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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, April 21, 2015 at 7:00 p.m., at which time a public hearing will commence on the following application:

15-05: This is the application of **Jonathan & Lindsay White**, owners of the property located at 1439 Lorimer Avenue, Huntingdon Valley, Pa. The applicants have requested a dimensional variance from Section 301.3 of the Zoning Ordinance of the Township of Abington. The applicants proposed to increase the size of the existing front covered entryway on the home. This proposed alteration will encroach 6.83 feet into the required 50 foot front yard setback area.

The property is zoned within the (R-1) Residential District of Ward #2 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

Continuation Sheet

Owner & Applicants: Jonathan David White and Lindsay White, h/w

Property Address: 1439 Lorimer Ave., Huntingdon Valley (Abington Twp.)

6. The residence was built in 1978-79, with a 51-foot front yard setback. Subsequently, a small portico and concrete pad were added that protrude into the setback area—time unknown. Applicants purchased the property in 2015, and intend to make substantial upgrades throughout the structure, including an enclosed entry vestibule with inner and outer doors to minimize heat and A/C loss. The proposed is slightly larger than the existing open covered entryway.

8. Due to the floor plan, the interior of the existing residence experiences substantial negative impact and loss of heat and A/C when the single front entrance door is opened. The proposed vestibule is the best solution of that problem and, in addition, will enhance the front elevation of the property in combination with other elements of proposed renovations and additions. Changes to the interior to accommodate a separate vestibule space are not practicable. The area of encroachment is *de minimis*, being 84 square feet on a 71,089 square foot lot, .001% of the total lot area.