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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:

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

15-07: This is the application of **Sookyang Chang**, owner of the property located at 944 Township Line Road, Elkins Park, Pa. The applicant has requested a dimensional variance from Section 400.3 of the Zoning Ordinance of the Township of Abington. The applicant has started an addition to the home that reduces the front yard setback from 12.6 feet to 8.7 feet in depth. In addition a variance is required from Section 900.1 of the Zoning Ordinance for the reduction of both the number and size of the existing on-site parking stalls.

The property is zoned within the (TC) Town Commercial 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 #: 312-865-4735
Sookyung Chang
944 Township Line Road
Elkins Park, PA 19027
2. Name & Address of the Applicant: Phone #:

3. Name & Address of the Attorney: Phone # 610-209-1876
Pamela Loughman, Esq.
301 Haverford Ave.
Narberth, PA 19072

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.

N/A

5. Description of the property: Single Family Home
Address/Location: 944 Township Line Road, Elkins Park, PA 19027
Present Use: Residence by owner
Proposed Improvement: complete renovations

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:

New landing encroaches required dimension. Previously 12'6", now 8'7".

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

Section 400.3 (Dimensional Requirements)

Section 900.1 (Existing Non-Conforming Land Use)

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.

Having a front, centered door allows safer in & out of the house.

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.

N/A

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 prints, 10 copies provided.

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

{Signature of Applicant}

{Signature of Owner}

Internal Validation:

Date Received: 4/20/15
Fee Paid: \$1000

Signature of the Zoning Officer
Case # 15-07

check # 142

Rec # 882140

RECEIVED
APR 20 2015

BY: _____