



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, June 18, 2019 at 7:00 p.m., at which time a public hearing will commence on the following application:

19-04: This is the application of **2259 Hamilton, LLC.**, owner of the property located at 2259 Hamilton Avenue, Willow Grove, Pa. 19090. The applicant proposes to merge two existing undersize parcels into one lot of 9,375 square feet. Once merged, the applicant proposes to renovate the first floor commercial space into two new apartment units and construct a two car attached garage. Dimensional variances are required from Section 2103.H, Use H-7.7 for the lot area of less than 10,000 square feet. Section 2103.H.12.d for the construction of a 588 square foot garage addition. A variance has also been requested from Section 11.19 for the lot area of less than 10,000 square feet. In addition, a variance is required from Section 1106, Figure 10.19 to allow for five apartments on a lot of 9,375 square feet when 21,780 square feet are required.

The property is zoned within the Main Street Low District of Ward #5 of the Township of Abington. A copy of the application and plans are on file with the Planning & Zoning Office and are 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: 215-287-4141
 2259 Hamilton, LLC
 2043 Maplewood Avenue
 Abington, PA 19001

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

3. Name and address of the attorney: Phone number: 215-441-0100
 Kurt J. Shaffer
 1140 York Road
 Warminster, PA 18974

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 2259 Hamilton Road, Willow Grove PA 19090
 Present use One retail space. Three apartments.
 Proposed improvement Five apartments with 1 attached garage (2 car) to be constructed.

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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:

See attached sheet

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

See attached sheet

- 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.

See attached sheet

- 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 to Applicant's knowledge.

- 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.

Pam Paul

Signature of Applicant

Pamela Paul

Pa Paul

Signature of Owner

Pamela Paul

5/7/19

Internal Validation:

Date Received: 5/22/19

Fee Paid: \$600.00

Case: R-04

Check # 0112

Rec # 457415

RECEIVED
MAY 22 2019

BY: *MAX*

[Signature]

Signature of the Zoning Officer

6. Proposal is to merger existing non-conforming parcels 30-00-26956-00-5 and 30-00-54884-00-4 into one parcel comprising 9,375 square feet. Applicant proposes a renovation of the ground floor retail space into two residential apartments and also proposes new construction in the form of a 5,588 square foot, two car garage, as an accessory use pursuant to Section 2103.H.12.d of the Zoning Ordinance.

Upon completion the building will house five residential apartments.

7 & 8. Applicant seeks relief from the following sections of the Zoning Ordinance for the site which is in the MS-L District:

A. Applicant proposes a 10 foot rear yard setback where 40' is required under Figure 10.19 of the Zoning Ordinance. The property does not abut a residential district and zoning district boundary exceeds location of lot line. Applicant seeks a rear yard setback variance.

B. Applicant proposes to create, via merger of two non-conforming lots, one lot having 9,375 square feet in area where 10,000 square feet is required under Figure 10.19 of the Zoning Ordinance. By merging two lots Applicant is eliminating two smaller non-conforming lots and bringing the site as close to conformity with the Zoning Ordinance as possible. Applicant seeks a lot area variance.

C. Applicant proposes to have the entire site used for residential dwellings (use H-1). All proposed units comply with Section 2103, Figure 21.11 of the Zoning Ordinance. Applicant seeks a use variance if needed.

D. Applicant proposes 5 dwelling units on the 9,375 square foot lot where the Zoning Ordinance permits a maximum of 10 dwelling units per acre. If this requirement is prorated, Applicant, having 22% of an acre in lot area would be limited to 2 dwelling units. The site is nonconforming is that there are currently 3 residential units. Applicant seeks a density variance.