



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, January 15, 2019 at 7:00 p.m., at which time a public hearing will commence on the following application:

18-26: This is the application of **Elaine Associates, LP**, owners of the property located at 1601 Easton Road, Willow Grove, Pa. 19090. The applicant seeks dimensional variances from Section 1006 Figure, 10.18 and 10.19 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct an addition to the rear of the building to increase the number of service bays that will match the existing rear yard setback of 19.7 feet. In addition, relief is required from the requirement that all windows be between two and eight feet above grade. The applicant also proposes to remove the building located on the southeast corner of the intersection of Easton Road & Decatur Avenue.

The property is zoned within the Main Street High District of Ward #5 of the Township of Abington. A copy of the application and 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
Township of Abington

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.

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:

Elaine Associates LP
P.O. Box 374
Jenkintown, PA 19046

2. Name and address of the applicant: Phone number:

SAME AS ABOVE

3. Name and address of the attorney: Phone number: 484-684-4203

Joseph C. Kuhls, Esquire
Kuhls Law
500 Office Center Drive, Suite 400
Fort Washington, PA 19034

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.

Applicant is legal title owner of the property which is the subject of this Application

5. Description of the property:

Address/location Easton Road and Hamilton Avenue 1601 Easton Road

Present use C-2 Automobile Sales

Proposed improvement Service area addition to and facade renovation of existing facility

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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:

Necessary extension of service area and existing non-conforming rear yard setback give rise to need for relief from the otherwise applicable rear yard setback requirement, and franchise-mandated design parameters require relief from architectural guidelines for window design set forth in the Zoning Ordinance

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based: **Relative to Zoning Ordinance Section 1006 "Dimensional Standards" as set forth in Figure 10.18 and Figure 10.19:**

- 1) a variance from the requirement that all Window Area exist from 2' to 8' above grade; and
- 2) a variance to permit continuation of a non-conforming 19.7 ft. side yard setback where the Ordinance requires a 30-foot minimum in the Main Street High Density portion of the subject property.

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.

The Applicant will present testimony and exhibits at the Public Hearing establishing entitlement to the relief requested and satisfaction of the relevant criteria set forth in the Pennsylvania Municipalities Planning Code and elsewhere.

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 known to Applicant

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.

Ten (10) copies of Site Plan are being submitted concurrent with this Application.



 Joseph C. Kunls, Esquire
 Attorney for Owner/Applicant

Internal Validation:

Date Received: 12/17/18

Fee Paid: \$1,500.00

Case: # 18-26

Check # 198531

Rec # 180058

RECEIVED
DEC 17 2018

BY: 

Signature of the Zoning Officer