

# Township of Abington

Engineering & Code Department

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

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

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## 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 16, 2019** at 7:00 p.m., at which time a public hearing will commence on the following application:

**19-06:** This is the application of **Lisa & Russell Starke**, owner of the property located at 321 Evergreen Road, Jenkintown, Pa. 19046. Mr. & Mrs. Starke proposes to construct an inground swimming pool within their rear yard. They have requested a dimensional variance from Section 402, Figure 4.1 of the Zoning Ordinance of the Township of Abington. The homeowners propose to increase the impervious coverage on the property to 45.5% of the total lot area and in turn reduce the green space to 54.5% of the lot area. The zoning district requirements limit the impervious coverage to 35% of the total lot area and require a minimum green area of 65%. The proposed swimming pool meets all of the other dimensional requirements of the zoning ordinance.

The property is zoned within the R-2 Residential District of Ward #7 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:  
Russ & Lisa Starke 610-329-9134  
321 Evergreen Rd.  
Jenkintown PA 19046

2. Name and address of the applicant: Phone number:  
Russ & Lisa Starke 610-329-9134  
321 Evergreen Rd.  
Jenkintown PA 19046

3. Name and address of the attorney: Phone number:

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 321 Evergreen Rd, Jenkintown PA 19046

Present use Single Family Dwelling, Zoned R2

Proposed improvement Addition of a swimming pool



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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:

We would like to respectfully request permission to put in a swimming pool for our family, completing extensive home improvements made over the past 8 years working collaboratively with Abington Township. The allowable impervious coverage for R2 zoning is 35%; the proposed impervious coverage is 45.5% (4,965 sf). Our plans do include a 9'x9'x4'deep drywell designed to accommodate more than the proposed overage (see attached). Conversely, proposed green area will therefore be 54.5% against the standard 65%.

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

Zoning Ordinance 2017—Section 402: Dimensional Regulations (Figure 4.1). We would like to note that in the process of renovation, we removed an existing back patio which was solid concrete and brick (as well as complete removal of an impervious shuffleboard court that the previous owners had installed). We purposely replaced the patio with a smaller flagstone footprint that contains no concrete, to help with drainage, and also installed two rain barrels as directed by Abington Township—so we certainly understand and respect stormwater concerns and want to do everything necessary to comply with regulations and keep our neighborhood functioning properly and looking great.

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 eight (8) copies are required to be submitted.

Signature of Applicant

Signature of Owner

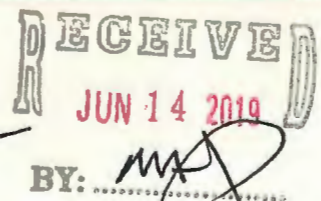
Internal Validation:

Date Received: 6/14/19

Fee Paid: \$400.00

Case: 19-06

Rec # 3085



Signature of the Zoning Officer