

**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 Rescheduled Hearing**

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:

**15-12:** This is the application of **Jess AM Properties, LLC.**, owner of the property known as Parcel #300006036009, Block #076, Unit #023. The property is the vacant tract of ground located behind the service station at the intersection Cadwalader Avenue and Jenkintown Road. The applicant seeks dimensional variances to allow for the construction of a 1,500 square foot pole building on the property. The proposed building will be used for the storage of plumbing and mechanical equipment. Dimensional variances have been requested from Section 304.3 of the Zoning Ordinance. In addition, the applicant seeks a use variance from Section 706.A.2, Use A-2 and Section 704.F of the Zoning Ordinance of the Township of Abington.

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



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 #: 215-651-0568  
Jess AM Properties LLC  
846 Township Line Rd.  
Elkins Park, Pa. 19027.
2. Name & Address of the Applicant: Phone #: 215-651-0568  
Jess AM Properties LLC  
846 Township Line Rd.  
Elkins Park, Pa. 19027.
3. Name & Address of the Attorney: Phone #: 215-546-4183  
Mike Katz ESQ  
1141 Harriett Rd  
Huntingdon Valley PA 19006
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: 201 Cadwalder Ave. Abington Pa.  
Present Use: Parking Lot  
Proposed Improvement: Storage Building.

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: **SET BACK**

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based: **304.3**

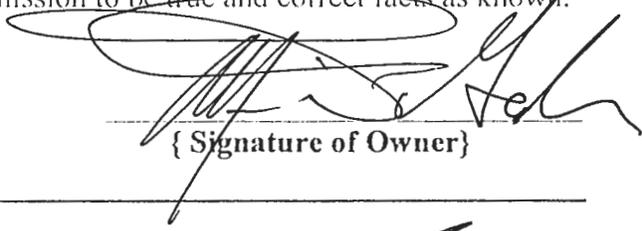
8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application. **Lot is Very Narrow 40' wide Building Envelope is on 20' wide**

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. **NO**

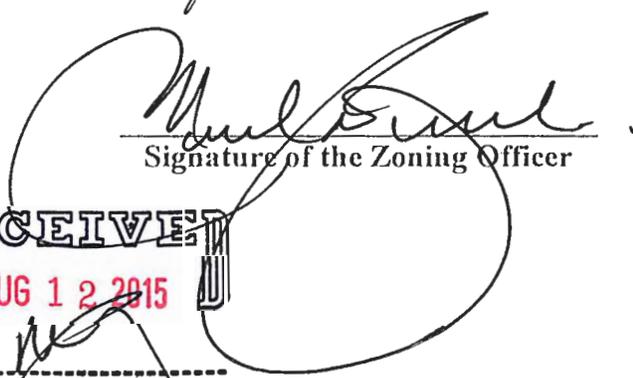
10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of (8) copies are required to be submitted. **see Attached. Plan.**

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

\_\_\_\_\_  
{Signature of Applicant}

  
\_\_\_\_\_  
{Signature of Owner}

Internal Validation: \_\_\_\_\_  
Date Received: 8/12/15  
Fee Paid: 1,500.00  
Case: 15-12.

  
\_\_\_\_\_  
Signature of the Zoning Officer

check # 1955  
Rec # 881666

**RECEIVED**  
AUG 12 2015

BY: 

LAW OFFICES

**MERANZE, KATZ, GAUDIOSO & NEWLIN, P.C.**

A PROFESSIONAL CORPORATION

THIRTEENTH FLOOR

THE NORTH AMERICAN BUILDING

121 SOUTH BROAD STREET

PHILADELPHIA, PA 19107

215-546-4183

FAX: 215-790-1382



LEGAL ARTS BUILDING  
1225 KING STREET  
WILMINGTON, DE 19801  
302-655-5510

431 WYOMING AVENUE  
SCRANTON, PA 18503  
570-346-7699

M. HERBERT SYME  
(1932-1956)  
FRANK BIELITSKY  
(1953-1970)  
JOSEPH B. MERANZE  
(1932-1995)

MICHAEL N. KATZ\*  
ELISSA B. KATZ\*  
DAVID A. GAUDIOSO\*  
CLAIBORNE S. NEWLIN\*\*  
THOMAS M. GRIBBIN, JR.

OF COUNSEL  
BERNARD N. KATZ\*

\* NEW JERSEY BAR ALSO  
■ DELAWARE BAR ALSO

September 11, 2015

*VIA EMAIL:mpenecale@abington.org AND REGULAR MAIL*

Mark A. Penecale  
Planning & Zoning Officer  
Abington Township Zoning Board  
1176 Old York Road  
Abington, PA 19001-3713

**RE: Application of Jess AM Properties, LLC  
Parcel #300006036009  
Block #076  
Unit #023**

Dear Mr. Penecale:

This will confirm our conversations in which I advised that this office has now been retained to represent Jess AM Properties, LLC and its principal, Mitchell Gordon, with respect to the pending application which is scheduled for a hearing on September 17, 2015. On behalf of my clients, I am requesting a postponement of the hearing.

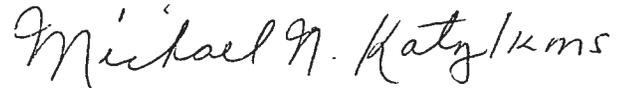
Upon my review of the pending application and notice of hearing, filed and issued prior to my involvement in this matter, I have concluded that it is appropriate and necessary to amend the pending application. Specifically, the notice of hearing currently states that it is for a variance from the requirements of Section 304.3 of the Zoning Ordinance of Abington Township. However, Jess AM Properties, LLC desires to erect a Non-Residential Accessory Structure for storage purposes as permitted under Section 706.A.2(Use A-2) and accordingly, the applicant also seeks a use variance under Section 704.F of the Code. Accordingly, applicant desires to amend its pending application and further requests that an amended notice of hearing be issued which will set the hearing date for the next meeting of the Zoning Hearing Board in October, 2015 or such other date as is necessary pursuant to the notice provisions of the Code.

Mark A. Penecale  
September 11, 2015  
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If this letter does not suffice for purposes of amending the application, would you please forward to me the necessary forms utilized by your office to file an amended application.

Thank you for your assistance.

Very truly yours,  
MERANZE, KATZ, GAUDIOSO & NEWLIN, P.C.

A handwritten signature in black ink that reads "Michael N. Katz/kms". The signature is written in a cursive style with a large initial "M" and a stylized "kms" at the end.

Michael N. Katz, Esquire

MNK:kms  
UIW:SIU  
cc: Mitchell Gordon