



# 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:

**Tuesday, October 16, 2018** at 7:00 p.m., at which time a public hearing will commence on the following application:

**18-16:** This is the application of **Darlene & Kevin Goodchild**, owners of the property located at 1247 Old Ford Road, Huntingdon Valley, Pa. The applicants have requested dimensional variances from Section 2103.A, Use A-13.2 and Section 2601.P.1 of the Zoning Ordinance of the Township of Abington. The applicants seek approval to install six-foot-high fencing within the front yard setback area and install a driveway greater than 20 feet in width. In addition, the application has been revised to include a variance from Section 1604 of the Zoning Ordinance for alterations to the elevations on the site and changes within a defined step slope area.

The property is zoned within the R-1 Residential Districts of Ward #2 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 Owner of the Land: Phone #: 215-852-7859  
Kevin + Darlene Goodchild

2. Name & Address of the Applicant: Phone #: 215-852-7859  
Kevin + Darlene Goodchild

3. Name & Address of the Attorney: Phone # 215-825-3587  
Dawn Taverdi  
1818 Market St. Phila Pa 19103

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: 1247 Old Ford Road  
Address/Location:  
Present Use: Single Family Residential  
Proposed Improvement: 4 ft fence to 6 ft for Privacy,  
24 ft to 30 ft. Drive way opening  
for easier access + sight line

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: Code is for 4 FT for First SOFT.

Code is 24 FT for Driveway openings

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

Section 2103.A, Use A-13.2 - 6' Fencing w/ a front yard  
Section 2601.P.4 - width of the driveway  
Sections 1604.D - Grading / Steep Slope

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.

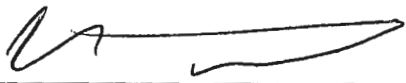
Driveway - safety

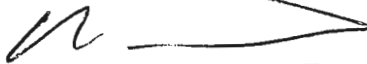
fence - neighbor stalks + invades privacy

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.

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.

  
\_\_\_\_\_  
{Signature of Applicant}

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

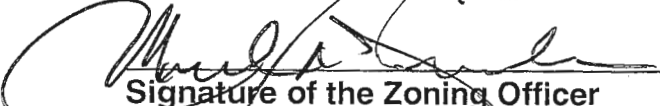
Internal Validation:

Date Received:

7/28/18

Fee Paid:

\$200.00

  
\_\_\_\_\_  
Signature of the Zoning Officer  
Case # 18-16

Check # 192

Rec # 881496

ZARWIN ♦ BAUM ♦ DEVITO

KAPLAN ♦ SCHAER ♦ TODDY ♦ P.C.

ATTORNEYS AT LAW

DAWN M. TANCREDI, ESQUIRE  
Member PA & NJ BAR  
dmtancredi@zarwin.com  
Phone: 215-569-2800  
Direct Fax: 267-765-9664

September 10, 2018

Via Email: [MPenecale@abington.org](mailto:MPenecale@abington.org)

Mark A. Penecale  
Planning & Zoning Officer  
Township of Abington  
1176 Old York Road  
Abington, PA 19001

Re: 1247 Old Ford Road  
18-16

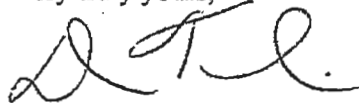
Dear Officer Penecale:

Our firm represents Darlene and Kevin Goodchild in the above-captioned matter. The presentation of this matter began at the hearing on August 21<sup>st</sup>. Because more time was needed to present the case, the case was re-listed for September 27<sup>th</sup>. Unfortunately, I am unable to attend on this date since I will be out of town on a scheduled vacation; therefore, I respectfully request an extension for the case until the next listing on October 16<sup>th</sup>.

In addition, please accept this letter as a request to amend the existing application to include relief for Section 1603(b) relating to slopes.

Thank you for your attention to this matter and please contact me with any questions.

Very truly yours,



Dawn M. Tancredi

cc: William F. Kerr, Esquire (via email: [wkerr@highswartz.com](mailto:wkerr@highswartz.com))  
Darlene and Kevin Goodchild

RECEIVED  
SEP 10 2018  
BY: .....