

RECEIVED



THE BOROUGH OF JENKINTOWN

SEP 13 2023

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

Jenkintown Borough

P: 215.885.0700
F: 215.885.3786

REQUEST FOR HEARING BEFORE ZONING HEARING BOARD

Date: 9/8/2023 Residential Fee: \$1,000.00 Commercial Fee: \$1,500.00

Petition is made to the Zoning Hearing Board of the Borough of Jenkintown for:

 Special Exception

 X Variance

 Appeal from decision of Code Enforcement Officer / Zoning Officer

1. Name, address and telephone number of petitioner:

JENKINS COURT REALTY CO, LP
610 Old York Road
Suite 375
Jenkintown, PA 19046
215-938-6665

2. Location of property:

610 Old York Road

3. Name, address and telephone number of property owner:

(Deed, agreement of sale or lease to be produced at hearing)

JENKINS COURT REALTY CO, LP
610 Old York Road
Suite 375
Jenkintown, PA 19046
215-938-6665

4. Name, address and telephone number of attorney, if any:

Michael Yanoff, Esquire Goldstein Law Partners, LLC
610 Old York Rd Suite 340
Jenkintown, PA 19046

5. Brief description to include existing improvements and present use of property to
Be affected by the petition:

The current use of the property is office. Applicant proposes to construct a new 1000 sq ft establishment for frozen desserts, a new 2522 sq foot cafe and associated parking lot at the property, in place of the current parking lot for the former Strawbridge & Clothier building and the Jenkins Storage facility.

6. Present zoning classification of property:

Gateway Commercial
A Residential

7. Proposed improvements and/or use of property:

See No. 5 above

8. Specific reference to sections of the Zoning Code from which you seek relief:

181-57 B.1(a)(3)- drive-thru windows shall not face a public street

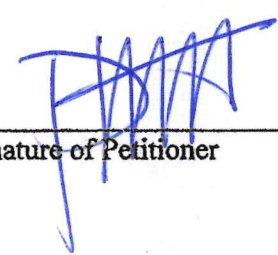
9. State briefly the extent to which your proposed use or construction does not meet requirements of the Zoning Code and the relief that you request:

The proposed drive-thru faces a public street

10. State the decision and or action of the Code Enforcement / Zoning Officer that you are appealing:

N/A

11. Ten (10) copies of a Plot Plan of the property must be submitted with the petition. The Plan shall be drawn to scale showing size of the lot, setback lines, parking required, and the location and size of improvements now erected and proposed to be erected.



Signature of Petitioner

Sworn to and subscribed before me this _____
day of September 13, 2023



NOTARY PUBLIC

My Commission Expires 3-27-2027

Commonwealth of Pennsylvania - Notary Seal
JACQUELINE SILVERMAN - Notary Public
Montgomery County
My Commission Expires March 27, 2027
Commission Number 1348827