

# PENNDDEL BOROUGH

ZH 2025-1

## Application for Zoning Hearing Board

### 1 - PROPERTY OWNER

Name: Joshua Cohen Revocable Living Trust Phone: 215-752-8220  
Address: 10 Lincoln Avenue  
City: Penndel, PA Zip Code: 19047

### 2 - IDENTIFICATION – To be completed by all applicants

APPLICANT Name: Same as Owner Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ Zip Code: \_\_\_\_\_

APPLICANT'S Name: Bryce H. McGuigan, Esq. Phone: 215-750-0110  
ATTORNEY Address: 680 Middletown Boulevard  
City: Langhorne, PA Zip Code: 19047

APPLICANT IS (Circle One):  OWNER  EQUITABLE OWNER  TENANT WITH PERMISSION

### 3 - LOCATION OF PROPERTY

Street Location: 10 Lincoln Avenue  
Mailing Address: 10 Lincoln Avenue City: Penndel  
Zoning District: 1 Parcel #: 32-00 5-130 Block: - Unit: -  
Deed Book and Page: Instrument No. 2024025574

### 4 - CLASSIFICATION OF APPEAL

Appeal from Zoning Officer's Decision  Request for Special Exception  
 Certification of Nonconforming Use/Lot  Request for a Variance  
 Challenge to the Validity of Zoning Ordinance or Map  
 Extension of Time for Previously Granted Relief  Other (specify)

**5 - PROPERTY DESCRIPTION**

Lot Size: 1.128 acres Lot Frontage: 297 ft. Lot Depth: 179 ft.

Description of current use of property: \_\_\_\_\_

Auto repair garage

Description of existing improvements of property: \_\_\_\_\_

Existing repair garage building (7,152 sf.) and accessory parking areas

Description of proposed use and proposed improvements of property: \_\_\_\_\_

Same as existing with building addition measuring 3,521 sf.

**6 - ORDINANCE**

State each section of the Penn del Borough Ordinance that is involved in this application and specific interpretation or relief requested from the section: \_\_\_\_\_

Article IX, Section 405-49.A.(1)

**7 - VARIANCE**

State the specific hardship claimed and reasons why a variance should be granted: \_\_\_\_\_

N/A

**8 - SPECIAL EXCEPTION**

State the specific legal grounds why the applicant is entitled to the Special Exception: \_\_\_\_\_

Applicant requests a special exception to allow for the expansion of the existing repair garage that will allow Applicant the additional space necessary to reorganize the garage and make the business run more efficiently. Applicant's local, family owned business has been operating on site for more than 50 years, and the addition is necessary to allow the business to modernize and to compete with other repair facilities in the area. Applicant satisfies all requirements under Section 405-68.D for the grant of special exception relief.

**9 - PREVIOUS APPEAL**

Has any previous appeal or application been filed in connection with this property? \_\_\_\_\_

Not to Applicant's knowledge.

**10 - SIGNATURE**

*The Applicant hereby deposes and says that all of the above statements contained in this application are true and correct to the best of their knowledge and belief. I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent and we agree to conform to all applicable laws of Penn del Borough.*

**SIGNATURE OF APPLICANT**

 \_\_\_\_\_

**DATE**

5/19/2025 \_\_\_\_\_