

SHAFKOWITZ LAW GROUP, P.C.

(267) 422-3340
(215) 940-9209 (fax)

350 S. Main Street, Suite 308
Doylestown, Pennsylvania 18901

E-Mail: dms@shafkowitzlaw.com
Reply to Pennsylvania

1678 Pennington Road
Ewing, New Jersey 08638

Admitted in PA & NJ

May 30, 2023

Via Federal Express

Borough of Jenkintown
700 Summit Avenue
Jenkintown, PA 19046

RECEIVED

JUN 09 2023

Jenkintown Borough

**Re: Subdivision/Land Development Application of Zumo, LLC
604 West Avenue, Jenkintown, PA
Block 14, Unit 24, PARID: 10-00-04784-00-3**

Dear Sir/Madam:

Please be advised that office represents the Applicant, Zumo, LLC, with regard to the above captioned matter. Enclosed please find the following:

- Twenty (20) copies Subdivision/Land Development Application;
- Twenty (20) copies of the plans, folded;
- Check made payable to Borough of Jenkintown in the amount of \$400.00 representing the application fee; and
- Check made payable to Borough of Jenkintown in the amount of \$2,000.00 representing the escrow fee; and

Thank you for your time and attention. Please contact my office should you require anything further to process the application.

Very truly yours,



David M. Shafkowitz

DMS/mka
Enclosures

RECEIVED

JUN 09 2023

BOROUGH OF JENKINTOWN

SUBDIVISION/LAND DEVELOPMENT APPLICATION

Date Submitted May 26, 2023

Name of Development Minor Subdivision for ZUMO, LLC
Address/Location 604 West Avenue, Jenkintown, PA 19046

Name, Address & Phone No. of:
Applicant ZUMO, LLC; 7500 Central Ave., Suite 203, Philadelphia, PA 19111
Land Owner Immaculate Conception Roman Catholic Church; 604 West Ave, Jenkintown, pA 19046
Equitable Land Owner _____

Title of Plan Submitted Record Plan of Subdivision

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

Plan Status: Sketch _____ Preliminary X Final _____

Plan Dated May 24, 2023

Name, Address & Phone No. of:
Engineer Van Cleef Engineering, 501 N. Main St., Doylestown, PA 18901; 215-345-1876
Architect _____
Attorney David M. Shafkowitz; 350 S. Main St., Suite 308, Doylestown, PA 18901; 267-422-3340

Zoning District (s) TC Block & Unit No. block 14, unit 24

Tract Area in Acres 1.118 No. of Proposed Lots/Bldgs. 1 add'l lot/no proposed bldgs.

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 is proposing a minor subdivision in order to separate the existing parsonage from the Church, which will be sold to and renovated by Mr. Mercado for 1st floor retail use and 3 apartments above (1 apartment per floor). A variance has been granted for not meeting side yard setback requirements for the existing buildings. No site improvements are proposed

Tenure: Sale _____ Rent X Condominium _____ Unknown _____

State any requirements of the Zoning Code and Subdivision and Land Development regulations that are not complied with and reason for noncompliance: As noted above, a variance was granted for not meeting side yard setback requirements. This relates to the two existing buildings (Parsonage and Church and the need to establish a proposed property line located equally between them., which creates a situation where neither building complies with the side yard setback.

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.

Max Mercado
(Signature of Applicant)

David Shafkowitz
(Signature of Land Owner)

OVER David Shafkowitz
on behalf of 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.