

## 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, May 17, 2016** at 7:00 p.m., at which time a public hearing will commence on the following application:

**16-14:** This is the application of Nicolai & Nataliya Doliba, applicant for the property located at 1844 Meadowbrook Road, Abington, Pa. 19001 also known as Tax Parcel #300042432009. The applicant has requested a Variance from Section 303.3 of the Zoning Ordinance of the Township of Abington as amended by Ordinance #1775. The applicant seeks approval to reduce the rear yard setback to 19 feet. The required rear yard setback in this zoning district is 30 feet.

The property is zoned within the (R-3) Residential District of Ward #10 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.

Rec # 20163370  
ck # 3598

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 #: 267-808-2640  
Nicolai & Nataliya Doliba  
1844 Meadowbrook Road  
Abington, PA 19001
2. Name & Address of the Applicant: Phone #: 267-808-2640  
Nicolai & Nataliya Doliba  
1844 Meadowbrook Road  
Abington, PA 19001
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.  
  
applicant is the owner
5. Description of the property:  
Address/Location: 1844 Meadowbrook Road  
Present Use: Single family residential use  
Proposed Improvement: expansion of rear deck (already constructed)

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:

The deck expansion contains a stone wall and a stone fireplace at the corners of the deck and protrudes into the rear yard setback. Owner seeks a reduction in the rear yard setback to allow for the deck.

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

Section 303.3

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 rear property line is well buffered from the adjacent properties to the rear. Deck expansion has already been built.

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.

Six photographs have been included showing the deck expansion and view of the rear yard.

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

\_\_\_\_\_  
{Signature of Applicant}

*Nicole Dolibg*  
\_\_\_\_\_  
{Signature of Owner}

Internal Validation:

Date Received: 4/26/16

Fee Paid: \$400.00

RECEIVED  
APR 26 2016

BY: *[Signature]*

\_\_\_\_\_  
Signature of the Zoning Officer

Case # 16-14

