



Township of Abington

Wayne C. Luker, *President*
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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, September 19, 2017 at 7:00 p.m., at which time a public hearing will commence on the following application:

17-10: This is the application of **Anna Linda Hale**, applicant for the property located at 1883 Woodland Road, Abington, Pa. The applicant has requested dimensional variances from Section 2103, Use A-1 and Section 2103, Use A-22 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to renovate an existing detached garage, construct an addition to the garage and convert the space into an accessory dwelling unit with storage space. Dimensional relief is required for the size of the proposed addition and the height of the proposed accessory dwelling unit. The applicant seeks approval to construct a 312 square foot addition with a 297 square foot second floor deck to the existing 624 square foot garage. The minimum lot area for an accessory dwelling unit is 10,000 square feet. This property consists of 15,797 square feet.

The property is zoned within the (R-4) 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.

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: 215-850-9975
Krista Hunsiker
1883 Woodland Rd
Abington Pa 19001
2. Name and address of the applicant: Phone number: 267-658-0345
Anna Linda Hale 1847 Eckard Ave
Abington Pa 19001
michael G Molloy - 1883 woodland rd. Abington Pa 19001
3. Name and address of the attorney: Phone number: 267-767-4208

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 1883 Woodland Rd. Abington Pa 19001
Present use Residence
Proposed improvement Garage addition - mother

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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:

*Proposed improvements exceed sq. ft. allowed by zoning ordinance.
Proposed addition to existing garage - 10 Law Suite*

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

*2103, Use A-1, D
building size, Lot Area, and set backs
section 2103, Use A 22.1 building height*

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.

*keeping the garage storage space
and building the suite suitable to
mother's needs.*

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.

[Handwritten Signature]

Signature of Applicant

[Handwritten Signature]

Signature of Owner

Internal Validation:

Date Received: *8/18/17*

Fee Paid: *\$200.00*

Case: *17-00*

check # *6747*

Rec # *183157*

[Handwritten Signature]

Signature of the Zoning Officer