



**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, April 19, 2016** at 7:00 p.m., at which time a public hearing will commence on the following application:

**16-09:** This is the application of **Genesis Architectural**, applicant for the property located at 2220 Maplewood Avenue, Willow Grove, Pa. 19090. The applicant has requested a dimensional variance from Section 706.A, Use A-6.a of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to install fencing greater in height along the perimeter of the site than permitted. The fencing is proposed to be 8 feet in height with barbed wire installed along the top rail.

The property is zoned within the (SI) Suburban Industrial 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.



## 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. [Section 706.A - A-6 a & b](#)
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: DMJR Holdings LLC  
242 West 36th St.  
9th Floor  
New York, NY 10018

Phone number: 212 545 0500

2. Name and address of the applicant: Genesis Architectural 2220 Maplewood Ave  
Willow Grove, PA 19090

Phone number: 267 812 5212

3. Name and address of the attorney: N/A

Phone number:

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.  
We are under a Lease To Purchase agreement with DMJR Holdings LLC

5. Description of the property:

Address/location 2220 Maplewood Avenue, Willow Grove PA 19090

Present use Ornamental Metal and Glass Blast System Contractor

Proposed improvement Installation of an 8' high security fence

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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 obliged to have an 8 foot high security fence with a barbed wire top to satisfy our insurance and General Contractor requirements to keep our business running. The current zoning calls for a lower fence/different fence.

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

Zoning ordinance Section 706.A, A-6 a & b

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.

We are required to have a security fence installed to fulfill our insurance and General Contractor requirements. We work on high-profile and high-security projects in NYC, many times for government agencies. We store materials here that are very expensive and hard to replace, critical for these jobs. All drawings and project information are highly-classified and of proprietary nature (we must sign non disclosure agreements for these projects). It is imperative we keep these materials and documents as safe as possible. Our insurance and livelihood would be lost if we do not install this fence. We are located in a largely commercial area with many similar fences nearby. We have received an OK from the neighbors adjacent as well. We now employ many local people, and are cleaning and fixing up this building which has been neglected for several years. Thank you very much for your time.

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 that we are aware of. We moved in to this location approximately 6 months ago.

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.

1.) Letter from Insurance Company LaPlaca Insurance 2.) Warning Letter from GC - JRM CM 3.) Attorney Letter 4.) Brochure showing nature of selected projects

Signature of Applicant

Signature of Owner

Internal Validation:

Date Received: 3/28/16

Fee Paid: \$ 200.00

Case: 16-09



BY:

Signature of the Zoning Officer

check # 3232

Rec # 881688