



Kristin Holmes, P.E., LEED AP
Robert Cunningham, P.E., LEED AP

October 31, 2024
Revised April 28, 2025

George Locke, CBO – Borough Manager, Zoning Officer
Jenkintown Borough
700 Summit Avenue
Jenkintown, PA 19046

**RE: 459-471 Old York Road Waiver Request Letter
Jenkintown Borough, Montgomery County, PA
HCE Project No.: 1764**

Dear George:

With regard to the above referenced project, the following waivers are requested from the Subdivision of Land Ordinance:

1. **§160-7** – A waiver is requested to allow the Land Development Plan to be reviewed and approved as a Preliminary/Final Plan. The Preliminary/Final Plan provides the level of detail required for a Final Plan, the proposed development has been reviewed by the Borough Council multiple times and the project was subject of a Stipulation and Settlement Order in the Montgomery County Court of Common Pleas.
2. **§160-23.G** – A waiver is requested to allow stopping area grades to exceed 5%. The podium parking area floor elevation is below the elevation of Johnson Street and slopes will need to exceed 5% to provide vehicular access.
3. **§160-29** – A waiver is requested from the street tree requirement. The proposed building will be constructed along the property line and there are a number of underground utilities within the sidewalk along Old York Road, which doesn't leave sufficient space to install street trees. Planter boxes are proposed along the Old York Road frontage to provide landscaping and stormwater management benefits.
4. **§160-31** – A waiver is requested to waive landscape and screening buffer requirements. The only planting buffer that currently exists on the property is along Cherry Street. This Planting buffer will not be preserved since Borough Staff and Borough Review Board's preference was to widen the sidewalk along Cherry Street.
5. **§160-32.C** – A waiver is requested to allow podium parking spaces and drive aisles to have dimensions smaller than those listed in Figure 6. – Parking Lot Dimensions. The podium parking will have one-way circulation and will be similar to a long-term parking facility due to its limited turnover of vehicles.
6. **§160-33.D.** – A waiver is requested to waive the landscape strip requirement for two (2) parking spaces located in the side yard of the property. The two (2) parking spaces will be utilized by the existing duplex and parking spaces are provided along the property line on the adjacent parcel.
7. **§160-41.B.** – A waiver is requested to allow the minimum size of pipe to be less than fifteen (15) inches in diameter. Twelve (12) inch diameter is proposed on-site and outside any street rights of way. The smaller diameter pipe will help control the peak flow rate out of the

underground basin and is utilized to meet the Borough's Stormwater Management Requirements.

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or jason@hcengineering.net.

Very truly yours,
Holmes Cunningham Engineering



Jason Korczak, P.E.

cc: Vince Celenza – 459-471 Old York Rd LLC
Matthew McHugh – Klehr Harrison Harvey Branzburg LLP

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