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

16-11: This is the application of **Allan & Ursula Hayes**, owners of the property located at 2722 Cedar Lane, North Hills, Pa. 19038 and adjoining vacant lot known as Parcel #300006888003. The applicants have requested dimensional variances from Section 304.3 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to have the vacant parcel consisting of 6,500 square feet deemed a building lot. The minimum lot area requirement in this zoning district is 7,500 square feet. In addition, the property located at 2722 Cedar Lane requires a dimensional variance from Section 304.3 for the existing side yard setback of 9.6 feet instead of the required 10 feet.

The properties are zoned within the (R-4) Residential District of Ward #6 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 #:
ALLAN + URSULA HAYES 215-884-4610
2722 CEDAR LANE 215-421-2656-CELL
GLENSIDE PA 19038
2. Name & Address of the Applicant: Phone #:
ALLAN + URSULA HAYES 215-884-4610
2722 CEDAR LANE
GLENSIDE PA 19038
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: EMPTY LOT
Address/Location: 2718 CEDAR LANE, GLENSIDE PA 19038 - BLOCK 155 UNIT 05
Present Use: EMPTY
Proposed Improvement: SALE FOR BUILDING

RECEIVED
MAR 07 2016

BY: 

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: *BUILDABLE LOT SIZE WAS CHANGED IN 1996 Ordinance # 1775 ? a dimensioned variance from Section 304.3 for side yard setback 9.6' vs 10'*
7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based: *HAVE OWNED SINCE 1983 PURCHASED AS BUILDABLE LOT.*
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. *TO HAVE A VARIANCE TO MAKE A BUILDABLE LOT.*
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. *—*

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

Allen J Hayes Ursula Hayes
 {Signature of Applicant}

Allen J Hayes Ursula Hayes
 {Signature of Owner}

Internal Validation:

Date Received: *3/17/16*

Fee Paid: *\$400.00*

Muel ...

Signature of the Zoning Officer

Case # *16-11*

Check # *515*

Rec # *881686*

