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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:

Tuesday, March 15, 2016 at 7:00 p.m., at which time a public hearing will commence on the following application:

16-06: This is the application of **Kerri & James Kurek**, owners of the property located at 313 Wellington Terrace, Jenkintown, Pa. 19046. The applicants have requested a dimensional variance from Section 706.A, Use A-1.a of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a 576 square foot detached garage on the property that is proposed to exceed the 14 foot height limitation. The proposed garage is shown at 15.5 feet in the height to the median point of the roofline.

The property is zoned within the (R-2) Residential District of Ward #7 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 #: 267-421-2392
James and Kerri Kurek 215-385-2152
313 Wellington Ter.
Jenkintown, PA 19046

2. Name & Address of the Applicant: Phone #:
" Same as above "

3. Name & Address of the Attorney: Phone #
None

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: 313 Wellington Ter. Jenkintown, PA 19046
Present Use: Residential
Proposed Improvement: Garage w/ additional storage in walk-up.

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: *We are seeking the height Variance in order to add maximum functionality to the garage, as well as keep within the architectural integrity of the surrounding neighborhood.*

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:
706 USE A-1 @ 14' HEIGHT LIMIT

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. *As a large single family, we require a garage with appropriate storage space, we currently do not have this structure on the property as our surrounding neighbors do. The additional height also allows to keep within the same roofline angles and look of existing structures in the surrounding neighborhood.*

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

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 Pictures of existing garage structures within the neighborhood that keep the architectural integrity of the properties.

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

James A. Kerk
{Signature of Applicant}

James A. Kerk
{Signature of Owner}

Internal Validation:
Date Received: *2/16/16*
Fee Paid: *\$400.00*

Muel [Signature]
Signature of the Zoning Officer
Case # *16-06*

RECEIVED
FEB 16 2016
BY: *[Signature]*

Check # *455*
Rec # *881679*

ZONING DISTRICT = R-2

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 S.F.	12,798	
MINIMUM LOT WIDTH	100'	88.26'	84.0'
MINIMUM LOT DEPTH	100'	145'	45'
MINIMUM YARD: FRONT	40'	39.5'	39.5'
SIDES	15' & 15'	22.0' & 16.0'	4.0' & 16.0'
REAR	30'	40.7'	18.0'
MAXIMUM BUILDING COVER	25% = 3199 SF	2240 SF = 17.50%	2816 SF = 22.00%
MAXIMUM IMPERVIOUS COVER	35% = 4479 SF	BUILDING = 2240 S.F.	
		DRIVE = 2454 S.F.	
		PATIO & WALKS & MB. = 706 SF	
		TOTAL = 5400 S.F. = 42.19%	TOTAL = 5400 S.F. = 42.19%

Stephen Paul Bryant
 PLS# 50052206-E

PAGE 1 OF 2 OF PLAN OF LAND
 SURVEY FOR DAN OPAYKE AT SITE
 OF KUREK, JAMES & KERRI
 BLOCK 362, (LOT 19 TAX)
 ABINGTON TWP.
 MONTGOMERY CO.
 PENNSYLVANIA
 DATE 1-14-16

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(215)641-0597

James and Kerri Kurek
313 Wellington Terr.
Jenkintown PA 19046
02-03-16

