 340 Jenkintown, PA 19046 267-627-2485

Zoning District (s) Gateway Commercial Block & Unit No. _____

Tract Area in Acres 7.913 No. of Proposed Lots/Bldgs. 2

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: Applicant proposes to construct a new 1000 sq ft establishment for frozen desserts, a new 2,522 sq ft cafe and associate parking lot at 610 Old York Rd in place of the current parking lot for both the former Strawbridge & Clothier Building and the storage facility.

Tenure: Sale _____ Rent _____ Condominium _____ Unknown ☒

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

181-57 B.(1)(a)-Use with drive-thru facilities, including restaurant, drugstore, bank and financial institution, and other uses listed in 181-57.
181-57 B.1(a)(3)- drive-thru windows shall face the rear or side yard of the site. Drive-thru windows shall not face a public street.

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.

Michael Yanoff
(Signature of Applicant)
Attorney For Applicant

OVER

Michael Yanoff
(Signature of Land Owner)
Attorney For Land Owner

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.



Carroll Engineering Corporation
CLARENCE A. CARROLL
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WARRICK, IN 46788-0400
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FAX 317-342-2125

an American Engineer, Inc. has been re-named Carroll Engineering Corporation.
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810 OLD YORK ROAD
SITUATED IN
HEMLOCKTOWN BOROUGH, MONTEGUTY COUNTY, PENNSYLVANIA
15468-1304
SBC MANAGEMENT SERVICES, INC.
P.O. BOX 348
AUBURN, PA 19001

[illegible]

DATE	3/15/2013
CADD FILE	2011040027
JOB NO	22-119
STATION	M/D
CHY BY	M/D
CHECK BY	J.E.
SCALE	1" = 20'
DRAWING NUMBER	-
SHEET	1 OF 1 SHEET
DRAWING NUMBER	
C-101	