



Township of Abington

Engineering & Code Department

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

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:

18-19: This is the application of **ABH Builders, Inc.** applicant for the property Parcel #300002168007, Block #163, Unit #065, Arnaud Avenue, Glenside, Pa. 19038. The applicant seeks dimensional variances from Section 602, Figure 6.1 Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a single family dwelling on a lot of 4,270 square feet of lot area and 40 foot of lot frontage. The minimum lot area required is 7,500 square feet and the minimum lot frontage is 50 feet.

The property is zoned within the R-4 Residential District of Ward #6 of the Township of Abington. A copy of the application and 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.

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: 215 885 6673
 Betty Decker
 115 Egerton Ave
 Glenside PA 19038

2. Name and address of the applicant: Phone number: 215 643 9700
 ABH Builders Inc
 775 Penllyn Pike
 Blue Bell PA 19422

3. Name and address of the attorney: Phone number: 215 918 3570
 Kimberly Freimuth
 Fox Rothschild
 2700 Kelly Rd, Suite 300
 Warrington PA 18976

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.

Applicant is equitable owner

5. Description of the property:

Address/location 498 Arnaud Ave Abington

Present use vacant lot

Proposed improvement Single family home

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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:

proposed use/improvement does not meet minimum lot area and minimum lot width.

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

Section 1908 - expansion of or construction on a nonconforming lot.

Section 2601.1 - Lot standards for Lot frontage

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.

subject property is a lot of record and nonconforming. The proposed use will conform to the permitted uses within the district. All setbacks will be complied with.

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.

N/A

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.

N/A

Signature of Applicant

Signature of Owner

Internal Validation:

Date Received: 8/17/18

Fee Paid: \$400.00

Case: 18-19

Check # 7083

Rec # 18m03

RECEIVED
AUG 17 2018

BY:

Signature of the Zoning Officer

BLOCK N° 162

EGERTON AVE.

AVE.

Vacated

FARHILL AVE.

AVE.

BLOCK N° 164

DUMONT AVE.

AVE.

AVE.

BURLEIGH AVE.

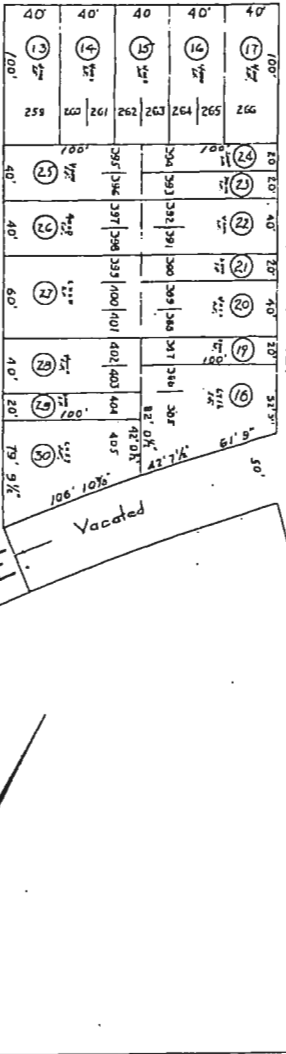
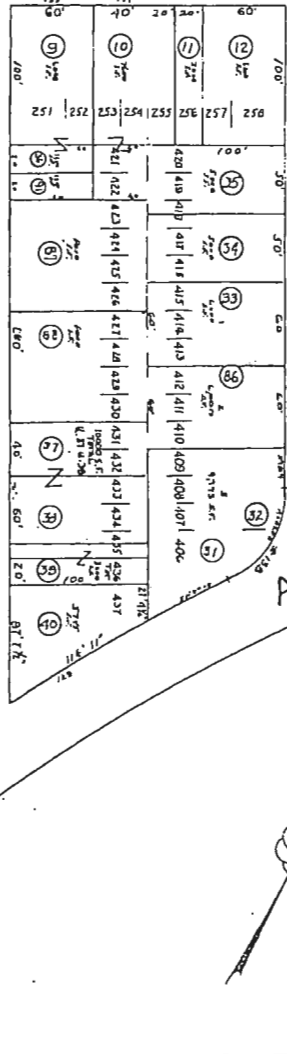
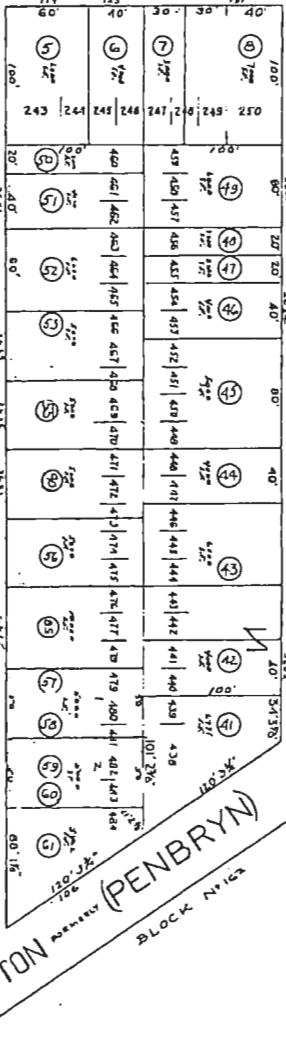
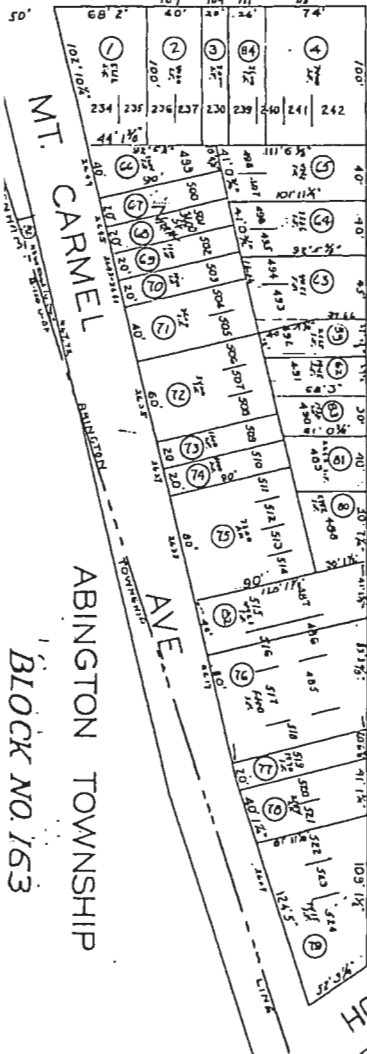
AVE.

ARNAUD AVE.

AVE.

HOUSTON (PENBRYN) AVE.

BLOCK N° 163



MT. CARMEL AVE. ABINGTON TOWNSHIP

BLOCK NO. 163