



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:

18-21: This is the application of **Wager Malik**, applicant for the property located at 1920 Jenkintown Road, Jenkintown, Pa. The applicant has requested a use variance from Section 2103.C, Use C-10 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to convert the three service bays to retail space and operate a convenience store from the property. The existing fuel pumps and canopy will remain.

The property is zoned within the Glenside Suburban Industrial District of Ward #12 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.

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:
Ronald M. Raab
631 Foxcroft Road
Elkin Park, Pa. 19027
2. Name and address of the applicant: Phone number:
Wagar Malik 267-241-4967
110 Charter Court
Feasterville-Trevose, PA 19053
3. Name and address of the attorney: Phone number:
John J. McCreesh, III 610-734-2160
7053 Terminal Square
Upper Darby, Pa. 19082
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. equitabel owner, agreement of sale

5. Description of the property:

Address/location 1920 Jenkintown Road

Present use service station, C-32

Proposed improvement Gas Station with convenience store

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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: The current use, service station C-32 is a legal non-conforming use. Applicant seeks to use current building on property for convenience store, C-10, with current service station.
- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based: use variance, section C-10
- 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. Applicant has an agreement of sale for purchase of gas station, but use without the ability to have convenience store also will make project unfeasible.
- 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. unknown
- 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.

Wanda Kubit

Signature of Applicant

Ronald M. Raab

Signature of Owner

Internal Validation:

Date Received:

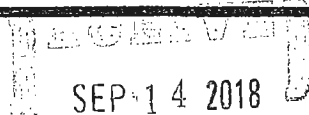
9/14/18

Fee Paid:

\$1500.00 v H 16360

Case:

18-21

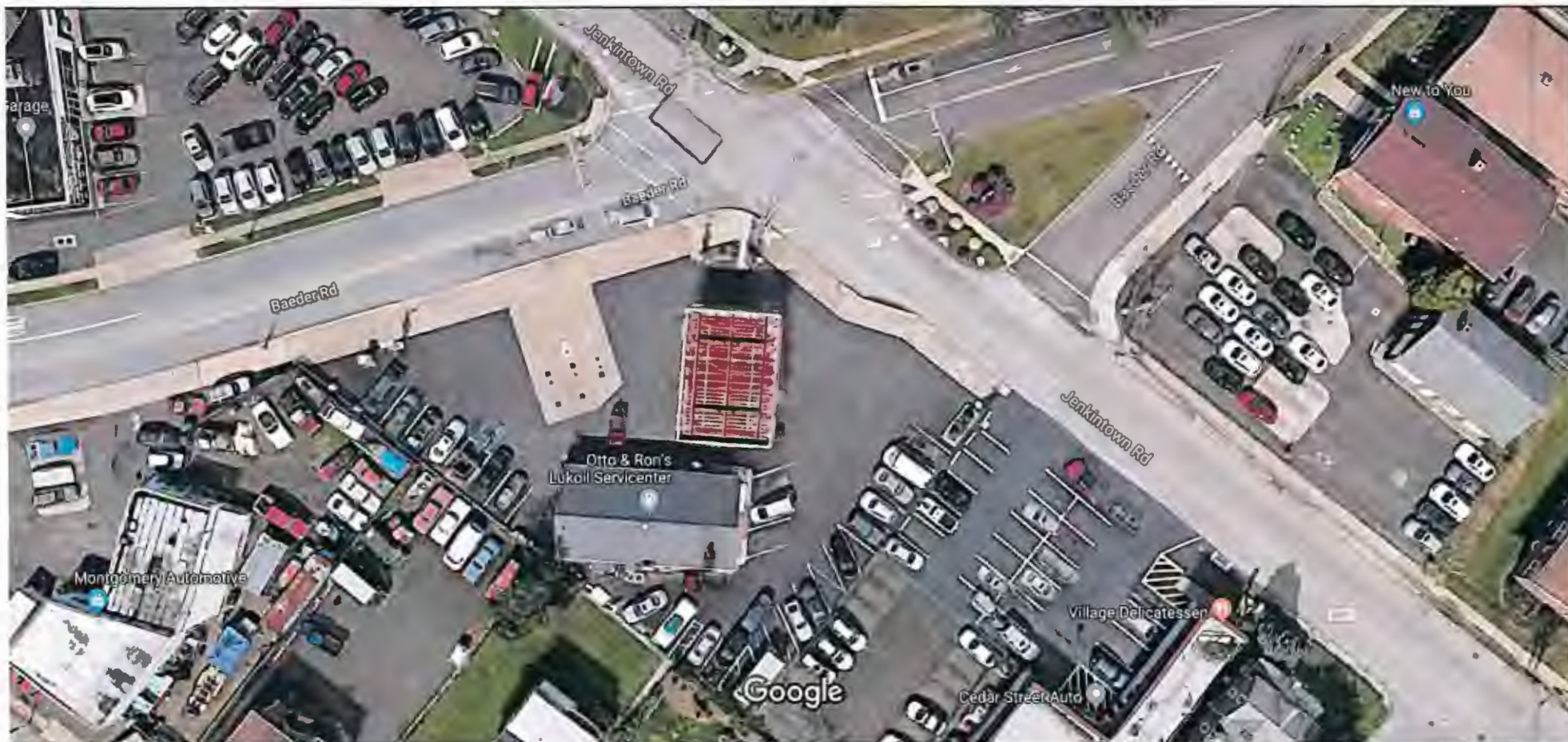


M. J. ...

Signature of the Zoning Officer



1920 Jenkintown Road, Jenkintown, Pa. 19046



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