



# 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:

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

**18-22:** This is the application of **Debra & Steven Gumerman**, owners of the property located at 1646 Fawn Lane, Huntingdon Valley, Pa. 19006. The applicants seek a dimensional variance from Section 402, Figure 4.1 of the Zoning Ordinance of the Township of Abington. The applicants seek approval to construct an addition to the side of the home that would reduce the required 15 foot side yard setback to 11 feet, 7 inches. The proposed addition would expand the existing single bay attached garage to two bays.

The property is zoned within the R-2 Residential District of Ward #2 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:  
Steven & Debra Gumerman 215-914-0223 (Steven)  
1646 Fawn Lane  
Huntingdon Valley, PA 19006
  
2. Name and address of the applicant: Phone number:  
Jennifer Williamson - Contact **R** 215-654-0364 x 312  
Harth Builders jennifer.williamson@harthbuilders.com  
One Mill Race  
Spring House, PA 19477

3. Name and address of the attorney: Phone number:

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: \_\_\_\_\_  
Address/location 1646 Fawn Lane, Huntingdon Valley, PA 19006  
Present use Residential - Single Family Detached Dwelling  
Proposed improvement Construction of an attached one-car garage

**Zoning Hearing Board Application**



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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 existing dwelling meets the current R2 Zoning District yard setbacks. However, the desire is to construct an additional bay to the existing one-car attached garage making it a two-car garage. By right an 8 foot wide addition is permitted BUT the minimum dimension that would permit vehicle storage is +/-11-1/2 feet (exterior), resulting in a side-yard setback of 11'-7" instead of the required 15 feet. However, if relief from the side-yard setback is granted the new construction would maintain the required building separation distance of 30 feet.

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

Section 402 Dimensional Regulations  
Figure 4.1 R2 Low-Medium Density Residential District: Dimensional Requirements

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.

By nature the relief requested is de minimus, (+/-36"), while continuing to maintain the 30 foot building separation required. Only one(1) variance is requested, the SY dimension, which is only a small percentage of the dimensional regulations. All other aspects of the site and addition would continue to be in conformance with other sections of the Zoning Ordinance. (continued below)

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**

#8 (cont.)  
The relief sought: is the minimal necessary for ('normal') vehicle storage, will NOT alter the character of the existing residential neighborhood, will NOT have a negative impact upon surrounding properties. The subject property is a single family detached dwelling located in the R2 district which consists primarily of similar properties. The subject property currently conforms with the Zoning Ordinance, is currently being used at a primary residence by the Owner and seeks to continue to do so.

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.**

- \*Garage Bay Dimensions: 10 feet wide by 20 feet deep (minimum, difficult to open vehicle doors) to 12 feet by 24 feet (ample)
- \* 2014 New Residential Construction: 62% with 2-car garages (6% w. 1-car, 23% w. 3+ cars)
- 2004 New Residential Construction: 63% with 2-car garages (4% w. 1-car, 19% w. 3+ cars)
- \*Security and Personal Safety
- \*Age-in-Place/Future Mobility
- \*Recent immediate family health concerns

  
Jennie Williamson (Oct 19, 2018)  
Signature of Applicant

  
steve gumerman (Oct 19, 2018)  
Signature of Owner



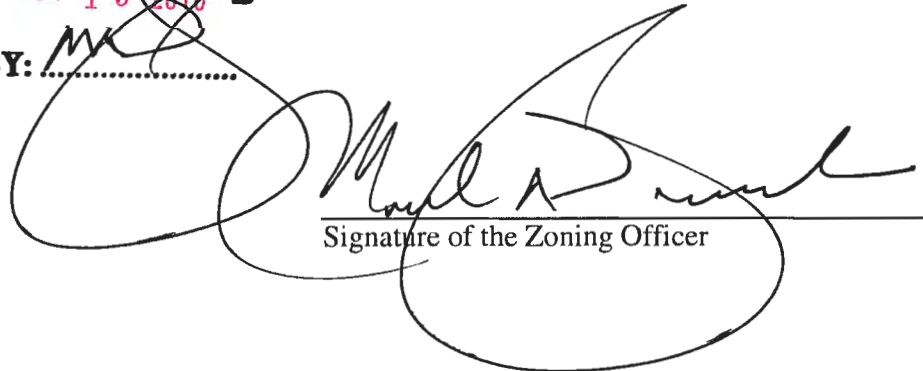
Internal Validation:

Date Received:

BY: 

Fee Paid:

Case:



Signature of the Zoning Officer

Check List

1. A completed application is included for review at the time of payment of the application fee.
2. The applicant has provided proof of insurance (if applicable) and a signed affidavit of insurance.
3. The applicant has provided proof of liability insurance (if applicable).
4. The applicant has provided proof of workers' compensation insurance (if applicable).
5. The applicant has provided proof of fire insurance (if applicable).
6. The applicant has provided proof of flood insurance (if applicable).
7. The applicant has provided proof of earthquake insurance (if applicable).
8. The applicant has provided proof of windstorm insurance (if applicable).
9. The applicant has provided proof of hail insurance (if applicable).
10. The applicant has provided proof of theft insurance (if applicable).
11. The applicant has provided proof of vandalism insurance (if applicable).
12. The applicant has provided proof of all other applicable insurance.

Notes:  
Print & Sign  
Please & Thank You









# Gumerman 181017 ZHBApp

Adobe Sign Document History

10/19/2018

Created:	10/19/2018
By:	Harth Builders (login@harthbuilders.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGrPFqpKDs8jmDhM9QJCNWvFu9puqQ-34

## "Gumerman 181017 ZHBApp" History

-  Document created by Harth Builders (login@harthbuilders.com)  
10/19/2018 - 7:08:40 AM PDT- IP address: 108.16.123.138
-  Document emailed to Jennifer Williamson (jennifer.williamson@harthbuilders.com) for signature  
10/19/2018 - 7:10:30 AM PDT
-  Document viewed by Jennifer Williamson (jennifer.williamson@harthbuilders.com)  
10/19/2018 - 7:11:48 AM PDT- IP address: 108.16.123.138
-  Document e-signed by Jennifer Williamson (jennifer.williamson@harthbuilders.com)  
Signature Date: 10/19/2018 - 7:14:05 AM PDT - Time Source: server- IP address: 108.16.123.138
-  Document emailed to steve gumerman (steven164@comcast.net) for signature  
10/19/2018 - 7:14:06 AM PDT
-  Document viewed by steve gumerman (steven164@comcast.net)  
10/19/2018 - 7:22:39 AM PDT- IP address: 73.81.148.156
-  Document e-signed by steve gumerman (steven164@comcast.net)  
Signature Date: 10/19/2018 - 10:08:34 AM PDT - Time Source: server- IP address: 69.136.73.209
-  Signed document emailed to Jennifer Williamson (jennifer.williamson@harthbuilders.com), steve gumerman (steven164@comcast.net), DB511@comcast.net, Harth Builders (login@harthbuilders.com), and 1 more  
10/19/2018 - 10:08:34 AM PDT

**Calculation Sheet**

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000



This calculation sheet is required to be completed for all additions, decks, patios, sidewalk, accessory buildings, pools, driveways and all other impervious coverage added to the site. This calculation sheet is in addition to the required site plan.

Circle Zoning District: R-1 R-2 R-3 R-4

Address: Steven & Debra Gumerman, 1646 Fawn Lane, Huntingdon Valley, PA 19006  
TMP: 30026096

Lot area in square feet: 15,000 SF

Size of existing dwelling: 3,102 SF (footprint)

Size of proposed addition: 285.9 SF

Existing or proposed garage: Proposed 1-car garage: 285.9 SF Existing 1-car garage: 325.4 SF

Existing or proposed accessory building: Shed (existing): 8' x 12'

Size of existing driveway: 1,025 SF

Proposed driveway expansion: N/A - No Increase

Existing or proposed walkways: Walks: 116 SF No Increase

Existing or proposed pool: N/A - No Increase

Existing or proposed tennis court: N/A - No Increase

Any other building or coverage: Deck/Patio: 545 SF

Allowable impervious surface coverage on the property may not exceed 5,250 square feet or 35 percentage of the lot area. existing: 4,243 SF (28.3%) proposed: 4,529 SF (30.2%)

Allowable building coverage on the property may not exceed 3,750 square feet or 25 percentage of the lot area. existing: 3,102 SF (20.7%) proposed: 3,388 SF (22.6%)

**Additional Review**

Setbacks: Required FY: 40 feet SY: 15 feet RY: 30 feet  
Existing FY: 45'-5" SY: 23'-0 1/2" (south) RY: 52'-1"  
Flood Plain: 16'-5" (north)