

The Penndel Borough Zoning Hearing Board will hold a public hearing on Wednesday, July 16, 2025 at 7:30 P.M. to consider the following appeal: 2025-02, filed by Chris Krosnodomskie/Kross Brothers Real Estate for property located at 115 Hulmeville Ave., in the RC Retail Commercial District. The Applicant is requesting variances from: Section 405-18, Use regulations, Use #39, Parking area or garage and/or Use #61, Accessory building, for a proposed 42' x 60' garage to be used for storage of car collection; Section 405-25.B.(2) to allow a height of 17' 3" for the proposed garage; and Section 405-81.A.(1), Permitted uses in the TOD District, to permit the use of the second floor as an apartment. A copy of the application is available to view on the Borough's website, <https://penndelboro.com>. The Board will consider any other business that comes before the Board.

PENNDDEL BOROUGH

217 #2025-2

Application for Zoning Hearing Board

1 - PROPERTY OWNER

Name: Kross Brothers Real Estate Phone: 609-888-2263
Address: 314 Edward Ave.
City: Trenton, NJ. Zip Code: 08610

2 - IDENTIFICATION – To be completed by all applicants

APPLICANT Name: Chris Krosnodomskie Phone: 609-516-4752
Address: 314 Edward Ave.
City: Trenton, NJ. Zip Code: 08610

APPLICANT'S ATTORNEY Name: N/A Phone: _____
Address: _____
City: _____ Zip Code: _____

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

3 - LOCATION OF PROPERTY

Street Location: 115 Hulmeville Ave.
Mailing Address: 115 Hulmeville Ave. City: Penndel
Zoning District: RC Parcel #: 32-00 3-119 Block: _____ Unit: _____
Deed Book and Page: Instrument #2022066505

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: 17,502 s.f. Lot Frontage: 99.34' Lot Depth: 195.76'

Description of current use of property: Hair Salon. Vacant 2nd floor.

Description of existing improvements of property: 2 story house built in 1892 with a salon on the first floor and a apartment on the second floor.

Description of proposed use and proposed improvements of property: 1st floor Salon, 2nd floor apartment and a new storage garage 17'3" high with a 12' side yard set back and new driveway area.

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: _____

405-18 Use regulations. (Table of use) #39 Parking area or garage.

405-81 (1) Residential uses located above a nonresidential uses.

405-126 (8) (a) Good and sufficient cause.

(b) The failure to grant the variance would result in exceptional hardship to the applicant.

7 - VARIANCE

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

405-18 This use is acceptable in this zone classification

405-81 It is an existing house converted to a 1st floor salon with a 2nd floor apartment

405-126 (8) (a) These improvements enhance the value of the neighborhood.

(b) Hardship: Due to the existing rear entrance, and not being able to use the apartment as it's intended use.

8 - SPECIAL EXCEPTION

State the specific legal grounds why the applicant is entitled to the Special Exception: N/A

9 - PREVIOUS APPEAL

Has any previous appeal or application been filed in connection with this property? N/A

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

6/10/2025

**PENNDDEL BOROUGH
BUCKS COUNTY**

Zoning District: _____

Permit No.: _____

Zoning Permit Application

Location of Proposed Work or Improvement

Site Address: 115 Hulmeville Ave. Penndel, PA. 19047

Tax Parcel #: 32-003-119

Owner's Name: Kross Brothers Real Estate Phone #: 609-888-2263

Address: 314 Edward Ave. Trenton, NJ. 08610

E-Mail: krossbrothersre@aol.com

Applicant Name: Chris Krosnodomskie Phone #: 609-516-4752

Address: 314 Edward Ave. Trenton, NJ.08610

E-Mail: cross182@aol.com

Contractor: self PA Registration # _____

Type of Work or Improvement (Check all that apply)

Accessory Structure: Shed Garage Patio Fence Gazebo

Other: Grading Driveway Expansion Other

Describe the proposed work:

We are requesting a Mixed-Use Variance to lease the existing 2nd floor apartment as an apartment and to erect a 42'x 60' one story metal non-commercial garage for the storage of our car collection. This will also include new blacktop and landscaping.

Cost of Job: 100,000.00

Description of Accessory Structure

Dimension of Accessory Structure: (L)60' x (W)42' x (H)17'3"

Replacing existing structure: Yes No

Site Plan Attached: Yes No

Impervious Coverage Calculation Sheet Attached: Yes No

IMPERVIOUS SURFACE AND BUILDING COVERAGE CALCULATION SHEET

All permit applications for additions, accessory structures, driveways, or other structures must be accompanied by a plot plan indicating all structures and impervious surfaces that exist on the property, including the proposed construction.

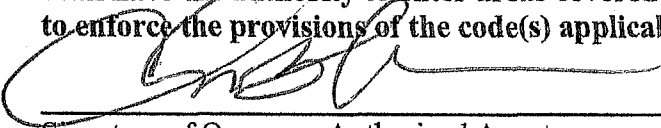
Please complete the following, where applicable:

TOTAL SQUARE FOOTAGE OF THE LOT:	17,502
A. Square footage of house, including additions	677
B. Square footage of carport or garage	0
C. Square footage of shed or detached accessory structure	78
D. Square footage of covered decks and patios	268
E. Square footage of proposed building coverage	2,520
F. Total square footage of building coverage (Add A+B+C+D+E)	3,543
G. Square footage of driveway	2,967
H. Square footage of sidewalks (not public sidewalks)	309
I. Square footage of concrete patio(s) or pavers	0
J. Square footage of proposed impervious coverage	1,510
K. Total square footage of impervious surface (Add F+G+H+I+J) (does not include E, if added above)	8,329
$F \div \text{Lot Size} \times 100 = \text{Building coverage percent}$	20.2%
$K \div \text{Lot Size} \times 100 = \text{Impervious coverage percent}$	47.6%

The applicant certifies that all information on this application is correct and the work will be completed in accordance with the "approved" plan and any additional approved building code requirements adopted by Penn del Borough. The property owner and applicant assumes the responsibility of locating all property lines, setback lined, easements, rights-of-way, flood areas, etc. Issuance of a permit and approval of documents shall not be construed as authority to violate, cancel, or set aside any provisions of the codes or ordinances in Penn del Borough or any other governing body. The applicant certifies he/she understands all the applicable codes, ordinances, and regulations and is responsible for all the review costs included for the proposed project.

Application for a permit shall be made by the *owner* or lessee of the building or structure or *agent* of either, or by the *contractor* employed in connection with the proposed work.

I certify the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.



6/10/2025

Signature of Owner or Authorized Agent

Date

Chris Krosnodomskie

Print Name of Owner or Authorized Agent

314 Edward Ave. Trenton, NJ. 08610

Address

Signature of Zoning Official

Date

Borough Permit Fee Calculation			
Zoning Permit Fee		Permit Number	
Cash	Check		Received

