



# Township of Abington

*Engineering & Code Department*

Wayne C. Luker, President  
Steven N. Kline, Vice President

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Richard J. Manfredi, *Manager*  
Amy R. Montgomery, *P.E., Director*

## 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:

**Thursday, September 27, 2018** at 7:00 p.m., at which time a public hearing will commence on the following application:

**18-17:** This is the application of **JD Development, LLC**, applicant for the properties known as Block #129, Unit #72 & Unit #73, Parcel #300022540002 & Parcel #300022544007. The parcels are located on the northwestern corner of the intersection of Franklin & Hamilton Avenues. The applicant seeks a dimensional variance from Section 1006, Figure 10.19 and a use variance from the Use Matrix of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to merge the two parcels and construct a single family dwelling on a lot of 6,250 square feet.

The property is zoned within the Main Street Low District of Ward #5 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  
Township of Abington

**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.

# Township of Abington

1176 Old York Road  
Abington, Pa. 19001

## Application to the Zoning Hearing Board

**Notice:** This application must be accompanied by a minimum of 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 & Address of the <sup>Equitable</sup> Owner of the Land: Phone #: 215-566-5973  
JD-Development LLC (DONALD COOPER)  
437 TANNER RD  
HARBORO PA 19040
2. Name & Address of the Applicant: Phone #:  
SAME
3. Name & Address of the Attorney: Phone #  
NONE
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.
5. Description of the property: VACANT LAND  
Address/Location: FRANKLIN AVE (CORNER HAMILTON LOT 42+43)  
Present Use: VACANT LAND  
Proposed Improvement: SINGLE FAM. DWELLING

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: *UNDER SIZED LOT*

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

*Sec 602*

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. *ALREADY PRECEDENT OF SIMILAR SIZE LOTS*

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. *APPLIC. #17-11 PARCEL 300022540002 UNIT# 72 BLOCK 129 FRANKLIN AVE ON 11/6/17 APPROVED VARIANCE FOR TWIN HOMES SECT. 1002 + UNIT# 73 BLOCK 129 (IN CONJUNCTION) WARD #5 ABINGTON TOWNSHIP.*

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 (8) copies are required to be submitted.

The undersigned herewith declares this submission to be true and correct facts as known.

*Ronald H. Warner*  
{Signature of Applicant}

\_\_\_\_\_  
{ Signature of Owner }

Internal Validation:  
Date Received: *8/16/18*  
Fee Paid: *900.00*

*Mark D. [Signature]*  
Signature of the Zoning Officer  
Case # *18-17*

RECEIVED  
AUG 16 2018  
*[Signature]*

*check # 1247*  
*Rec # 180002*



# Township of Abington

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

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November 7, 2017

Mr. Alex Fiksman  
Fialco Engineers, LLC  
3 Potter Street  
Warminster, Pa. 18974

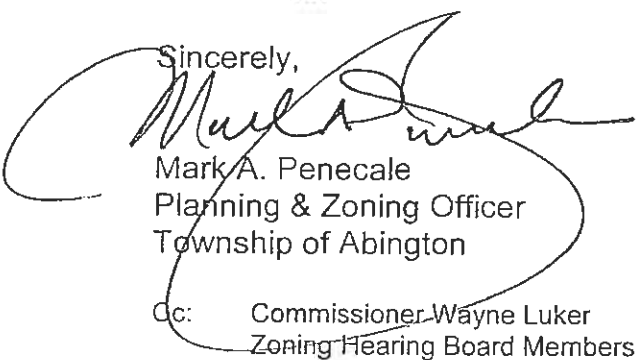
Re: Application #17-11: Parcel #300022540002, Unit #72, Block #129,  
Franklin Avenue, Willow Grove, Pa. 19090.

Dear Mr. Fiksman,

On Tuesday, November 6, 2017, the Zoning Hearing Board of the Township of Abington **APPROVED** your request for variances from Section 1002, Dimensional Chart #10.19 of the Zoning Ordinance of the Township of Abington to allow for the construction of a twin dwelling unit in conjunction with Unit #73, Block #129.

The property involved in this application is zoned within the Main Street Low District of Ward #5 of the Township of Abington.

Sincerely,



Mark A. Penecale  
Planning & Zoning Officer  
Township of Abington

Cc: Commissioner Wayne Luker  
Zoning Hearing Board Members  
Bruce Eckel, Esq.  
Code Enforcement Staff



TOWNSHIP OF ABINGTON  
ZONING HEARING BOARD  
1176 OLD YORK ROAD  
ABINGTON, PENNSYLVANIA 19001

Barbara M. Wertheimer, Chairperson  
Gertrude M. Hackney, Esq, Vice Chairperson  
Linda J. Kates, Member  
John DiPrimio, Member  
Michael O'Connor, Member  
Bruce J. Eckel, Esq, Solicitor

DECISION

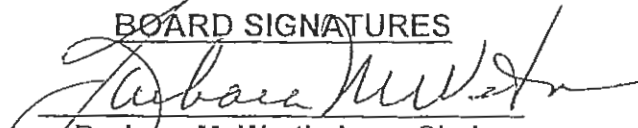

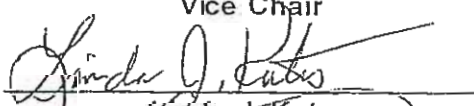
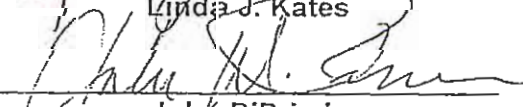
17-11 – Application of SD Property, LLC, for property known as Unit #72, Parcel No. 300022540002, located at the northwestern corner of the intersection of Hamilton & Franklin Avenue. The applicant has requested dimensional variances from Section 1002, Dimensional Chart No. 10.19 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a twin dwelling unit on a lot of 3,175 square feet and with a lot frontage of 25 feet. The required minimum lot area is 7, 500 square feet and the minimum lot width is 50 feet. The applicant proposes to develop this property in conjunction with the vacant parcel known as Unit No. 73 that shares a property line. The property is zoned in the Main Street Low (MS-L) District in Ward No. 5 of the Township of Abington.

First Hearing Date: October 19, 2017

Decided: November 6, 2017

Copy Mailed: November 7, 2017

You are hereby notified that your application has been DENIED/ APPROVED /  
APPROVED WITH THE FOLLOWING CONDITIONS/ by decision rendered on

<u>BOARD SIGNATURES</u>	<u>VOTE</u>	<u>CONDITIONS</u>
 Barbara M. Wertheimer, Chair	Aye: <input checked="" type="checkbox"/> Nay: <input type="checkbox"/>	
 Gertrude M. Hackney, Esq, Vice Chair	Aye: <input checked="" type="checkbox"/> Nay: <input type="checkbox"/>	
 Linda J. Kates	Aye: <input checked="" type="checkbox"/> Nay: <input type="checkbox"/>	
 John DiPrimio	Aye: <input checked="" type="checkbox"/> Nay: <input type="checkbox"/>	

*Michael O'Connor*

Michael O'Connor

Aye:           

Nay:           

DATED: November 6, 2017

There is a 30-day period after the date of a decision for an aggrieved person to file an appeal in court to contest an approval or denial by 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.)

(All applicable permits must be secured from Abington Township within six (6) months of this decision or this decision becomes null and void.)



# Township of Abington

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

November 7, 2017

Mr. Alex Fiksman  
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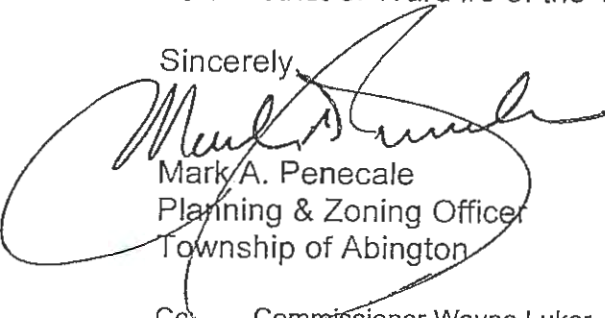
**Re: Application #17-12: Parcel #300022544007, Unit #73, Block #129,  
Franklin Avenue, Willow Grove, Pa. 19090.**

Dear Mr. Fiksman,

On Tuesday, November 6, 2017, the Zoning Hearing Board of the Township of Abington **APPROVED** your request for variances from Section 1002, Dimensional Chart #10.19 of the Zoning Ordinance of the Township of Abington to allow for the construction of a twin dwelling unit in conjunction with Unit #72, Block #129.

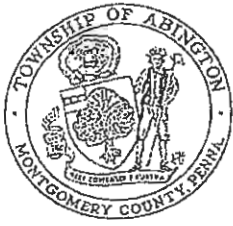
The property involved in this application is zoned within the Main Street Low District of Ward #5 of the Township of Abington.

Sincerely,



Mark A. Penecale  
Planning & Zoning Officer  
Township of Abington

Cc: Commissioner Wayne Luker  
Zoning Hearing Board Members  
Bruce Eckel, Esq.  
Code Enforcement Staff



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DECISION

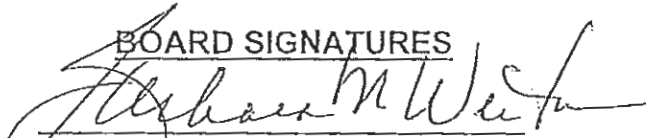
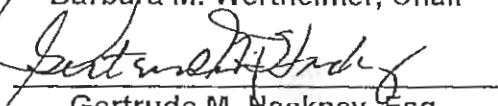
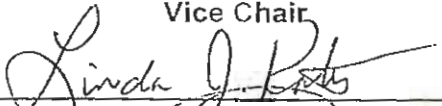

17-12 – Application of SD Property, LLC, for property known as Unit #73, Parcel No. 300022544007, located one lot of the northwestern corner of the intersection of Hamilton & Franklin Avenue. The applicant has requested dimensional variances from Section 1002, Dimensional Chart No. 10.19 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a twin dwelling unit on a lot of 3,175 square feet and with a lot frontage of 25 feet. The required minimum lot area is 7,500 square feet and the minimum lot width is 50 feet. The applicant proposes to develop this property in conjunction with the vacant parcel known as Unit No. 72 that shares a property line. The property is zoned in the Main Street Low (MS-L) District in Ward No. 5 of the Township of Abington.

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\_\_\_\_\_  
Michael O'Connor

Aye:   
Nay: \_\_\_\_\_

DATED: November 6, 2017

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