



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:

Tuesday, April 17, 2018 at 7:00 p.m., at which time a public hearing will commence on the following application:

18-03: This is the application of **Alyssa & Theodore Heininger**, owners of the property located at 616 Runnymede Avenue, Jenkintown, Pa. 19046 and the adjacent vacant parcel known as Parcel #300060632007. The applicants have requested dimensional variances from Section 402, Figure 4.1 of the Zoning Ordinance of the Township of Abington. Both lots have 12,499 square feet of lot area and have just over 91 feet of lot frontage. The minimum lot area within the R-2 Residential District is 15,000 square feet, with a minimum lot frontage of 100 feet. In addition, to the dimensional variance for lot area and lot frontage, the existing single family dwelling is located 1.5 feet from the property line. The applicants seeks approval to separate the two parcels and construct a new single family dwelling on the vacant parcel.

The property is zoned within the R-2 Residential District of Ward #7 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 267-536-1017. 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.

ORIGINAL

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:
Theodore and Alyssa Heininger 215-317-2542
616 Runnymede Avenue
Jenkintown, PA 19046
2. Name and address of the applicant: Phone number:
Theodore and Alyssa Heininger 215-317-2542
616 Runnymede Avenue
Jenkintown, PA 19046
3. Name and address of the attorney: Phone number:
Peter Friedman 215-690-3804
101 Greenwood Ave. 5th Floor
Jenkintown, PA 19046-2636

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: 616 Runnymede Avenue (1 deed, 2 parcels)

Present use: Our current house is located on parcel ID 60636 and our parcel ID 60632 is undeveloped

Proposed improvement: Build and move into a new house located on parcel 60632. Sell existing home on 60636.

RECEIVED
MAR 08 2018
BY:

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:
 - Existing parcels in our area commonly report 90ft. frontages and are 12,499sq. ft. Current code for R2 is 100ft. street frontage and 15,000sq. ft. (See Exhibit A: Tax Map)
 - Existing home has an older, narrow, 1 floor addition that encroaches on its own parcel's side setback min. of 15ft. This addition comes to within 1.5ft. of the parcel line. It does not extend into the undeveloped parcel.
7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:
 - Proposed development on parcel ID 60632:
 - Section 402 whereas total square footage min. is 15,000sq. ft. and parcel is 12,499sq. ft.
 - Section 402 whereas lot width min. is 100ft and our parcel is 91.6ft.
 - Existing developed parcel ID 60636:
 - Section 402 whereas the side yard setback min. is 15ft. due to existing single floor addition
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.
 1. Requesting variance approval as our proposed improvements are common and match existing home coverages and lot size dimensions. Parcels in this area were originally established with 90ft. frontages and 12,500sq ft. space. The undeveloped lot and proposed improvements are equivalent to neighboring homes that exist today. We would be choosing an exterior home design that will match the current designs of the neighborhood.
 2. Accounting for parcel's 60636 existing home addition min. setback encroachment, the proposed new home would be positioned to create 32.5ft. of right side "breezeway" between the two home structures. This would show the appearance of more than the required 30ft. between two structures. Additionally, it would leave the left side of the proposed home with 17ft. of left side setback and 39ft. to the neighbor's house. This is possible by choosing a home design with a 44ft. wide dimension.
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. No prior action made by the Zoning Hearing Board
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.

Exhibit A : Tax map showing lot sizes	Exhibit D : Plot plan with proposed improvements
Exhibit B : Photos of lot area	
Exhibit C : New home front elevation sketch	

1/16 - 3/6/18
Signature of Applicant

1/16 - 3/6/18
Signature of Owner

Internal Validation:

Date Received: 3/8/18

Fee Paid: \$400.00

Case: 18-03

check 1057
881174

M. J. [Signature]
Signature of the Zoning Officer

Exhibit A: Area Tax Map

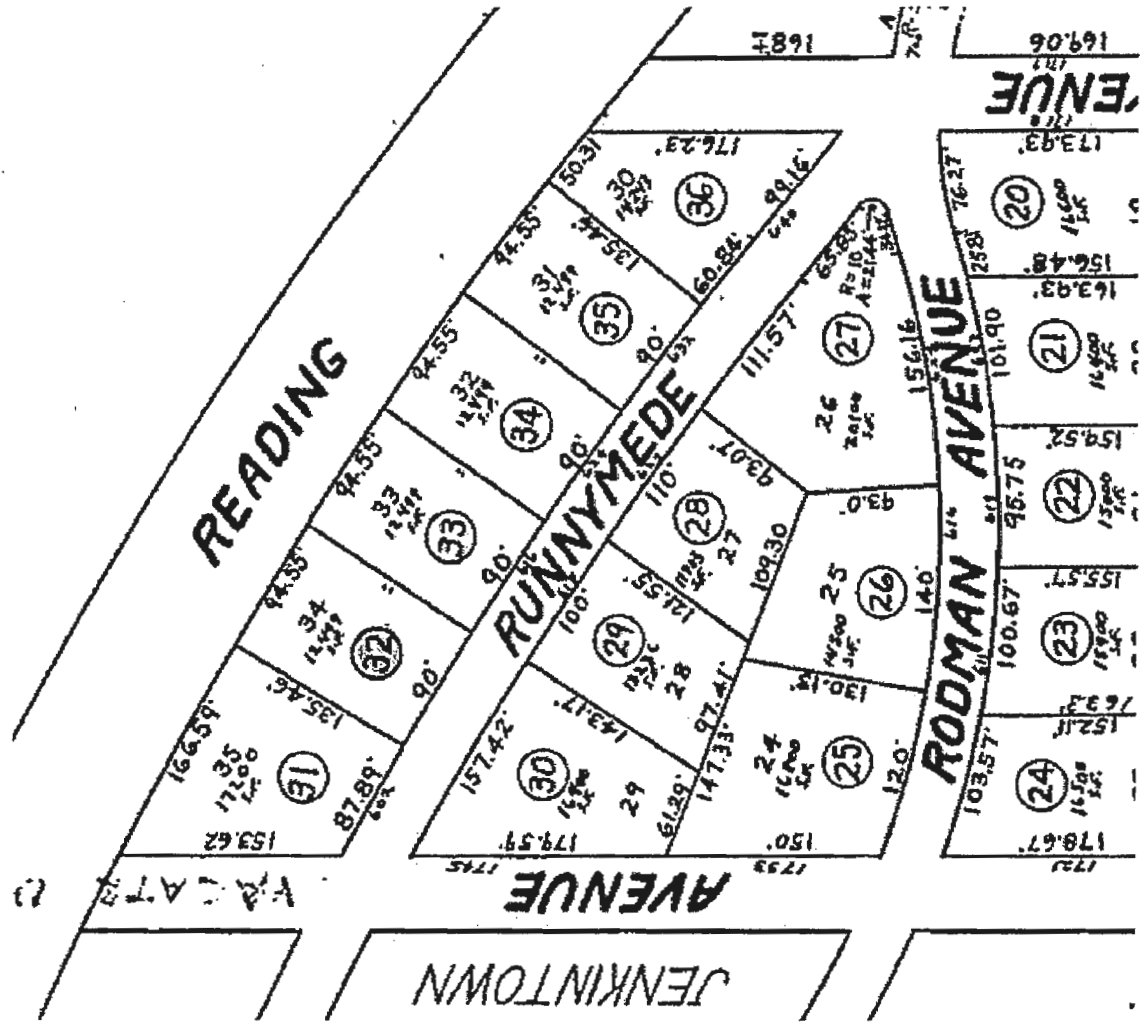


Exhibit B: Photos of Parcel

Note: Tall trees in rear of lot would not be affected. Tree in front of lot no longer exists due to decay and weather damage



Exhibit C: Proposed Home Elevation Sketch

Home Design "Wellesley" by Rotelle Studio e Home Builders





N/2 H/2R
808 RUNNYMEDE AVE
PARCEL ID 30-00-60633-00-2
R-2 LOW-MEDIUM DENSITY
RESIDENTIAL DISTRICT

- LEGEND**
- SPOT ELEVATION
 - CONCRETE
 - GRAVEL
 - PAVED DRIVE
 - PAVED WALKWAY
 - WOOD FENCE
 - CLIMBING TREE
 - DECIDUOUS TREE
 - BUSH
 - BUILDING SETBACK LINE
 - POINT OF BEGINNING
 - TO BE REMOVED

ZONING INFORMATION

R2 - LOW-MEDIUM DENSITY RESIDENTIAL DISTRICT

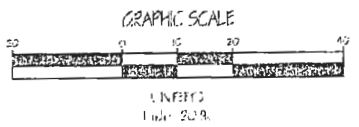
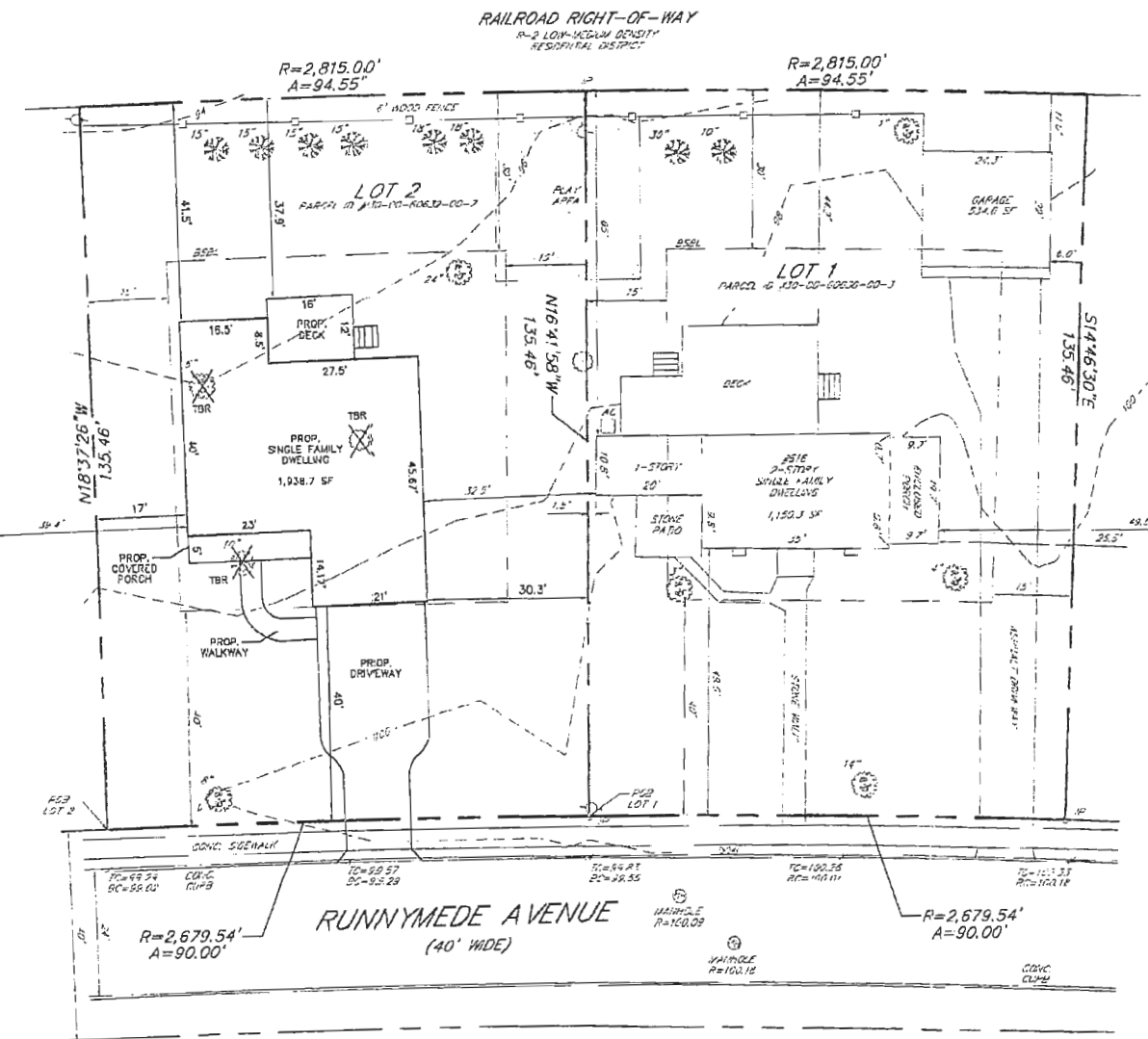
	REQUIRED	LOT 1	LOT 2
LOT AREA	15,000 SF	12,499.6 SF*	12,499.6 SF*
LOT WIDTH	100 FT	91.3 FT*	91.8 FT*
LOT DEPTH	100 FT	135.45 FT	135.45 FT
FRONT YARD	40 FT	49.5 FT	40 FT
SIDE YARD	15 FT	1.5 FT*	17 FT
REAR YARD	30 FT	85 FT	41.5 FT
BUILDING AREA (MAX)	25%	13.5%	15.5%
IMPERVIOUS COVERAGE (MAX)	35%	32.4%	23.6%
GREEN AREA (MIN)	65%	67.6%	76.4%
BUILDING HEIGHT (MAX)	35 FT	EXISTING	35 FT MAX
BUILDING SEPARATION (MIN)	30 FT	32.5 FT	32.5 FT

*VARIANCE REQUIRED

VARIANCES REQUESTED

THE APPLICANT REQUESTS VARIANCES FROM THE FOLLOWING SECTION(S) OF THE TOWNSHIP OF ABINGTON ZONING ORDINANCE:

- SECTION 402 - TO PERMIT A LOT AREA OF 12,499.6 SF ON LOT 1 - IN LIEU OF THE 15,000 SF REQUIRED
- SECTION 402 - TO PERMIT A LOT AREA OF 12,499.6 SF ON LOT 2 - IN LIEU OF THE 15,000 SF REQUIRED
- SECTION 402 - TO PERMIT A LOT WIDTH OF 91.3 FT ON LOT 1 - IN LIEU OF THE 100 FT REQUIRED
- SECTION 402 - TO PERMIT A LOT WIDTH OF 91.6 FT ON LOT 2 - IN LIEU OF THE 100 FT REQUIRED
- SECTION 402 - TO PERMIT A SIDE YARD OF 1.5 FT ON LOT 1 - IN LIEU OF THE 15 FT REQUIRED



GENERAL NOTES

PROPERTY INFORMATION:
TOWNSHIP OF ABINGTON
PARCEL ID NO(S): 30-00-60633-00-3 & 30-00-60632-00-7
TAX MAP ID NO(S): 30178 033 & 30178 032 (BLOCK) 0178 UNITS 033 & 032
PROPERTY ADDRESS: 616 RUNNYMEDE AVENUE

DEED REFERENCE:

BOOK: 5888
PAGE: 2384
DATED: 3/27/2013
RECORDED: 4/4/2013

LOT AREAS:

LOT 1: 12,499.6 SQUARE FEET
LOT 2: 12,499.6 SQUARE FEET

OWNER/APPLICANT:

THEODORE & ALYSSA HEININGER
616 RUNNYMEDE AVENUE
JENKINTOWN, PA 19046

HORIZONTAL DATUM: DEED

VERTICAL DATUM: ASSUMED

THIS PLAN IS BASED ON A SURVEY PREPARED BY ROBERT PETRALIA LAND SURVEYORS, FOR ADAM REIFF & BROWN STREET ASSOCIATES, DATED DECEMBER 17, 2012.

SURVEY UPDATED BY THIS OFFICE ON FEBRUARY 28, 2018.

THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS PLAN IS NOT INTENDED TO GUARANTEE OWNERSHIP.

SUBJECT PROPERTIES ARE SERVICED BY PUBLIC SEWER AND WATER.

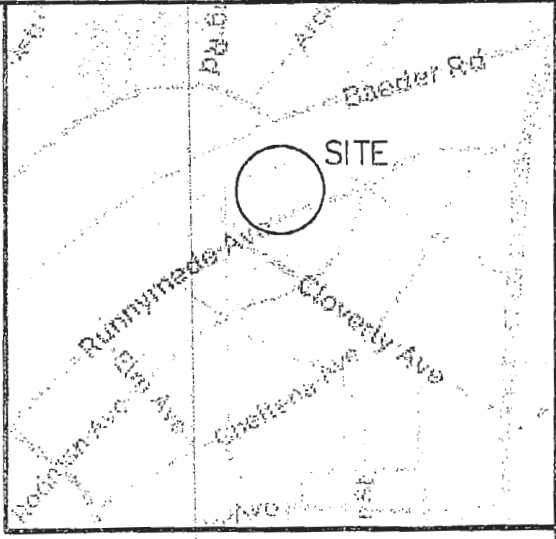
ZONING NOTES

THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ZONING AREA AND YARD SETBACK REQUIREMENTS AND THE EXISTING & PROPOSED ZONING AREA AND YARD SETBACKS.

THIS PLAN IS FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. ALL NECESSARY PERMITS AND APPROVALS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.

OFF-STREET PARKING

	REQUIRED	LOT 1	LOT 2
SINGLE FAMILY DWELLING	REQUIRED	2	2
2 SPACES PER DWELLING UNIT	2 PER LOT	2	2



LOCATION MAP
1" = 500'

BOUNDARY STONE ASSOCIATES, LLC
ENGINEERS, LAND SURVEYORS & PLANNERS
P.O. BOX 601
WEST DEPTFORD, NJ 08086
Tel (856) 384-2899
Fax (856) 432-1527
STATE OF PENNSYLVANIA DEPARTMENT OF REVENUE
STATE OF PENNSYLVANIA DEPARTMENT OF REVENUE
STATE OF PENNSYLVANIA DEPARTMENT OF REVENUE

ZONING PLAN FOR
T.J. & ALYSSA HEININGER
616 RUNNYMEDE AVENUE
TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

DATE: MARCH 2, 2018	SCALE: 1"=20'	DRAWN BY: WRC	CHECKED BY: WRC	DATE: 11/3/18
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INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF PROFESSIONAL SERVICES PERFORMED BY BOUNDARY STONE ASSOCIATES, LLC. THE PLAN IS LIMITED TO THE WORK CONTAINED HEREIN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE PLAN IS NOT INTENDED TO GUARANTEE OWNERSHIP. THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER IS NOT AN AUTHORIZED ORIGINAL DOCUMENT, AND MAY HAVE BEEN REPRODUCED.

WILLIAM R. CUDDIK
Professional Engineer
No. 1000000000
PA PROFESSIONAL ENGINEER LIC. NO. 1000000000
PA PROFESSIONAL LAND SURVEYOR LIC. NO. 1000000000
PA PROFESSIONAL ENGINEER LIC. NO. 1000000000
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PA PROFESSIONAL ENGINEER LIC. NO. 1000000000
PA PROFESSIONAL LAND SURVEYOR LIC. NO. 1000000000



REV	DATE	DESCRIPTION	BY
1	3/5/18	BLDG FOOTPRINT/DECK	WRC

SHEET NUMBER:
C1.01
1 OF 1