



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

16-12: This is the application of **Patrick J. Deacon**, applicant for the property located at 2635 Arnaud Avenue, Glenside, Pa. 19038 also known as Parcel #300002200002. The applicant has requested a Special Exception from Section 304.3 of the Zoning Ordinance of the Township of Abington as amended by Ordinance #1775. The applicant seeks approval to have the vacant parcel consisting of 6,000 square feet deemed a building lot. The minimum lot area requirement in this zoning district is 7,500 square feet.

The property is 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 #: 2154169050
DOPPEV & DEACON INC
659 Roberts Ave Glenside PA 19038

2. Name & Address of the Applicant: Phone #: 215 416 9050
Patrick J DEACON
659 Roberts Ave Glenside PA 19038

3. Name & Address of the Attorney: Phone #
N/A

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.

officer of corp (Home Builder)

5. Description of the property:
Address/Location: 300002200002 / 2635 Arnauld Ave
Present Use: Vacant
Proposed Improvement: Single Family Dwelling

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 Size Proposed
9000 SF

REQUIRED
7,500 SF

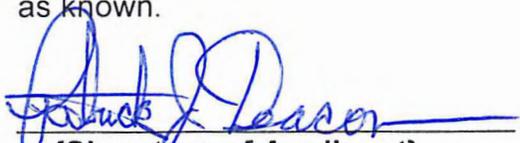
7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

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.

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.


{Signature of Applicant}


{Signature of Owner}

Internal Validation:

Date Received: 3/28/16
Fee Paid: \$400.00


Signature of the Zoning Officer
Case # 16-12

check # 5335

Rec # 882176

RECEIVED
MAR 28 2016

BY: 