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BOROUGH OF JENKINTOWN

ADDENDUM TO CONDITIONAL USE APPLICATION

Jenkintown Borough

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

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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, mixed-use, 40 unit Apartment Building. The existing mixed-use building at 471 Old York Road will remain on proposed Lot 2. Lot 1 will consist of 25,372 square feet, and Lot 2 will consist of 3,057 square feet.

The ground floor of the apartment building will consist of 3,434 square feet of commercial space with frontage along York Road. The remainder of the ground floor will consist of 48 covered parking spaces. The roof of the covered parking area will contain an approximately 6,000 square foot amenity area for the apartment building residents. Floors 2-4 of the apartment building will contain the 40 residential units. The proposed unit mix for the apartment building is as follows: 3 studio units, 33 1-Bedroom units and 4 2-bedroom units. 30 of the 33 1-Bedroom units are proposed to have a den at this time. The footprint of the residential portion (floors 2-4) of the apartment building is only 15,402 square feet and does not span the entirety of Lot 1.

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 previously obtained zoning relief for the project as set forth in that certain Stipulation and Settlement Agreement dated August 23, 2024 by and between the Applicant, the Borough and the Zoning Hearing Board (the “Settlement Stipulation”)

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 August 19, 2024; and (2) Architectural Renderings prepared by Brommer Architects, LLC; and (3) the Settlement Stipulation.

The Applicant will present evidence at the conditional use hearing establishing compliance with the specific conditional use criteria set forth in Section 181-99 of the Zoning Ordinance, as outlined below, as well as 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 already obtained zoning relief as set forth in the Settlement Stipulation.

Legal Standard

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 conditional use approval.