



Township of Abington

Engineering & Code Department

Wayne C. Luker, President
Steven N. Kline, Vice President

Richard J. Manfredi, Manager
Amy R. Montgomery, P.E., Director

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 16, 2018 at 7:00 p.m., at which time a public hearing will commence on the following application:

18-09: This is the application of **Mr. Sebastian Dascal**, owner of the property located at 2484 Lafayette Avenue, Roslyn, Pa. 19001. The applicant seeks approval to subdivide his property into two lots of 6,500 square feet each. One lot would contain the existing single family dwelling and the second would be offered for development. The applicant requests dimensional variances from Section 602, Figure 6.1 of the Zoning Ordinance of the Township of Abington. The minimum lot area required for the development of a single family dwelling within the R-4 Residential District is 7,500 square feet.

The property is zoned within the R-4 Residential 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 267-536-1010. 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 #: 215 964 9710
2484 LAFAYETTE AVE
ABINGTON PA 19001
2. Name & Address of the Applicant: Phone #: 215 964 9710
SEBASTIAN DASCAL
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: existing single family with a vacant lot
Address/Location: 2484 LAFAYETTE AVE
Present Use:
Proposed Improvement: single family dwelling
building lot

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:

lots are 6500 sq ft each instead of 7500 sq ft.

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

section 602 figure 6.1

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.

I want to make the vacant lot buildable to match with the neighborhood

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.

see attach plans

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

{Signature of Applicant}

Tom N'kic

{Signature of Owner}

Internal Validation:

Date Received: *3/26/18*

Fee Paid: *\$400.00*

Neil R...

Signature of the Zoning Officer

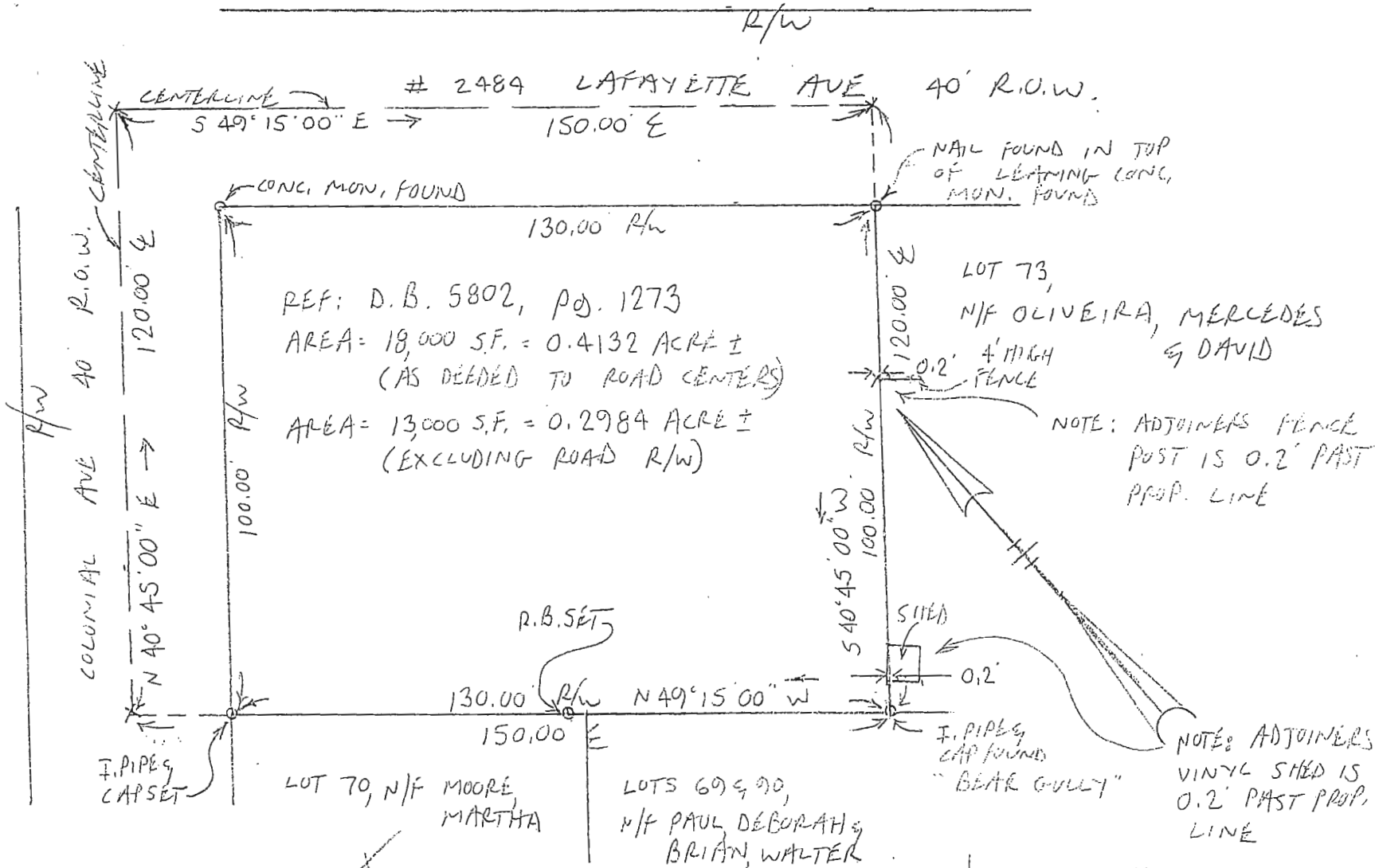
Case # *18-09*

check # 107

Rec # 881438

RECEIVED
MAR 26 2018

BY: *[Signature]*



*Stephen Paul Bryant
PLS# 5052206*

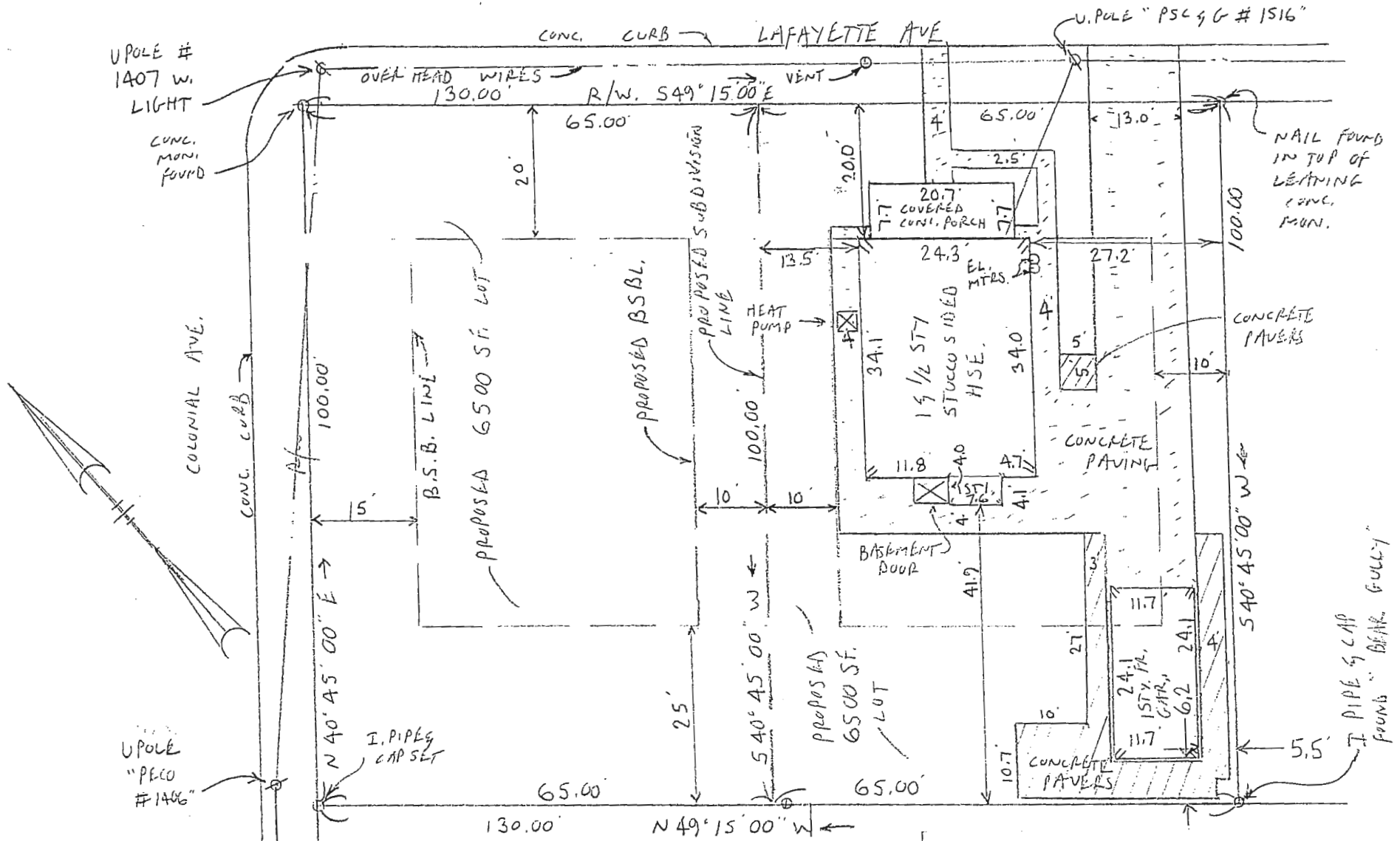
PAGE 1 OF 3 OF PLAN OF LAND
 SURVEY FOR DASCAL, SEBASTIAN
 & DOLMATOVA, EKATERINA
 BLOCK 387, LOT 71
 ABINGTON TWP.
 MONTGOMERY CO., PENNSYLVANIA

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Stephen Paul Bryant
PLS# 50052206-E

PAGE 2 OF 3 OF PLAN OF LAND SURVEY FOR DASCAL, SEBASTIAN & DOLMATOVA, EKATERINA
BLOCK 387, LOT 71
ABINGTON TWP.
MONTGOMERY CO., PENNSYLVANIA

SCALE 1" = 20' | DATE 7-5-2019

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ZONING = R-4

LOT AREA (EXCLUDING ROAD R/W) = ^{EXISTING.} 13,000 S.F., PROPOSED = 6,500 S.F.

YARDS REQUIRED	EXISTING	PROPOSED WITH SUBDIVISION
FRONTS 20' & 15'	20' & 78.5'	20'
SIDE 10'	27.2'	13.5' & 27.2'
REAR 25'	41.9'	41.9'
BUILDING AREA		
MAX 40%	1300 SF = 10.00%	1300 SF = 20.00%
IMPERVIOUS AREA		
MAX 55%	BUILDINGS 1300 SF	BUILDINGS 1300 SF
	CONCRETE 1557 S.F.	CONCRETE 1557 S.F.
	PAVERS 452 S.F.	PAVERS 452 S.F.
	TOTAL = 3309 S.F. = 25.45%	TOTAL = 3309 S.F. = 50.90%

REVISED 3-21-2018 TO REFLECT PROPOSED SUBDIVISION

Stephen Paul Bryant
 OLS # S0052206-E

PAGE 3 OF 3 OF PLAN OF LAND SURVEY FOR PASCAL, SEBASTIAN & DOLMATOVA, EKATERINA BLOCK 387, LOT 71 ABINGTON TWP. MONTGOMERY CO. PENNSYLVANIA.

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