



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:

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

16-07: This is the application of **Robert Morris**, owner of the property located at 1511 Susquehanna Road, Rydal, Pa. 19046. The applicant has requested a dimensional variance from Section 301.3 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to subdivide the property into two parcels. Lot A will contain the existing single family dwelling and requires a variance for the proposed lot frontage of 42.51 feet. Lot B is shown to contain the existing carriage house on a conforming lot.

The properties are zoned within the (R-1) Residential District of Ward #1 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

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000



This application must be accompanied by a minimum of ten (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.

- Name and address of the owner of the land: Phone number:
Robert Morris 215-237-6801
1000 Dekalb Pike
Ambler, PA 19002
- Name and address of the applicant: Phone number:
Same as applicant
- Name and address of the attorney: Phone number:
- 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.
- Description of the property:
Address/location 1511 Susquehanna Road, Rydal, PA 19046, Tax Block 5, Unit 9
Present use Single-family dwelling, separate carriage house single-family dwelling
Proposed improvement Two-lot subdivision

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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 requesting relief for the minimum lot width for 42.5 feet at the street, and 30 feet along the access strip, where 200 feet is required.

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

Section 301.3 requires 200 feet of lot width at the street. Lot 1A of the proposed subdivision would have 220 feet of width at the house, but less than 200 feet at the street.

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.

The site currently supports two single-family dwellings, with two existing separate addresses. The lots would comply with all zoning ordinance requirements except lot width at the street. Minimum lot width at the dwellings is compliant. Variance approval would correct the existing non-conforming condition of the two separate dwellings on one lot. Front yard non-conformity on lot 1B could be corrected.

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 eight (8) copies are required to be submitted.

Signature of Applicant

Signature of Owner

Internal Validation:

Date Received: 2/18/16

Fee Paid: \$400.00

Case: 16-047

RECEIVED
FEB 18 2016

BY: _____

Signature of the Zoning Officer