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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:

Wednesday, May 17, 2017 at 7:00 p.m., at which time a public hearing will commence on the following application:

17-05: This is the application of **Linda Mazzotta & Kelly Ann Oldfield** owners of the property located at 1811 Horace Avenue, Abington, Pa. 19001. The applicants have requested use variance and a possible dimensional variance from Section 403.2.A and Section 901.3 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to renovate the building for use as a neighbor style deli and market for which a use variance is required. In addition, the applicants seek a determination from the Zoning Hearing Board that the nine on-site parking stalls comply with the requirements of Section 903.1.C, Use C-7 of the Zoning Ordinance of the Township of Abington. In the alternative, the applicants have request a variance.

The property is zoned within the (AO) Apartment/Office District of Ward #10 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.



FRIEDMAN  SCHUMAN

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Attorneys at Law • A Professional Corporation

Peter S. Friedman
Direct Dial: (215) 690-3804
PFriedman@fsalaw.com
www.fsalaw.com

Main Office
101 Greenwood Avenue, Fifth Floor
Jenkintown, PA 19046
Phone: (215) 635-7200
Fax: (215) 635-7212

Via Hand Delivery

April 19, 2017

Bruce J. Eckel, Esquire
Solicitor, Abington Township Zoning Hearing Board
Dougherty & Eckel
2209 Mt. Carmel Avenue
Glenside, PA 19038

**Re: Application of: Linda A. Mazzotta and Kelly Ann Oldfield
Premises: 1811 Horace Avenue, Abington, PA
Application No.: 17-05**

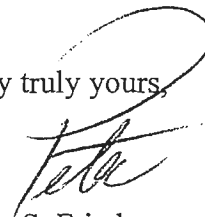
Dear Bruce:

I am writing to you with reference to the above Application. Please allow this letter to serve as the Applicants' request to continue tonight's Zoning Hearing Board Meeting in the above-referenced matter to the May, 2017 Zoning Hearing Board Meeting.

Please consider our appearance tonight as the "first hearing before the Board," thus satisfying the requirements under Section 908(1.2) of the Municipalities Planning Code.

Thank you for your consideration.

Very truly yours,



Peter S. Friedman

PSF:msm

cc: Mr. Mark A. Penecale, Planning and Zoning Officer, Abington Township,
Via Hand Delivery
Ms. Linda A. Mazzotta, Via E-Mail

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:
Linda A. Mazzotta and Kelly Ann Oldfield (215) 704-5791
c/o Linda A. Mazzotta
668 Edgehill Road
Glenside, PA 19038

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

3. Name and address of the attorney: Phone number:
Peter S. Friedman, Esquire (215) 635-7200
Friedman Schuman, P.C.
101 Greenwood Ave., 5th Floor
Jenkintown, PA 19046

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 1811 Horace Avenue, Abington, PA 19001

Present use Former dental laboratory

Proposed improvement "Corner Market" which will be a small, neighborhood convenience-type market
(Use C-25, Retail Shop)

Zoning Hearing Board Application

Abington Township, PA

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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 Addendum.

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

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 Addendum.

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

L. A. Mysz

Signature of Owner / Applicant

Internal Validation:

Date Received: 3/24/17

Fee Paid: \$1,500.00

Case: 17-05

Check # 2505

Rec # PRZ1201700659

RECEIVED
MAR 24 2017

BY: *[Signature]*

Signature of the Zoning Officer

**ADDENDUM TO
ZONING HEARING BOARD APPLICATION**

APPLICANT: Linda A. Mazzotta and Kelly Ann Oldfield

PROPERTY: 1811 Horace Avenue, Abington, PA 19001

Applicant is the owner of 1811 Horace Avenue, Abington, PA 19001 (the "Property"). The subject Property consists of a one-story building containing approximately 1,989 square feet. There are currently nine (9) parking spaces at the Property. It is located in the AO Apartment/Office District. The Property is surrounded by various uses, including offices and a service contractor's office and garage.

Applicant proposes to utilize the Property for a "Corner Market," which will be a small, neighborhood convenience-type market (Use C-25, Retail Shop) to serve the needs of the neighborhood. No sit-down service is being proposed.

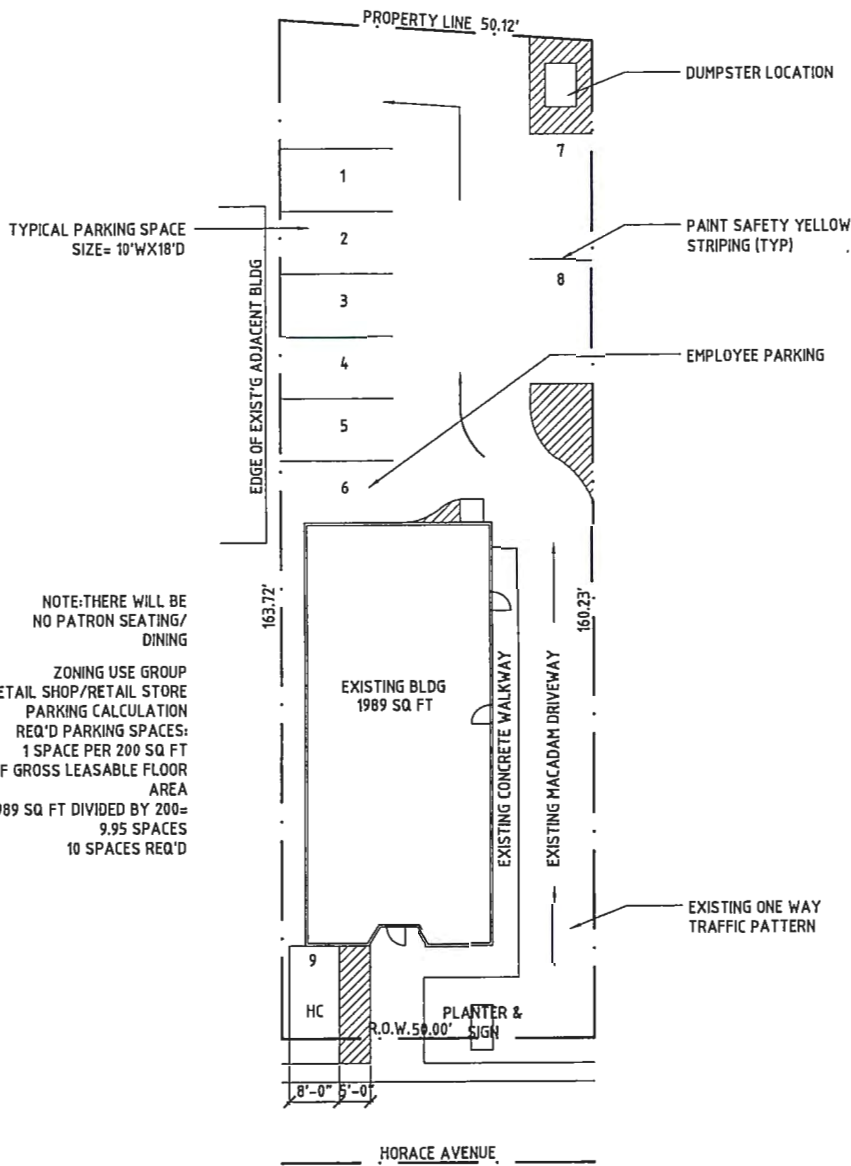
Applicant also proposes to add one (1) handicapped parking space, bringing the total number of parking spaces at the Property to nine (9).

Applicant requests a variance under the provisions of Section 403.2.A of the Abington Township Zoning Ordinance so as to permit the Property to be used for a small, neighborhood convenience-type market.

Applicant seeks a determination that there is sufficient off-street parking for the intended use.

In the alternative, Applicant requests a variance under the provisions of Section 901.3 of the Abington Township Zoning Ordinance so as to permit a reduction in the required number of parking space for the intended use.

Applicant submits that the granting of the requested variance will not be detrimental to the health, safety and welfare of the community.



SITE PLAN

1"=20'



ZONING PLAN

PRELIMINARY-NOT FOR CONSTRUCTION-FOR ZONING PURPOSES ONLY

HORACE AVE MARKET
1811 HORACE AVE
ABINGTON, PA.

2017034
22 MARCH 2017



Matthew V. Piotrowski
Architect, LLC
330 Evergreen Ave
Warminster, PA 18974
215.675.2099

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