



**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:

**16-37:** This is the application of **Erin McDonnell & David Soergel**, owners of the property located at 1420 Stocton Road, Meadowbrook, Pa. 19046. The applicants have requested a dimensional variance from Section 301.3 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a garage addition to the home that is proposed to encroach 5 feet into the required 20 foot side yard setback area. In addition, relief is also required from Section 1202.1.H of the Zoning Ordinance, as the improvement plan is seal by a Registered Architect.

The property is zoned within the (R-1) Residential District of Ward #1 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:  
DAVID SOERGEL & ERIN MCDONNELL 215.421.3782  
1420 STOCTON ROAD  
MEADOWBROOK, PA 19046

2. Name and address of the applicant: Phone number:  
JOSHUA OTTO, AIA 215.695.5006  
OTTO ARCHITECTS LLC  
453 JOHNSON STREET  
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.

APPLICANT HAS BEEN RETAINED BY OWNER FOR  
ARCHITECTURAL SERVICES

5. Description of the property:

Address/location 1420 STOCTON ROAD, MEADOWBROOK, PA 19046

Present use SINGLE-FAMILY RESIDENCE

Proposed improvement RESIDENTIAL ADDITION W/ ATTACHED GARAGE

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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:

*The proposed attached garage addition to the existing residential structure encroaches five(5) feet into the 20 foot required minimum side yard setback.*

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

*R-1 Residential Low Density District, Minimum Side Yard: 20'-0"*

- 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.

*Please 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.

*This property has no prior history with the Zoning Hearing Board.*

- 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.

*None at this time.*



Signature of Applicant



Signature of Owner

Internal Validation:

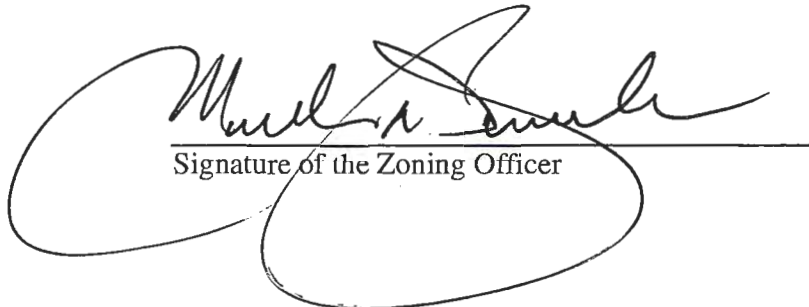
Date Received: *11/10/16*

Fee Paid: *\$4000*

Case: *16-37*

*Check # 580*

*Rec # 183113*



Signature of the Zoning Officer



OTTO ARCHITECTS LLC

November 10, 2016

Mark A. Penecale  
Planning & Zoning Officer  
Township of Abington  
1176 Old York Road  
Abington, PA 19001

**Re: Application to the Zoning Hearing Board - 1420 Stocton Road**  
**OA Project No. 16010**  
*Delivery by Hand*

Dear Mr. Penecale:

Below please find additional information pertinent to the Application to the Zoning Hearing Board for the property located at 1420 Stocton Road.

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.

We seek a variance due to the following issues and hardships:

- The existing, attached single-car garage is undersized to hold a contemporary automobile and cannot be used for vehicle storage; cars are currently parked exposed to view in the existing driveway.
- A number of options have been considered, including designs for a by-right, detached two-car garage. Relative to a detached structure, the position of this proposed new single-story two-car garage addition provides a superior solution for the following reasons:
  - Minimizes excavation due to the existing site grade change
  - Minimizes disruption to the existing storm water run-off patterns of the site
  - Results in less impervious coverage than alternatives
    - The addition as proposed with a variance = 17.3%
    - An addition by-right = 17.7% - 18%
  - Results in less encroachment into the side yard setback. This attached garage extends five (5) feet into the setback, while a by-right detached garage could extend ten (10) feet into the setback.
- The proposed garage has been sized to accommodate both vehicles and garbage containers. Removing these from view will contribute to the overall positive character of the streetscape and of the neighborhood.
- The garage's position is designed to minimize its visibility from neighboring properties.
- The garage's position reduces the negative impact of car headlights shining onto immediate neighbors when entering and exiting the property.
- The garage has been positioned to be functional relative to vehicular turning radii.
- The attached garage will have an interior entry to the residence, resulting in greater security.

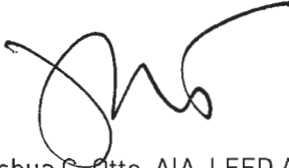
453 Johnson Street  
Suite 100  
Jenkintown, PA 19046  
T/F 215 695 5006  
ottoarchitects.com

Application to the Zoning Hearing Board  
1420 Stocton Road  
OA Project No. 16010

November 10, 2016

Should you have questions or require additional information to review this application for a zoning variance, please do not hesitate to contact me directly.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Otto', with a long, sweeping horizontal stroke extending to the right.

Joshua C. Otto, AIA, LEED AP  
Principal  
Otto Architects LLC