



Township of Abington

Wayne C. Luker, *President*
Steven N. Kline, *Vice President*
Richard J. Manfredi, *Manager*
Jay W. Blumenthal, *Treasurer*

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:

Thursday, October 19, 2017 at 7:00 p.m., at which time a public hearing will commence on the following application:

17-14: This is the application of **Gedalia Vinokurov**, applicant for the property located within the 2600 Block of Susquehanna Road, known as Parcel #300063808007, Abington, Pa. This is the Lot approved for development of single family dwelling by Zoning Hearing Board application #17-02. The applicant has requested dimensional variances from Section 2301.H, Use H-7.4 of the Zoning Ordinance of the Township of Abington. In addition, the applicant has requested a special exception from an unlisted section of the Zoning Ordinance and an appeal from the actions of the Zoning Officer. The applicant seeks relief from the in-fill development requirements of Section 2301.H, Use H-7.4 of the Zoning Ordinance for the minimum 20 foot separation between structures. The plan lists the separation at 19 feet, 1 inch. The proposed structure does not have the required 10 foot front façade setback for the frontload garage and the proposed structure is plotted as being over the 20% height limitation of the structures on either side of the proposed new single family dwelling.

The property is zoned within the R-4 Residential District of Ward 15 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

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 #: 267-872-3143
LU ROSNER - PHILA 2 LLC
139 ROY LAKE HUNTINGDON VALLEY PA 19006
2. Name & Address of the Applicant: Phone #: 215-275-6277
1439 BYBERRY RD HUNTINGDON VALLEY PA 19006
GEDALIA VINKUROV CEO OF GV DESIGNS, LLC
3. Name & Address of the Attorney: Phone #
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: VACAN LOT
Address/Location: LOT # 52 SUSQUEHANNA RD, ABINGTON PA
Present Use: SINGLE FAMILY RESIDENCE
Proposed Improvement:
CONSTRUCTION ~~OF~~ SINGLE FAMILY DWELING

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: A - SITE (LEFT SETBACK) OF 11"

B - HEIGHT OF THE HOUSE
C - GARAGE SETBACK

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

SECT 2403H USE K7 C

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.

- (A) LEFT SITE SETBACK LESS THAN REQUIRED (20'-0") - 19'-1"
- (B) ALL EXIST HOUSES ON THE BLOCK VARIOUS HEIGHTS
- (C) 10'-0" SETBACK OF FRONT GARAGE REDUCE ACTUAL LIVABLE FOOTPRINT

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.

9. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision

10.

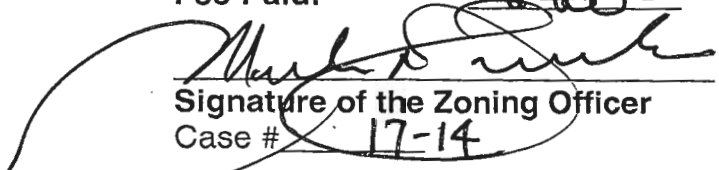
The undersigned herewith declares this submission to be true and correct facts as known.


{Signature of Applicant}

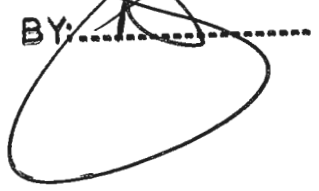
{Signature of Owner}

Internal Validation:

Date Received: 9/18/17
Fee Paid: \$400.00


Signature of the Zoning Officer
Case # 17-14

RECEIVED
SEP 18 2017

BY: 

Check # 1588

Rec # 183160



Township of Abington

Wayne C. Luker, *President*
Steven N. Kline, *Vice President*
Richard J. Manfredi, *Manager*
Jay W. Blumenthal, *Treasurer*

Mr. Yuriy Ridnyy
3209 Malinda Drive
Bristol, Pa. 19007

September 18, 2017

Re: Building Permit Application for the construction of a single family dwelling on Susquehanna Road within the Township of Abington.

Dear Mr. Ridnyy,

This letter is sent to inform you that the building permit application you submitted for the construction of a single family dwelling on parcel #300063808007 has been denied. The reasons the application has been denied are listed below.

The proposed building must be within 20 % of the average of the walls to opening ratio of the structures on either side of the proposed dwelling.

The proposed building must be within 20 % of the average of the building footprint of the structures on either side of the proposed dwelling.

The proposed building must be within 20 % of the average of the building height of the structures on either side of the proposed dwelling.

The proposed building must be within 5 feet of the average front yard setback of the structures on either side of the proposed dwelling.

The front load garage is required to be setback at least 10 feet from the front façade of the proposed structure.

The proposed new single family is required to have a minimum 20 feet separation between the proposed dwelling and the existing dwellings. Your plan shows for 19 feet, 1 inch separation.

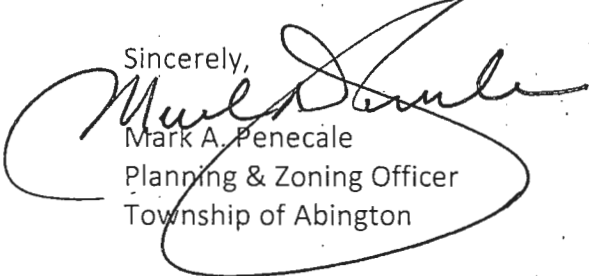
Photos of the existing structures on either side of the proposed dwelling are required to be submitted so the building materials comparison can be completed.

You are required to file for and obtain DEP approval for the sanitary sewer connection for the proposed new single family dwelling prior to the submission of the building permit application.

Please revise the plans to comply with the requirements of Section 2301.H, Use H-7.4 of the Zoning Ordinance of the Township of Abington. In addition, submit the required sanitary sewer approval letter from DEP, water availability letter from Aqua and the utility availability letters from PECO. Due to the fact that Susquehanna Road is the PennDot right-of-way, PennDot permits are required for the street openings and the driveway apron. Your plan and permit application are deemed incomplete and remain denied until such time that all of the required revisions and additional approvals have been submitted to this office.

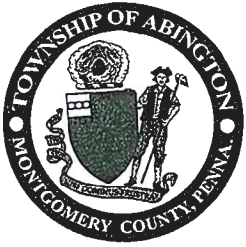
Please be aware that the Zoning Hearing Board approval granted on March 21, 2017 was for construction of a single family dwelling on a lot of 5,258 square feet only. No additional dimensional relief was requested or granted. If there are any questions that you may have, I can be reached at 267-536-1017.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale", is written over the typed name and title. The signature is fluid and cursive, with a large loop at the end.

Mark A. Penecale
Planning & Zoning Officer
Township of Abington

Cc: Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement
File Copy (2)



Wayne C. Luker, President
Steven N. Kline, Vice President
Michael LeFevre, Manager
Jay W. Blumenthal, Treasurer

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

March 22, 2017

Mr. Gedalia Vinokurov
GV Designs LLC
1439 Buyberry Road
Huntingdon Valley, PA 19006

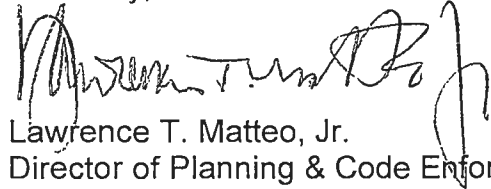
Re: **Application No. 17-02 – Phila 2, LLC**
Parcel No. 3000064808007 Susquehanna Road, Abington Township

Dear Mr. Vinokurov:

At the stated meeting of the Abington Township Zoning Hearing Board, Tuesday, March 21, 2017, your application for a dimensional variance from Section 304.3 as amended by Ordinance No. 1775 and Section 1110.L.1 of the Zoning Ordinance was **APPROVED** as listed in the enclosed decision.

The property involved in this application is located between 2615 and 2621 Susquehanna Road known as Parcel No. 3000064808007, zoned in the (R-4) Residential District in Ward No. 15 of the Township of Abington.

Sincerely,



Lawrence T. Matteo, Jr.
Director of Planning & Code Enforcement

Enclosure

c: Commissioner Thomas Bowman
Ms. Lu Roziner – Phila 2, LLC
Zoning Hearing Board
Bruce J. Eckel, Esq.
Code Enforcement Department



DATED: March 21, 2017

There is a 30-day period after the date of a decision for an aggrieved person to file an appeal in court to contest an approval or denial by 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.)

(All applicable permits must be secured from Abington Township within six (6) months of this decision or this decision becomes null and void.)