



Wayne C. Luker, President
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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:

15-06: This is the application of Montgomery County Housing Authority, owners of the properties located at 1602, 1604, 1606, 1608, 1620, 1622, 1626, 1628, 1634, 1636, 1640 and 1642 Washington Avenue, 1601, 1603, 1607, 1609, 1613, 1615, 1621, 1623, 1627, 1629, 1635, 1637, 1639, 1641, 1645, 1647, 1651, 1653, 1659, 1661, 1665, 1667 Franklin Avenue and 1713, 1715, 1721, 1723, 1729 and 1731 Prospect Avenue. The applicants have requested a dimensional variances from Section 403.3 and Section 901.8, Use H-1 of the Zoning Ordinance of the Township of Abington and any other relied as may be required to develop the plan as submitted.

The property is zoned within the (AO) Apartment/Office and the (R-4) Residential District of Ward #5 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#: 610-275-5720

Montgomery County Housing Authority
104 W. Main Street Suite 1
Norristown, PA 19401
Attn: Joel A. Johnson, AICP, P.H.M., Executive Director

2. Name & Address of the Applicant: Phone #:

Same as Owner.

3. Name & Address of the Attorney: Phone# 484-679-8150

Sean P. Kilkenny, Esquire
The Law Offices of Sean Kilkenny, LLC
17 E. Airy St.
Norristown, PA 19401

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.

Applicant is owner.

5. Description of the property: Occupied affordable housing site containing 40 twin style units including a maintenance garage and community building.

Address/Location: 1600 Block of Franklin and Washington Avenue, and 1700 Block of Prospect Avenue. (See site plan)

Present Use: Residential twin units with accessory community building and maintenance garage.

Proposed Improvement:

Demolish existing community building, existing maintenance garage, and 10 existing units. Construct a new 10-unit apartment building, new 4-unit building, and new 2-bedroom twin, renovate 30 existing units, and construct a new community building with a management/maintenance office.

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:

- 1) Proposed 2-bedroom twin does not meet the required 18 ft. side yard setback to the adjacent property line.
- 2) Proposed new porches on 8 buildings/16 units will violate front yard setback.
- 3) Proposed 10-unit apartment building requires 15 off-street parking spaces; 7 total spaces will be provided.

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

- 1) and 2) above: Section 403.3 AO Dimensional Regulations for side yard and front yard, respectively;
- 3) above: Section 901.8, Use H-1, and any other relief required to construct the plan as submitted.

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.

Overall, the site is an existing, developed site, and therefore does not afford a clean-slate opportunity to meet all necessary setbacks in the AO District. Significantly, the project includes the removal of the current community building and 2 dwelling units from an existing floodplain area in the southwest corner of the site, and their relocation to an area of the site unaffected by the floodplain such that no structures will remain in the floodplain. The site is used for public affordable housing, providing a necessary public use. The project will be affordable to very low to moderate income households.

More specifically to variance request #1, an 18-foot side yard setback is required from the adjacent property line in the AO District. The existing maintenance garage, slated to be demolished, is currently located approximately 6 feet away from the property line. The proposed relocated 2-bedroom twin dwelling unit is being constructed on the same side yard plane as the existing maintenance garage. Thus, the side yard setback will be the same after construction as it is today, though the use will now be residential. While a variance is required, the extent of the setback will not change from the current condition.

Regarding variance request #2, a 20-foot front yard setback is required in the AO District. The proposed porches will add a positive aesthetic quality to the units and the overall

neighborhood, however they must be built where the existing unit entrances exist, which will cause the porches of 8 twins (16 dwelling units) to encroach into the front yard setback. The front yard setback will vary from twin to twin, but in no case will it be less than approximately 16.5 feet.* Thus, the Applicant requests relief for 16 units, with no unit having less than a 16.5-foot* front yard setback.

Regarding variance request #3, the proposed 10-unit apartment building requires 15 off-street parking spaces. The plan depicts 7 total parking spaces for the proposed apartment building: 5 along Hamilton Avenue, and 2 handicapped accessible spaces along Franklin Avenue, all of which will be reserved for residents of the apartment building by signage acceptable to the Township. The proposed parking scheme is designed to eliminate head-in parking along Hamilton Avenue, which would require backing out onto Hamilton Avenue, and allows more area to remain "green" area rather than being paved for parking spaces. Based on experience, the applicant believes 7 parking spaces are sufficient to serve the needs of the proposed apartment building.

* The current plan is not based on a field survey, rather it is based on a 1962 as-built plan supplied by the Applicant. Therefore, the relief requested for the porches, while anticipated to require no less than a 16.5-foot front yard setback, may vary slightly based on actual field conditions. In an abundance of caution, the Applicant respectfully requests relief to allow no less than a 14-foot front yard setback for the porches.

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.

None we are aware of.

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.

None

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



{Signature of Applicant}



{Signature of Owner}

Internal Validation:

Date Received: 4/24/15

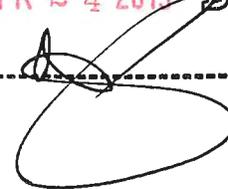
Fee Paid: \$1,500.00



Signature of the Zoning Officer

Case# 15-06

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BY: 

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