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1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

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:

Wednesday, May 17, 2017 at 7:00 p.m., at which time a public hearing will commence on the following application:

17-06: This is the application of **Shelley & Saul Reibstein** owners of the property located at 604 Harper's Lane, Huntingdon Valley, Pa. 19006. The applicants have requested dimensional variance from Section 601.6.A of the Zoning Ordinance of the Township of Abington. The applicants seek approval to construct a deck to the rear of their home that will encroach into the required 25 foot rear yard setback area. The rear yard is proposed to be reduced to 13 feet in depth, however, the development has 26.1 acres of perimeter open space.

The property is zoned within the (R-1) District and was developed under the standards of the Land Preservation Overlay District. The property is located within 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

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 267-536-1014. 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

76 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 H:

Shelley & Saul Reibstein

604 Harper's Lane

Huntingdon Valley, PA 19006

(H) 267-277-4158

(C) 215-850-5222

(C) 215-806-5401

2. Name & Address of the Applicant: Phone it:

Shelley & Saul Reibstein

604 Harper's Lane

Huntingdon Valley, PA 19006

(h) 267-277-4158

(c) 215-850-5222

(c) 215-806-5401

3. Name & Address of the Attorney: Phone it

None

4. If the applicant is not the owner of the property, list the applicants interest in filing this application: Example: equitable owner, agent, lessee, etc.

δ. Description of the property:

Address/Location: 604 Harper's Lane, Huntingdon Valley, PA 19006

Present Use: Primary Residence Proposed Improvement: Construction of a Deck attached to the rear of the house.

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 proposed construction of a deck on the rear of the house encroaches into the required rear yard setback.

7. List the specific section of the Zoning Ordinance upon which the application for a Variance or special exception is based: Section 601.6 which requires 25 feet of rear yard.

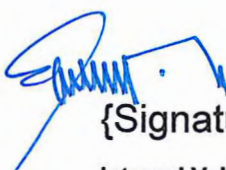

8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application. Walnut Hill is a gated community with 75% contiguous open space. There is substantial open space behind our dwelling. Our lot is 110 feet deep however there is more than 100 feet from the end of our lot to the border of the condominium association land. There are no other homes within more than 100 feet from the rear of our dwelling. Also, construction of the deck in this area will conform to the aesthetic requirements of the condominium association rules.

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 (8) copies are required to be submitted

The undersigned here with declares this submission to be true and correct facts as known.

 Shelley Reibstein  Shelley Reibstein
{Signature of Applicant} {Signature of Owner}

Internal Validation:

Date Received:

Fee Paid: \$200.00

Case: Signature of the Zoning Officer

Check # 1055

Rec #

RECEIVED
APR 25 2017
BY: 