

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, February 16, 2016 at 7:00 p.m., at which time a public hearing will commence on the following application:

16-02: This is the application of **Pastor Larry Ford**, applicant for the property located at 1666/1668 Easton Road, Willow Grove, Pa. 19090. The applicant has requested a dimensional variance from Section 706.E, Use E-3.a of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to reopen the daycare use on the property that has been closed for several years. The relief is required for the limitation in place that requires one half acre of lot area for every ten children.

The property is zoned within the (SC) Special Commercial 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 #: *215-657-1585*
Tommy Marie Lee
1664 Easton Rd
Willow Grove PA 19090

2. Name & Address of the Applicant: Phone #: *215-219-4494*
Pastor Larry Fore
417 Fairview Ave
Willow Grove PA 19090

3. Name & Address of the Attorney: Phone #

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: *Church*
Address/Location: *1666-68 Easton Rd, Willow Grove PA 19090*
Present Use: *Church*
Proposed Improvement:

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:

LOT AREA Requirements.

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

SECTION 706 USE E-3. A

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.

Reestablished the previous use of daycare and to benefit the community. It is called the King of Glory DAYCARE.

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.

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 PHOTOS

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

{Signature of Applicant}

[Signature]

{Signature of Owner}

Internal Validation:

Date Received:

1/11/16

Fee Paid:

\$300.00

Case:

16-02

Check # *1294*

Rec # *882163*

[Signature]

Signature of the Zoning Officer



Wayne C. Luker, President
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Pastor Larry Ford
King of Glory Daycare
1668 Easton Road
Willow Grove, Pa. 19090

August 13, 2015

Re: Use & Occupancy Certificate for King of Glory Daycare.

Dear Pastor Ford,

This letter is sent to inform you that the Use & Occupancy Certificate Application submitted for the King of Glory Daycare to operate at 1668 Easton Road, Willow Grove, Pa. 19090 will not be approved at this time. The reasons the application has been denied are as follows;

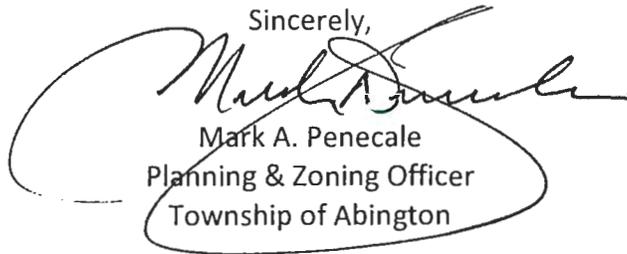
1. In order to operate a daycare within the Township of Abington, the operator must have submitted proof that they have completed the requirements of the State of Pennsylvania's first aid training and CRP training. No completion certificates have been submitted.
2. The application must submit copies of the approved back ground clearances as required by law. No such document has been submitted.
3. Daycare uses within the Township of Abington are limited in the number of children/adults permitted to be cared for at the facility to 10 individuals per every half acre of lot area. Your property is listed as under 10,000 square feet or less than $\frac{1}{4}$ of an acre in size. In order to operate of daycare from this property, a variance from Section 706.E, Use E-3.a of the Zoning Ordinance of the Township of Abington must be obtained.
4. In order for this office to calculate the required number of on-site parking stalls, you will need to submit the following information. A list of use that are scheduled for the property on a daily basis. The hours of operation for each of those uses. A site plan that details the existing and/or proposed on-site parking layout.
5. A count on the projected number of instructors and students for this daycare use.

I would suggest that the first issue addressed be the Zoning Hearing Board application for the dimensional variance that is required for the proposed daycare use. I am aware a daycare operated for this facility in the past, but that daycare has been closed for several years and the ability to reopen a daycare use expired after one year from that date the prior daycare closed.



By your own admission, it has been five plus years since the prior daycare closed. If there are any questions that you may have, please feel free to contact me at 267-536-1017.

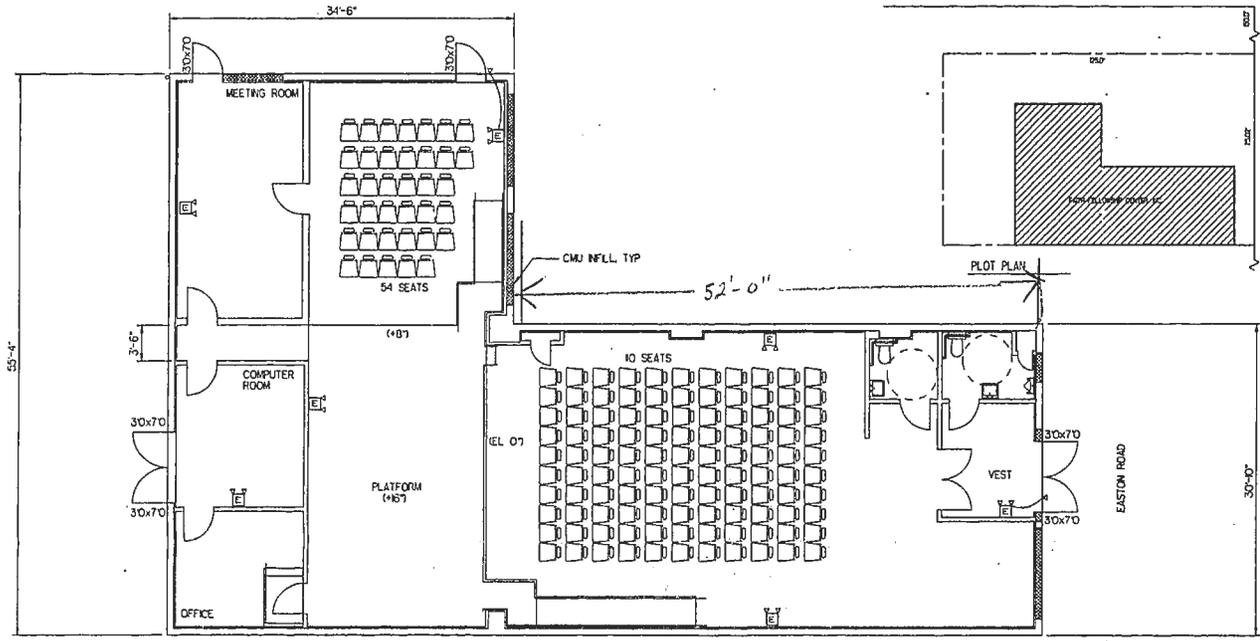
Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale", is written over a large, loopy scribble. The signature is positioned above the printed name and title.

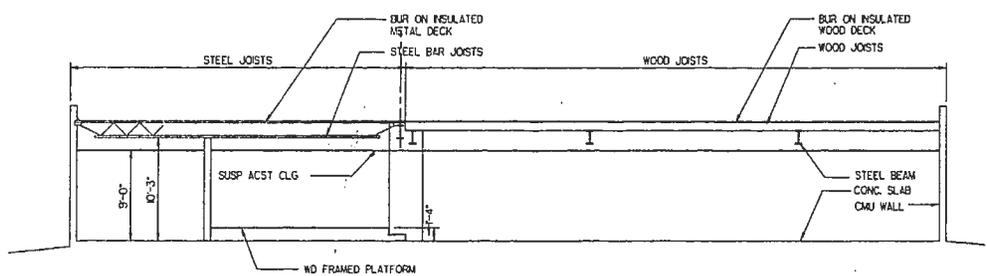
Mark A. Penecale
Planning & Zoning Officer
Township of Abington

Cc: Lawrence T. Matteo, Jr.; Director of Planning & Code Enforcement
File Copy (2)

17 APRIL 97
REV 23 MAR 98



FLOOR PLAN
1/8" = 1'-0"



SECTION
1/8" = 1'-0"

FIRE & PANIC CODE INFORMATION

OCCUPANCY - 42 001-500 PERSONS)
GROSS AREA - 3570 SF
ASSEMBLY AREA - 2100 SF (20 PERSONS)
STORIES: 1
EGRESS @ 60 PERSONS/UNIT: 3.5 UNITS
2" - 32 INCH DOORS, W/L
CONSTRUCTION TYPE: ORDINARY
EXTERIOR BEARING WALLS: 12" CMU (2HR)
PARTITIONS: 0 HR
COLUMN: 1H
ROOF PANEL: 0

Fit 333469
Preliminary Review by Don Kempner
4-16-98

* Need \$750
* Need three dup.



OWNER:
FAITH FELLOWSHIP INTERNATIONAL CENTER, INC
266 EASTON ROAD
MILLYN GROVE, PA

SAVON GIBBS ARCHITECTS, PC
1000 NORTH DELAWARE AVE # 6
PHILADELPHIA, PA 19125

FAITH FELLOWSHIP INTERNATIONAL CENTER, INC
266 EASTON ROAD
MILLYN GROVE, PA 19090

PERMIT DRAWINGS

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