

BOROUGH OF JENKINTOWN

CONDITIONAL USE APPLICATION

Date Submitted 4/22/2025

Name of Development YZL Wealth Investment LLC
Address/Location 119 York Rd. Jenkintown PA 19046

Name, Address & Phone No. of:
Applicant Yuting Lu Tel: 646-386-6980
Land Owner same as above Email: YUTINGLU34@GMAIL.COM
Equitable Land Owner _____

Title of Plan Submitted _____

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

Plan Status: Sketch _____ Preliminary _____ Final _____

Plan Dated _____

Name, Address & Phone No. of:
Engineer _____
Architect _____
Attorney _____

Zoning District (s) D NCR Block & Unit No. _____

Tract Area in Acres 0.1 Acres No. of Proposed Lots/Bldgs. 1

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: Remove the existing internal partition and combine the two spaces into one room proposed to create a spacious and comfortable nail salon.

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: The nail salon requires 11 parking space per table 181-I of Borough Zoning code. There are street parking on Summit Street, and Towne Square. Municipal parking are within 750 feet.

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.
[Signature] (Signature of Applicant)
[Signature] (Signature of Land Owner)

OVER

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.