



Wayne C. Luker, President
Steven N. Kline, Vice President
Michael LeFevre, Manager
Jay W. Blumenthal, Treasurer

1176 Old York Road Abington PA 19001-3713 Telephone: 267-536-1000

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, December 13, 2016 at 7:00 p.m., at which time a public hearing will commence on the following application:

16-36: This is the application of **Horsham Inc. & Company/JMF Acquisition Company**, owners and applicant for the property located at 146 Edge Hill Road, North Hills, Pa. The applicants have requested a special exception from Section 1110.J.1 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a 500 square foot sunroom addition to the existing skilled nursing facility. The proposed addition will not increase the resident or employee count. In addition, the proposed addition will allow the use to remain in compliance with the on-site parking requirements of Section 901.E, Use E-9 of the Zoning Ordinance.

The property is zoned within the (R-4) Residential District of Ward #6 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 267-536-1014. 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:
 Horsham Inc & Co. Development Authority / JHF Acquisitions Co.
 146 Edge Hill Road
 Abington, PA 19038

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

3. Name and address of the attorney: Phone number:
 N/A

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.
 N/A

5. Description of the property:

Address/location 146 Edgehill Rd Abington Twp. PA 19038
 Present use Skilled Nursing Facility (1-2 occupancy IBC 2009)
w/ no outpatient services
 Proposed improvement 500 SF Sunroom addition

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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 section D and E on Submission letter

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

See Section F on Submission letter

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 Section G on Submission letter

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: 11/2/16

Fee Paid: \$1,000.00

Case: 16-36

Check # 15069

Rec # 183108



BY: _____

Signature of the Zoning Officer



P.O. Box 28
Taylor, PA 18517
www.ssg-pa.com
Ph:(570) 909-9290

October 31, 2016

SENT VIA USPS

Mr. Mark Penecale
Abington Township Zoning Department
1176 Old York Road
Abington, PA 19001

**Re: Edge Hill Nursing Center – Proposed Sunroom Addition
Abington Township, Montgomery County, PA**

Dear Mr. Penecale:

We appreciate your response on the above referenced project provided in your email sent to our office on August 9, 2016. In that regard, below please find a listing of the items being submitted in application for consideration as a special exception:

- 1.) Completed Application for a Special Exception
- 2.) Check in the amount of \$1,000.00 payable to Abington Township
- 3.) Sheet S-100, Boundary & Topographic Survey Plan / Conceptual Site Plan, prepared by Site Services Group, dated 6/3/16 (10 Copies)
- 4.) Sheets SK-A1 and EX-1, Sun Room Addition Plans, prepared by Hilles-Allen Architects, dated 1/27/16 (10 Copies)

Below, please find a summary of zoning ordinance section 1202 requirements for a special exception and information pertaining to this application:

A. The name and address of the applicant.

Horsham In. & Co. Development Authority/ JMF Acquisitions Co.
146 Edge Hill Road
Abington Township, PA 19038

B. The name and address of the owner of the real estate affected by the proposed exception or variance.

Horsham In. & Co. Development Authority/ JMF Acquisitions Co.
146 Edge Hill Road
Abington Township, PA 19038

C. The location of the real estate affected by such proposed change.

146 Edge Hill Road
Abington Township, PA 19038



D. A statement of the present zoning classification of the real estate in question, the improvements thereon, and the present use thereof.

The property is currently zoned R-4 Residential High Density District. Edge Hill Nursing Center is an existing skilled nursing facility (1-2 occupancy IBC 2009) with no outpatient services provided. The existing facility is a 1-2 story structure built in approximately 1981 with ancillary sit improvements including sidewalks, paved parking, site utilities, storm water conveyance, and areas of lawn / landscaping.

E. A reasonably accurate description of the present improvements and the proposed alterations and additions intended to be made under the application; indicating the size of such proposed improvements, the material, and general construction thereof. Non-residential use applications require an elevation drawing showing the proposed alteration or addition.

This project generally contemplates the construction of an approximate 500 SF sunroom addition, along with some very limited site modifications to sidewalks and parking areas in the immediate area of the project. The construction is proposed to take place on the southeastern corner of the applicant's facility. Please refer to the enclosed sheet S-100, SK-A1, and EX-1 for current uses and proposed details.

F. A statement of the section of this ordinance under which the appeal, special exception, or variance requested is applicable.

This application is being submitted under ordinance section 1110.J "Expansion of a Nonconforming Use".

G. Reasons for which it should be granted. No application shall be sustained or petition granted unless the legal basis therefore has been set forth in the application.

This project proposes a 500 SF sunroom addition to an existing 14,067 SF skilled nursing facility with limited site modifications to sidewalks and parking areas. This project will not materially change how the facility functions and will not result in any changes to the number of patients or the number of employees. The proposed use in the proposed location is logical and harmonious. In regards to the possible effect on traffic, streets, and parking in the area, there are 31 existing parking spaces and 30 proposed parking spaces. Both proposed and existing spaces are above the required 20 parking spaces, making the proposed access and off street parking arrangements adequate and designed with a view toward protecting major streets from undue congestion and hazard. The expansion will not have any extension of public services or facilities as all required facilities exist on site under current conditions. This project will simply allow more common areas for patients to enjoy at the existing nursing facility. This will ensure the proposed use will be reasonable in terms of the logical, efficient, and economical provision or extension of public services. Also, please note that since the sunroom is being built partially in an area that is already impervious, the project will result in no effect net increase in impervious area.



H. A minimum of six (6) copies of a recent and accurate survey plot plan of the real estate to be affected, prepared by a registered professional engineer or land surveyor shall be submitted with the application. The survey plan shall indicate the location and size of the lot and improvements currently erected and proposed to be erected thereon. In addition, all dimensional zoning criteria affected by the proposal, including but not limited to buffer width, building and impervious coverage, parking spaces, and setback shall be indicated on the plan.

Please see attached plans.

Thank you very much for your continued efforts associated with this project. If upon your review, you need any other information or documents from us, please do not hesitate to contact us at (570) 909-9290.

Very truly yours,
SITE SERVICES GROUP, LLC

A handwritten signature in black ink, appearing to read 'WCL'.

William C. Letwinsky, P.E.

Enclosures

Cc: Scott Fidler, Hilles-Allen Architects. (w/ encl.)
File (w/encl.)