



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, October 20, 2015, at 7:00 p.m., at which time a public hearing will commence on the following application:

15-13: This is the application of **Tina & Charlie Bria**, owners of the property located at 2435 Pershing Avenue. The applicants seek a dimensional variance from Section 304.3 of the Zoning Ordinance to allow for a proposed addition to encroach three feet into a required front yard setback area. In addition this application requires a variance from Section 1202.1.H of the Zoning Ordinance of the Township for a site plan submitted with the application. The plan is required to be sealed by either a Land Surveyor or Professional Engineer. The plan submitted is sealed by a Registered Architect.

The property is zoned within the (R-4) Residential 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 267-536-1017. 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:

Charlie & Tina Bria
2435 Pershing Ave.
Roslyn PA 19001

Phone number:

215-657-7315

2. Name and address of the applicant:

Charlie & Tina Bria
2435 Pershing Ave.
Roslyn PA 19001

Phone number:

215-657-7315

3. Name and address of the attorney:

Ø

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.

Ø

5. Description of the property:

Address/location 2435 Pershing Ave., Roslyn PA 19001

Present use single-family dwelling

Proposed improvement 27'6" x 13' addition

Zoning Hearing Board Application

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000



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:

Requesting to encroach 3 foot into property setback.

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

Zoning Ordinance, Version 6.0, Article 3, Section 304.3 Dimensional Regulations. Section 1202.1H

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.

Sick mother needs to reside in our home to be taken care of. 27'6" x 13' addition will contain areas of sleeping, sitting/living and bathroom. Contemplating larger bathroom to accommodate possible future DME (walker, WC, commode etc.) Long, thin home on long, thin property leaves only one area to build on to for first floor living.

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.

Ø

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.

Ø

[Handwritten Signature]

Signature of Applicant

[Handwritten Signature]

Signature of Owner

Internal Validation:

Date Received: 9/10/15

Fee Paid: \$400.00

Case: 15-13

Chuck # 282

Rec # 881667

[Handwritten Signature]
Signature of the Zoning Officer