



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:

18-04: This is the application of **Lamar Bryant**, applicant for the property located at 1502 Easton Road, Roslyn, Pa. 19001. The applicant has requested an alteration to the approved conditions of Zoning Hearing Board Application #09-13. The automotive service use that was approved for this use contained a condition that the use have no weekend hours. The applicant seek to have that condition removed from the approval. Please be aware that the updated zoning ordinance now allows for Auto Detailing, Use C-1 and Automotive Service, Use C-3 as a use-by-right within the Main Street High District.

The property is zoned within the Main Street High District of Ward #14 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.

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 #:
Harris Martin 1414 Easton Rd 215-657-8931

2. Name & Address of the Applicant: Phone #:
LAMAR Bryant 267-597-4328
1502 Easton Rd

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:
Address/Location: *1502 Easton Rd Abington PA*
Present Use: *Tire shop*
Proposed Improvement: *open on weekend hour 6 hours (9am-3pm)*

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 be open on Saturday's ~~and~~ and close on Sunday's*
7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:
Revision to Decision # 09-13
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.
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 herewith declares this submission to be true and correct facts as known.

James Bryant

 {Signature of Applicant}

 {Signature of Owner}

Internal Validation:

Date Received: *3/8/18*

Fee Paid: *\$500.00*

Mark [Signature]

Signature of the Zoning Officer

Case # *18-04*

check # 1012

Rec # 881425

RECEIVED
 MAR 08 2018
 BY: *[Signature]*



Carol T. DiJoseph, President
Peggy Myers, Vice President
Burton T. Conway, Manager
Jay W. Blumenthal, Treasurer

1176 Old York Road, Abington PA 19001, www.abington.org, 267-536-1000, Fax 215-884-8271

January 20, 2010

Jon D. Fox, Esq.
2115 Guernsey Avenue
Abington, PA 19001

Re: **Application No. 09-13 – Matthew Simpson**
1502 Easton Road, Abington Township

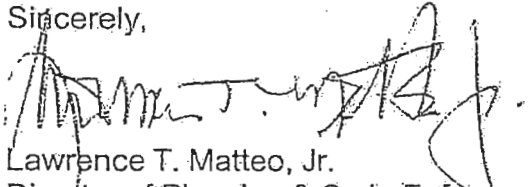
Dear Mr. Fox:

At the stated meeting of the Abington Township Zoning Hearing Board, Tuesday, January 19, 2010, your application for a Special Exception of Section 401.2.C, use C-5 of the Zoning Ordinance was **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. No Weekend Hours.
2. No parking of customer or staff vehicles on the street.

The property involved in this application is zoned in the (SC) Special Commercial District in Ward No. 14 of the Township of Abington.

Sincerely,



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

Enclosure

c: Commissioner Lori A. Schreiber
Matthew Simpson
Martin Harrison
Alexsis Kidd
Dan Bray



Serving "One of America's Top 100 Communities" With Pride





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

Permit # PRUOC201702127 Date Issued: September 22, 2017

Permit Type: Use and Occupancy Permit Zoning: MS-H, Main Street High Intensity Density

Business Name: MR. 24 QUALITY DISCOUNT TIRES

Location: 1502 EASTON RD ROSLYN PA 19001

Parcel Number: 300014100009 Ward: 14

Occupancy Inspections by Abington Township are of a visual nature only. However, this does not exclude the enforcement of new safety codes or property maintenance codes adopted by the Township. Any changes in use or occupancy at the location covered by this permit will require a new application.

Owner: HARRISON, MARTIN
 30 YORK RD APT 1 WILLOW GROVE PA 19090
 Phone: (215) 657-6931

Tenant: LAMAR BRYANT
 1502 EASTON RD.
 ROSLYN, PA 19001 Phone: (267) 597-4328

Comments:
 USE & OCCUPANCY "MR 24 QUALITY DISCOUNT TIRES" 2017-068, USE C-3 AUTOMOBILE SERVICE

Conditions:
 ANY PROPOSED ALTERATIONS TO SPACE TO INCLUDE INTERIOR FINISH CHANGES, ELECTRICAL, PLUMBING, HVAC & NEW OR REPLACEMENT SIGNAGE INSTALLATION REQUIRES PERMITS AND INSPECTIONS. SIGNAGE IS NOT PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY. NO STORAGE OF TIRES OR OTHER MATERIALS OUTSIDE THE BUILDING IS PERMITTED. THE AUTO DETAIL USE OF THE PROPERTY IS NOT PERMITTED WEEKEND HOURS AS PER THE CONDITION OF ZONING HEARING BOARD DECISION 09-13. NO PARKING OF CUSTOMER OR STAFF VEHICLES ON THE STREET. FIRE MARSHAL'S REPORT DATED 8-30-17 BECOME CONDITIONS OF THIS PERMIT.

This permit expires 6 months after issue date if conditions have not been met.

Zoning Officer: *Mark [Signature]*

