



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, November 13, 2018 at 7:00 p.m., at which time a public hearing will commence on the following application:

18-23: This is the application of **Randall Cramp**, owner of the property located at 1444 Autumn Road, Rydal, Pa. 19046. The applicant seeks a dimensional variance from Section 302, Figure 3.1 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to install an in-ground swimming pool that will increase the impervious coverage on the property from 29.5% to 36.6%. The property is limited to a maximum of 25% impervious coverage. The proposed swimming pool will conform to all of the other dimensional requirements of the Zoning Ordinance.

The property is zoned within the R-1 Residential District of Ward #7 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: 610 570.7337
Randall Cramp
1444 Autumn Rd
Rydal PA 19046
2. Name and address of the applicant: Phone number: 610.570.7337
Randall Cramp
1444 Autumn Rd
Rydal PA 19046
3. Name and address of the attorney: Phone number:
N/A
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.
N/A
5. Description of the property:
Address/location 1444 AUTUMN RD, RYDAL PA 19046
Present use Residence
Proposed improvement Pool Increase the Impervious Coverage

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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:

We are interested in adding a pool to our property and we need a variance for impervious area.

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

Section 302, Figure 3.1
Impervious Coverage Increase

- 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.

- 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.

NONE

- 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.

[Handwritten Signature]

Signature of Applicant

[Handwritten Signature]

Signature of Owner

Internal Validation:

Date Received: 10/15/18

Fee Paid: \$400.00

Case: 18-23

RECEIVED
OCT 18 2018

BY: *[Handwritten Signature]*

[Large Handwritten Signature]
Signature of the Zoning Officer

Mark Penecale

From: Randy Cramp <rcramp@onestreamsoftware.com>
Sent: Thursday, October 18, 2018 5:25 PM
To: Mark Penecale
Cc: Randy Cramp
Subject: Cramp - 1444 Autumn Road - Zoning Hearing Board Application

Mark – great catching up with you today and thanks for your help with the application. Let me know how this looks or edit as needed.

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.

Our planned pool (18x40 ft.) and the surrounding hardscape will negatively impact our impervious coverage by going from 29.5% to 36.6%. Our property is of equal size as our across the street neighbor, however their property allows for 35% impervious coverage and ours only allows for 25%. If we had a 35% impervious coverage we would be closer to being within code. We request a granting of a variance to allow for the construction of the pool, along with the required accommodations, in order to avoid a hardship.

Randy



Randy Cramp

Sales Manager – PA/DE | OneStream Software

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w: www.onestreamsoftware.com

