



Township of Abington

Wayne C. Luker, *President*
Steven N. Kline, *Vice President*
Richard J. Manfredi, *Manager*
Jay W. Blumenthal, *Treasurer*

Zoning Hearing Notice

Notice is hereby given that the Zoning Hearing Board of the Township of Abington will hold a meeting as required by the Township's Zoning Ordinance at the Abington Township Administration Building, 1176 Old York Road, Abington, Pennsylvania, on:

Tuesday, April 17, 2018 at 7:00 p.m., at which time a public hearing will commence on the following application:

18-07: This is the application of **Dr. Adam Denish**, owner of the property located at 315 Township Line Road, Elkins Park, Pa. 19027. The applicant has requested a dimensional variance from Section 1006, Figure 10.19 of the Zoning Ordinance. The applicant proposes to enclose an existing 282 square foot concrete pad on the property that will encroach into the required side yard setback area. The existing building is constructed on the property line. The proposed addition is in line with the existing building. The applicant seeks approval to enclose the 282 square foot court yard area.

The property is zoned within the Main Street Low District of Ward #4 of the Township of Abington. A copy of the application and site plan are on file with the Planning & Zoning Office and is available for review during normal business hours.

By Order of the Zoning Hearing Board.

Mark A. Penecale
Planning & Zoning Officer

Note: There is a 30 day period after the date the decision is rendered for any and all aggrieved persons to file an appeal in the appropriate court to contest the actions of the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board Approval during the 30 day appeal period, do so at their own risk. If there are questions that you may have, please feel free to contact the Zoning Officer at 267-536-1010. If you are unable to attend the hearing, written comment may be entered into the record by submitting them in advance of the hearing to the Planning & Zoning Officer.

Zoning Hearing Board Application

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000



This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site.

The Undersigned herein makes application for:

- Request for Variance from the Zoning Ordinance.
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number:
Adam Denish 215-500-6147
315 Township Line Rd, Elkins Park, PA 19027

2. Name and address of the applicant: Phone number:
Michael Silberman 215-403-7216
PZS Architects
5312 Ridge Avenue
Philadelphia, PA 19128

3. Name and address of the attorney: Phone number:

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application.
Example: equitable owner, agent, lessee, etc.
Agent

5. Description of the property:
Address/location 315 Township Line Rd, Elkins Park, PA 19027
Present use Veterinary Clinic
Proposed improvement 280SF addition to primary use to improve accessibility

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6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:

Existing structure is within required side yard setback; setback is 10'-0", existing building is 0'-0" from property line. Proposed addition will be 6'-4" from lot line.

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

Article 1006, Figure 10.19 Dimensional requirements for side yard setback in MS-L district.

8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.

There is an existing non-conforming structure on the lot. We propose to erect an addition that will infill an existing, impervious courtyard, which will continue but not worsen the existing side-yard non-conformity. The new addition will be hidden from street view by the existing structure, and will be hidden from the view of the adjacent property by an existing CMU wall on the lot line. The addition cannot be erected on the other side of the building as that would remove required (Article XXIII F-5), existing parking.

9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.

No prior actions:

10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.

See attached survey and architectural drawings.

[Handwritten Signature]

Signature of Applicant

[Handwritten Signature]

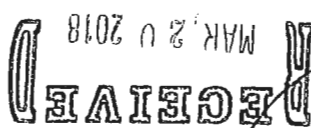
Signature of Owner

Internal Validation:

Date Received: 3/20/18

BY:

Fee Paid: \$1,000.00

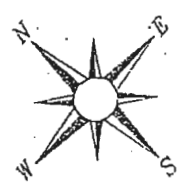
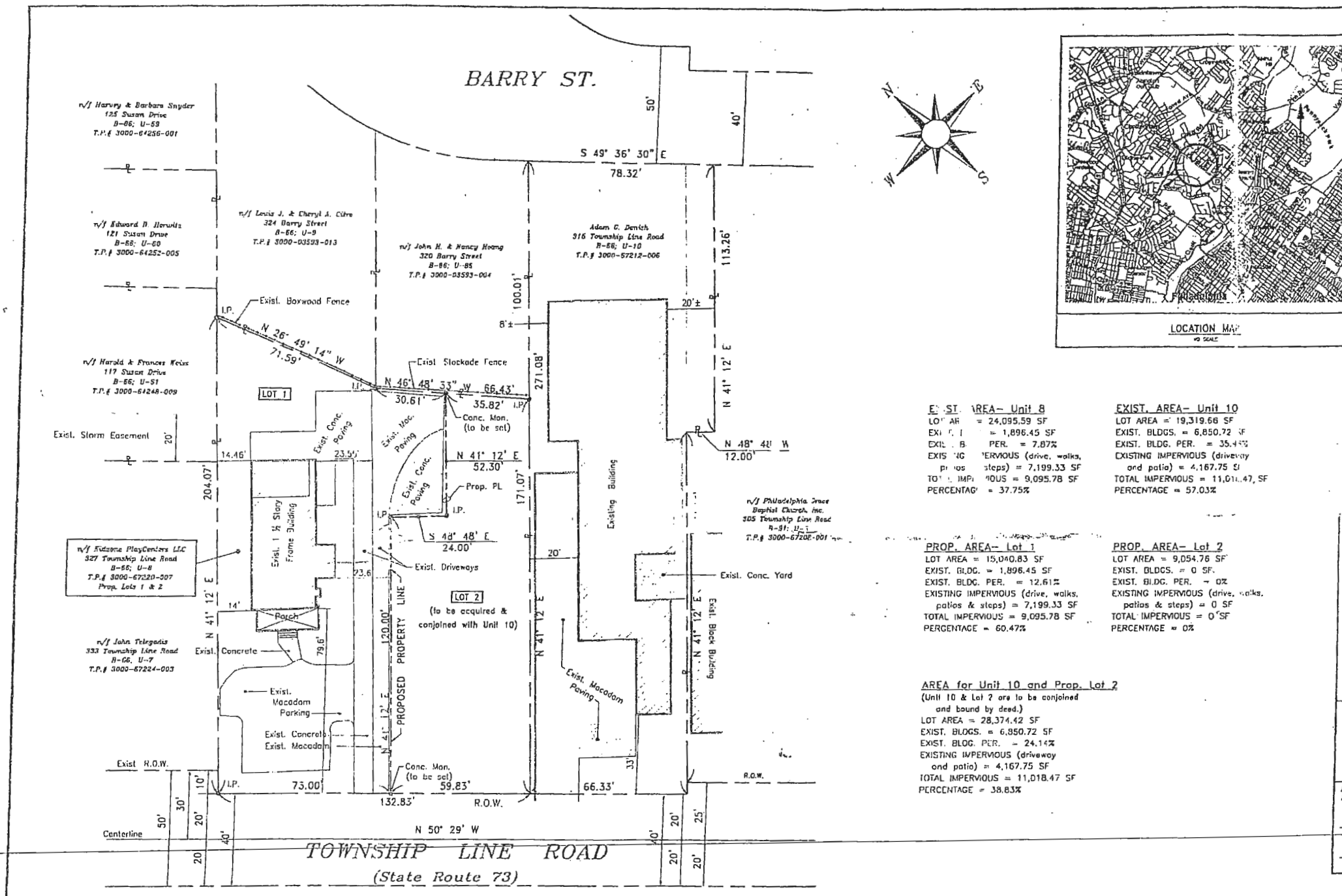


Case: 18-07

[Handwritten Signature]

Signature of the Zoning Officer

Check # 11671



PLAN OF PROPERTY
MADE FOR
Kidzone Playcenters, LLC.
327 Township Line Road
Block No. 66; Unit No. 8
Tax Parcel No. 30-00-67220-00-7
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
Date: June 18, 2004
Scale 1"=20'

ZONE "M" MIXED USE
MINIMUM LOT SIZE = 5,000 Sq. Ft.
MINIMUM LOT WIDTH = 50 Ft.
MINIMUM LOT DEPTH = 100 Ft.
FRONT YARD: 15 Feet
SIDE YARD(S): 7'/10' (17' Agg.)
REAR YARD: 25 Feet
BUILDING PERCENTAGE: 40% (Max.)
IMPERVIOUS SURFACE PERCENTAGE: 55% (Max.)

EXIST. AREA- Unit 8
LOT AREA = 24,095.59 SF
EXIST. BLDGS. = 1,896.45 SF
EXIST. BLDG. PER. = 7.87%
EXISTING IMPERVIOUS (drive, walks, patios & steps) = 7,199.33 SF
TOTAL IMPERVIOUS = 9,095.78 SF
PERCENTAGE = 37.75%

EXIST. AREA- Unit 10
LOT AREA = 19,319.66 SF
EXIST. BLDGS. = 6,850.72 SF
EXIST. BLDG. PER. = 35.44%
EXISTING IMPERVIOUS (drive, walks, patios & steps) = 4,167.75 SF
TOTAL IMPERVIOUS = 11,018.47 SF
PERCENTAGE = 57.03%

PROP. AREA- Lot 1
LOT AREA = 15,040.83 SF
EXIST. BLDG. = 1,896.45 SF
EXIST. BLDG. PER. = 12.61%
EXISTING IMPERVIOUS (drive, walks, patios & steps) = 7,199.33 SF
TOTAL IMPERVIOUS = 9,095.78 SF
PERCENTAGE = 60.47%

PROP. AREA- Lot 2
LOT AREA = 9,054.76 SF
EXIST. BLDGS. = 0 SF
EXIST. BLDG. PER. = 0%
EXISTING IMPERVIOUS (drive, walks, patios & steps) = 0 SF
TOTAL IMPERVIOUS = 0 SF
PERCENTAGE = 0%

AREA for Unit 10 and Prop. Lot 2
(Unit 10 & Lot 2 are to be conjoined and bound by deed.)
LOT AREA = 28,374.42 SF
EXIST. BLDGS. = 6,850.72 SF
EXIST. BLDG. PER. = 24.14%
EXISTING IMPERVIOUS (drive, walks, patios & steps) = 4,167.75 SF
TOTAL IMPERVIOUS = 11,018.47 SF
PERCENTAGE = 38.83%

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY: S.S.
ON THE _____ DAY OF _____, 20____, BEFORE ME,
THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF
PENNSYLVANIA, RESIDING IN _____ COUNTY, PERSONALLY
APPEARED _____, Kidzone Playcenters, LLC
KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS
WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN AND
ACKNOWLEDGED THAT THEY ARE THE OWNERS OF THE DESIGNATED LAND,
THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED
AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE
FOREGOING PLAN(S) MAY BE DULY RECORDED, ACCORDING TO LAW.

NOTARY PUBLIC

BY COMMISSION EXPRES

RECORDED THIS _____ DAY OF _____, 20____, IN THE OFFICE
FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF
MONTGOMERY, LOCATED IN NORRISTOWN, PENNSYLVANIA, IN
PLAN BOOK _____ PAGE _____.

RECORDER

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF
ABINGTON, THIS _____ DAY OF _____, 20____.

SECRETARY

PRESIDENT

TOWNSHIP ENGINEER

REFERENCE PLAN No. 1:
Plan of Property made
for Clinton B. Hyatt, Jr.
by Charles E. Shoemaker, Inc.
Dated: March 8 1978
Recorded: P.B. B-34; Pg 45

REFERENCE PLAN No. 2:
Final Plan for
B. Glazer & Sons, Inc.
Dated: July 14, 1978

NOTES

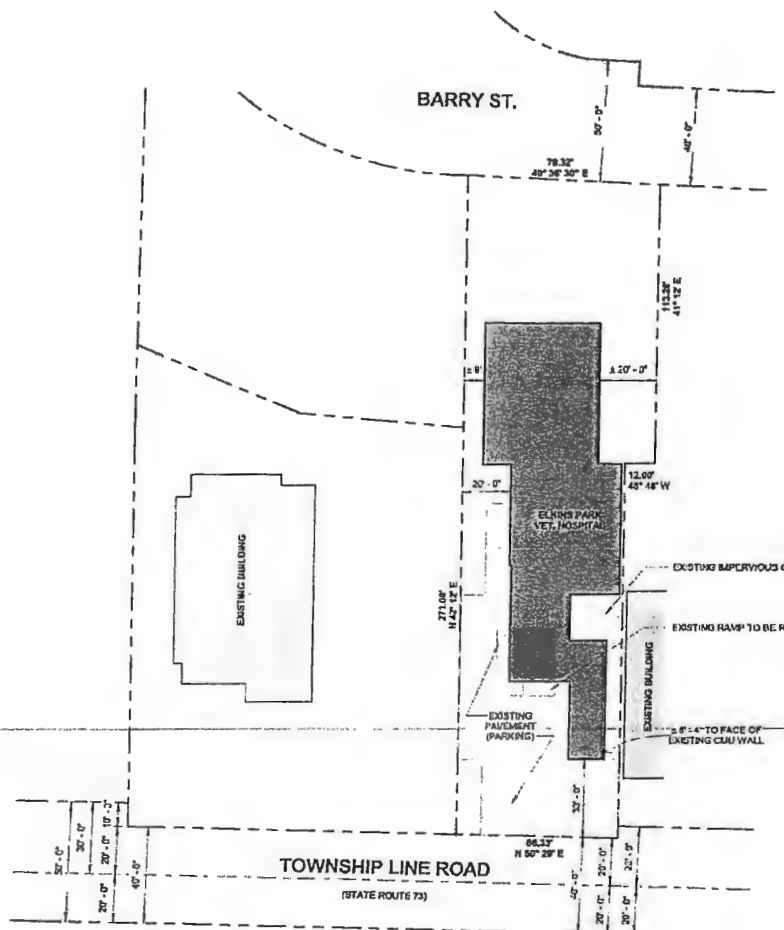
1. R Indicates Property Line
2. O Conc. Monument to be set
3. *LP. Iron Pin

MCPC No. _____
PROCESSED and REVIEWED. Report prepared by
MONTGOMERY COUNTY PLANNING COMMISSION
in accordance with the Municipalities Planning Code.
Certified this date _____

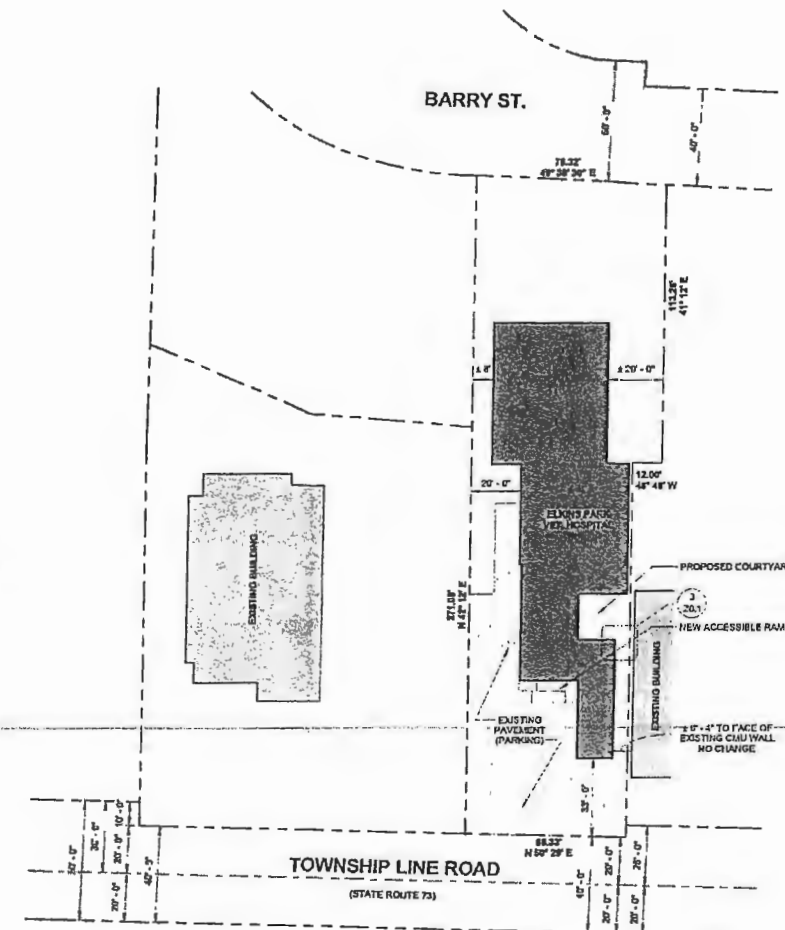
For the Director
MONTGOMERY COUNTY PLANNING COMMISSION



PLAN NO. : SD-04-0167
-PREPARED BY-
-DONALD JOHN BOUCHER-
REGISTERED PROFESSIONAL
LAND SURVEYOR
2939 KANE'S ROAD
-WILLOW GROVE, PENNSYLVANIA-



1 EXISTING SITE PLAN - ZONING
1" = 30'-0"



2 PROPOSED SITE PLAN - ZONING
1" = 30'-0"

ZONING DISTRICT MS-L

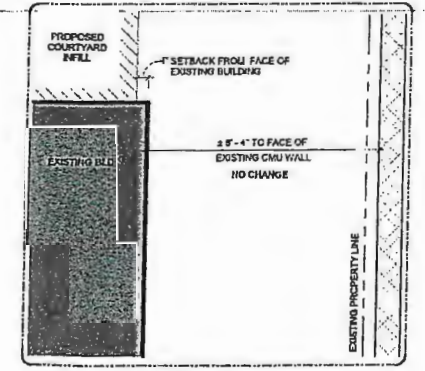
ALLOWED	EXISTING	PROPOSED
MIN. LOT AREA : 10,000 SF	19,349.66 SF	19,349.66 SF
BLDG AREA	6850.72 SF	7132.56 SF
MAX. BLDG AREA : 45%	35.4%	36.9%
IMPERVIOUS AREA	4,167.75 SF	4,167.75 SF
MAX. IMPERVIOUS: 75%	57.03%	57.03%

EXISTING CONDITIONS



NEW ADDITION
BEHIND EXISTING

EXISTING CMU WALL
NEAR PROPERTY LINE



3 ENLARGED VIEW
1/2" = 1'-0"

LOCATION PLAN



BIRD'S EYE VIEWS



* THIS PLAN BASED ON A SURVEY BY DONAL J BOUCHER, REGISTER PA LAND SURVEYOR 015290-E, DATED JUNE 18, 2004.

P Z S
ARCHITECTS
5312 RIDGE AVE PHILADELPHIA, PA 19128
215-483-1818 FAX: 215-950-0484

PROJECT NAME
ELKINS PARK VET HOSPITAL
315 TOWNSHIP LINE ROAD
ELKINS PARK, PA

PROJECT TEAM
COAKES

STRUCTURAL

SYSTEMS

CIVIL ENGINEER

CONTRACTOR ACKNOWLEDGEMENT:
By using or agreeing to use any of the information set forth on the project drawing and specifications, each contractor, subcontractor, and supplier acknowledges that:
(a) it has thoroughly reviewed all of the project drawings, specifications and existing conditions to obtain the information necessary for performance of its work scope;
(b) it has verified that the information used to accurate and complete;
(c) it will report any inaccuracies or incomplete information to the project architect immediately upon becoming aware of the error or omission; and
(d) it will hold solely to the party it has a contract with to recover economic losses or damages which are caused or alleged to have been caused by errors or omissions in the information used.

NOTE:
All contractors and subcontractors shall be responsible for reviewing all drawings and all sections of the specifications for coordination of their work. Any discrepancies in their respective trades shall be reported to the architect prior to beginning their bids.

SCALE:

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE
ZONING

SCALE: As Indicated DRAWN BY: Author
DATE: 03/26/18 CHECKED BY: Checker

SHEET NO.
Z0.1

ISSUED FOR ZONING REVIEW 03/20/2018

PROJECT NO 1856