



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:

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

18-12: This is the application of **Mr. Joseph Navo & Navo, Inc.**, equitable owner of the vacant property known as Parcel #300022632009, Block #129 & Unit #100 Franklin Avenue, Willow Grove, PA. This property is commonly referred to as 1676 Franklin Avenue. The applicant seeks a dimensional variance from Section 602, Figure 6.1 of the Zoning Ordinance of the Township of Abington. The applicant proposes to construct a single family dwelling on a parcel of 6,250 square feet of lot area, instead of the required 7,500 square feet. In addition, dimensional variances will be required from the in-fill design standards of Section 2103.H, Use H-7.4 of the Zoning Ordinance.

The property is zoned within the R-4 Residential 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 267-536-1010. 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 #:
Louise Twyman
2. Name & Address of the Applicant: Phone #:
NAVO INC
60 WIGGESS AVE
FLORENCE PA 19031
215-913-0345 (Joe)
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.
Equitable owner
5. Description of the property:
Address/Location: LOT 100¹⁶⁷⁶ FRANKLIN AVE WILLOW GROVE
Present Use: VACANT LOT
Proposed Improvement: Single Family - NEW HOME

Block # 129 Unit # 100 Parcel # 300022632009

- 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: *1250 sq ft. To Build a Single Family home @ 30' x 42'*
- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based: *ARTICLE VI - Section 602 - Dimensional Requirements Minimum Lot AREA*
- 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. *To build a single home 15' x 1860 sq ft 2nd fl 882 sq ft foot print 30' w x 42' deep*
- 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. *None*
- 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. *Building Permit Plan by Charles E. Shoemaker, Inc., Settlement documents*

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

Joe Yano
{Signature of Applicant}

Joe Yano NAYO
{Signature of Owner}

Internal Validation:
Date Received: *6/1/18*
Fee Paid: *\$400.00*
Paul [Signature]
Signature of the Zoning Officer
Case # *18-12*

RECEIVED
JUN 01 2018
BY: *[Signature]*

check # 110
Rec # 881469

HOUSE FOR LOT
3BR 2.5 Bath
30' x 42'

