



Township of Abington

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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, August 15, 2017 at 7:00 p.m., at which time a public hearing will commence on the following application:

17-09: This is the application of **Elizabeth & John Swift**, owners of the property located at 2564 LaMott Avenue, Willow Grove, Pa., have requested variances from Section 602. Chart 6:1, Section 2601.1 and Section 2601.4.b of the Zoning Ordinance of the Township of Abington, and any other relief as may be required to approve the application as submitted. The applicants seek approval to construct a 136 square foot deck to the rear of the home that will encroach into the required yard setback area. The property is a thru-lot with frontage on both LaMott and Hamilton Avenues.

The property is zoned within the (R-4) District of Ward #14 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.

Township of Abington
1176 Old York Road
Abington, Pa. 19001

Application to the Zoning Hearing Board

Notice: This application must be accompanied by a minimum of 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 & Address of the Owner of the Land: Phone #: 215-740-2561
Elizabeth & John Swift
2564 LaMott Avenue
Willow Grove, Pa. 19090
2. Name & Address of the Applicant: Phone #:
Same
3. Name & Address of the Attorney: Phone #
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.
5. Description of the property: *Single family Dwelling*
Address/Location: *2564 LaMott Avenue, Willow Grove, Pa. 19090*
Present Use: *Family Home*
Proposed Improvement: *Rear Deck Addition*

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 deck encroaches into the required front yard setback area. The property has an average of 42.7 feet of lot depth and is triangular in shape.*


7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based: *Section 2601.1 "Special Yard Requirements. This property is a thru-lot having two front yards and two side yard. The property is also triangular is shape having 57.62 feet of lot depth along the eastern property line and only 27.78 feet of lot depth along the western property line.*

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. *The deck was constructed to provide outdoor space for my Mother who has mobility issues and uses either wheel chair or walker. The deck provides her only outdoor space on the property. My mother was an avid walker, gardener and loved the outdoors until she had a stroke several years ago.*


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

The undersigned herewith declares this submission to be true and correct facts as known.

_____ {Signature of Applicant} _____  {Signature of Owner}

Internal Validation:
 Date Received: 7/19/17
 Fee Paid: \$200.00


 Signature of the Zoning Office

Case # 17-09

check # 23679782346
 Rec# 183152