



# Township of Abington

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## 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:

**Monday, December 11, 2017** at 7:00 p.m., at which time a public hearing will commence on the following application:

**17-21:** This is the application of **Demar Nugent**, owners of the properties located at 1726 & 1732 Easton Road, Willow Grove, Pa. The applicant has submitted an application for dimensional variances from Section 2200, Figure 22:19 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to modify the existing monument sign by converting the sign into a free standing sign. Dimensional relief has been requested to allow for the sign to be at 18 feet in height. The maximum permitted height of free standing sign is 15 feet. In addition, the district limits free standing signs to 24 square feet per side, the proposed sign is 50 square feet. The sign will be located in the same location as the existing monument sign.

The properties are zoned within the Main Street Low District of Ward #5 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 #: 215-7786609  
Demarc Nugent  
1732 Easton Rd Willow Grove, PA 19090
2. Name & Address of the Applicant: Phone #: 215-778-6609  
Demarc Nugent  
2546 Pierce Ave Willow Grove, PA 19090
3. Name & Address of the Attorney: Phone #: 215-659-8700  
Brian Smith  
607 Easton Rd Willow Grove, PA 19090 Suite B-1
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: Commercial Business Property  
Address/Location: 1732 Easton Rd Willow Grove, PA 19090  
Present Use: Auto Detailing, Auto Sales  
Proposed Improvement: Raise sign on property

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:

to RAISE the Business Sign to 18 feet, so I can have parking for two spot (NOTE) current parking ~~two~~ Black sign Als prevent Vandalism

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

Section 2200 Figure 22:19 Height 18' Size 50'

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.

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]  
{Signature of Applicant}

[Signature]  
{Signature of Owner}

Internal Validation:

Date Received: 11/15/17  
Fee Paid: \$1,000.00

Signature of the Zoning Officer  
Case # 17-21

RECEIVED  
NOV 1 2017  
BY: [Signature]

Check # 1017,  
Rec # 183179





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