

Permit # 250315

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JUN 25 2025

BOROUGH OF JENKINTOWN

SUBDIVISION/LAND DEVELOPMENT APPLICATION
CONDITIONAL USE APPLICATION

Jenkintown Borough

Date Submitted 06/23/2025

Name of Development Fresh SkinBabes
Address/Location 729 West Avenue, Jenkintown, PA 19046

Name, Address & Phone No. of:
Applicant Law Offices of Christopher W. Dean, LLC
Land Owner MIDGARD Properties LP
Equitable Land Owner _____

Title of Plan Submitted Floor Plans

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

Plan Status: Sketch _____ Preliminary _____ Final X

Plan Dated _____

Name, Address & Phone No. of:
Engineer _____
Architect _____
Attorney Christopher Dean, Esq., 2158674197, 1617 JFK Blvd., Suite 1888, Philadelphia, PA 19103

Zoning District (s) Town Center Block & Unit No. _____

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

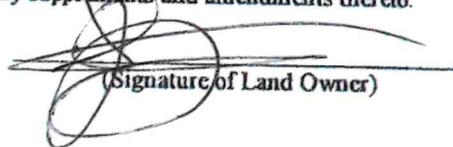
Give brief narrative of proposed use of land/buildings. Commercial applications include building square footage and specific uses; residential applications include number of lots and amount of dwelling unit type. The new proposed use, an esthetician studio, requires four parking spaces, or a conditional use application requesting on-site parking reduction. The owner, however, meets three of the four Conditional Use conditions in Section 181-74, offering parking 750 feet on front with the public parking facility behind West Avenue, as well as street parking directly outside the storefront, as well as two spots offered directly by the Owner to the Tenants at 821 Homestead Rd.

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:
See above. Section 181-74 requires four parking spaces for a personal service shop, however pursuant to 181-97, the application meets the requirements of a conditional use complying with three of the four criteria per above.

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.

Christopher W. Dean
(Signature of Applicant)


(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.