

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, June 21, 2016 at 7:00 p.m., at which time a public hearing will commence on the following application:

16-16: This is the application of **Kimberly & Ryan Schloss**, owner and applicant for the property located at 753 Elizabeth Rd., Rydal, PA 19046 also known as Tax Parcel # 300017888001. The applicant has requested a dimensional variance from Section 302.4 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a 600 square foot addition that would reduce the front yard setback from the 30 feet allowed to 23 feet along Marie Road. Additionally, a variance is requested from Section 1202.1.H as the site plan has not been prepared by a registered professional land surveyor or engineer. The plan has been prepared by an architect.

The property is zoned within the (R-2) Residential District of Ward # 2 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 267-536-1014. 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 Check List

1. A completed application, to include the signature of the owner, signature of the applicant, agreement of sale or the lease agreement.
2. The plot plan of the property prepared by a Professional Engineer or a Registered Land Surveyor. The plan may not be more than (1) year old.
3. The plot plan must include the zoning district, zoning district requirements and what is proposed. The requested relief is required to be highlighted.
4. The plot plan is required to plot the location of existing coverage, structures and the like. All proposed improvements are required to be plotted and highlighted on the plan.
5. The plan is required to list all proposed coverage numbers for both the building coverage and the impervious coverage as well as plot all building setback lines and required landscaped buffers.
6. Any and all proposed changes to the existing grades on the site will be required to be clearly shown. If the property has existing steep slopes, that area and the percentage of disturbance must be shown.
7. The site plan should include a site area map @ a 500/1 scale.

The Zoning Hearing Board of the Township of Abington holds a regularly scheduled meeting on the third Tuesday of each month. If there are any questions that you may have, please feel free to contact me at 267-536-1017.

All applications are reviewed by the Zoning Officer of the Township of Abington and may be returned to the applicant if the application is found to be incomplete.

Sincerely,
Mark A. Penecale
Planning & Zoning Officer

ZHB
16-16

RECEIVED
MAY 24 2016
BY: *[Signature]*

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 #: 215-887-2034 (home)
Kimberly & Ryan Schloss 215-920-3566 (cell)
753 Elizabeth Road
Rydal Pa. 19046
2. Name & Address of the Applicant: Phone #: 215-887-2034 (home)
Kimberly & Ryan Schloss 215-920-3566 (cell)
753 Elizabeth Road
Rydal Pa. 19046
3. Name & Address of the Attorney: Phone # 609-246-5112
Rona Zucker Kaplan Esq.
Cooper Levenson Attorneys at Law
125 Atlantic Ave, Floor 3
Atlantic City, NJ 08401
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: Primary Residence (1 story Ranch Home)
Address/Location: 753 Elizabeth Road Rydal Pa. 19046
Present Use: Primary Residence
Proposed Improvement: Master Bedroom Addition

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: ~~existing~~ ~~existing~~ Site is corner property in RZ zone requiring (1) 40 foot front yard set back and (2) 30 foot front yard set back. The site is irregularly shaped & relief is sought to encroach on the 30 foot set back along Marie Pan

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:
Section 302.4.1 reduction of corner side lot. Section 1202.1.1 Plot Plan prepared by an engineer.

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. If this site were of regular rectangular shape as are most of the properties in the neighborhood, the addition would not require a variance. The proposed addition will have no adverse effect on the site and neighborhood. It will not restrict corner visibility or sightlines for vehicular traffic and will conform to the required building and impervious coverages.

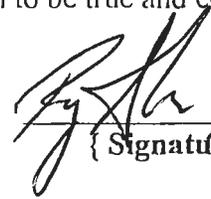
9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.
N/A

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. Copies inclosed of plans

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

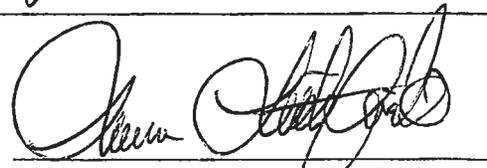


{Signature of Applicant}



{Signature of Owner}

Internal Validation:
Date Received: 5/24/16 # 616
Fee Paid: 8400.00
Case: 16-16



Signature of the Zoning Officer

RECEIVED
MAY 24 2016
BY: 

Ordinance No. 1951

AN ORDINANCE OF THE TOWNSHIP OF ABINGTON REESTABLISHING FEES TO BE CHARGED FOR CERTAIN ZONING HEARING BOARD APPLICATIONS OR APPEALS, AND SUBSTANTIVE CHALLENGES BROUGHT BEFORE THE ZONING HEARING BOARD; A FEE TO BE CHARGED FOR POSTPONEMENTS REQUESTED BY APPLICANTS; A FEE TO BE CHARGED FOR APPLICATIONS FOR A CHANGE OR AMENDMENT TO THE ZONING MAP; A FEE TO BE CHARGED FOR APPLICATIONS FOR CONDITIONAL USE; A FEE TO BE CHARGED FOR APPLICATIONS FOR CURATIVE AMENDMENT; A FEE TO BE CHARGED FOR APPLICATIONS FOR ZONING COMPLIANCE CERTIFICATES; AND REPEALING ALL PRIOR ORDINANCES OR PARTS THEREOF THAT ARE INCONSISTENT WITH THIS ORDINANCE.

The Board of Commissioners of the Township of Abington, pursuant to the authority set forth in section 908(1.1) of the Pennsylvania Municipality Planning Code (53 P.S. § 10908(1.1)), does hereby enact and ordain as follows:

Section 1. Fees For Applications and Appeals to the Zoning Hearing Board. Fees to be charged for applications or appeals to the Zoning Hearing Board, and substantive challenges to the validity of the zoning ordinance, shall be determined as follows, and shall be in the following amounts:

- A. For applications or appeals relating to accessory structures up to and including 500 square feet, fences and retaining walls: Two Hundred Dollars (\$200.00).
- B. For applications or appeals relating to single-family dwellings or one residentially zoned parcel: Four Hundred Dollars (\$400.00).
- C. For applications or appeals relating to from two to four residentially zoned properties: Five Hundred Dollars (\$500.00).
- D. For applications or appeals relating to five to nine residentially zoned properties: One Thousand Dollars (\$1,000.00).
- E. For applications or appeals relating ten or more residentially zoned properties: One Thousand Five Hundred Dollars (\$1,500.00).
- F. For applications or appeals relating to a duplex: Five Hundred Dollars (\$500.00).
- G. For applications or appeals relating to three to five apartment units: Six Hundred Dollars (\$600.00).
- H. For applications or appeals relating to six to ten apartment units: One Thousand Dollars (\$1,000.00).
- I. For applications or appeals relating to more than ten apartments: One Thousand Five Hundred Dollars (\$1,500.00).

- J. For an application or appeal involving any change in use, alteration or addition to any non-residential building under one thousand (1,000) square feet: One Thousand Dollars (\$1,000.00).
- K. For an application or appeal involving any change in use, alteration or addition to any non-residential building over one thousand (1,000) square feet: One Thousand Five Hundred Dollars (\$1,500.00).
- L. For a procedural or substantive challenge to the validity of the zoning ordinance: One Thousand Five Hundred Dollars (\$1,500.00).

Section 3. Fees for Matters to Be Heard by the Board of Commissioners. For applications for a change or amendment to the zoning map, for a conditional use, petitions for land use ordinance amendments, including curative amendments: Two Thousand Dollars (\$2,000.00).

Section 2. Fee for Postponement Requested by Applicant. A fee of Three Hundred Dollars (\$300.00) will be charged for each postponement of any matter identified in Section 1 or 2 requested by an applicant, said fee to be paid prior to the scheduling of the postponed hearing. The purpose of this fee is to cover the cost of legally required advertising and mailings giving notice of the re-scheduled hearing.

Section 4. Fee For Zoning Compliance Certificate. A fee of One Hundred and Fifty Dollars (\$150.00) shall be charged for an application for the issuance of a zoning certificate.

Section 5. Repealer. All prior ordinances or parts of prior ordinances that are inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

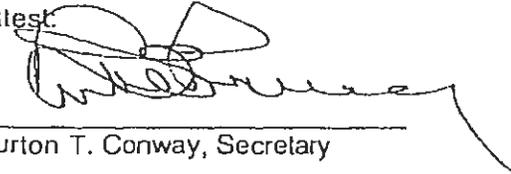
Section 6. Severability. In the event that any section, sentence, clause or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose the validity of the remaining portions of this Ordinance.

Section 7. Effective Date. This Ordinance shall be effective immediately.

ENACTED and ORDAINED this 13th day of December, 2007.

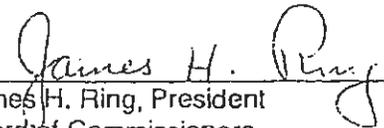
TOWNSHIP OF ABINGTON

Attest:



 Burton T. Conway, Secretary

By:



 James H. Ring, President
 Board of Commissioners



RECEIPT OF PAYMENT - PAID TO ABINGTON TOWNSHIP, MONTGOMERY COUNTY PA

Phone: 267-536-1000 Fax: 215-884-8271

Receipt Number: 20164429
Receipt Date: 05/24/2016
Reference/Permit Number: PRZ1201601398
Check Number: 616
Payment Type: Check
Amount: \$400.00
Amount Paid: \$400.00

Paid By: No Name

Line Item:

Type	Fee Amount	Paid Amount
Custom Fee	\$400.00	\$400.00
Total	\$400.00	\$400.00

Contacts:

Name and Street Address	Primary Phone
GRILLONE, KIMBERLY & SCHLOSS, RYAN , 1327 PANTHER RD JENKINTOWN PA 19046	(215) 887-2034

Location: 753 ELIZABETH RD JENKINTOWN PA 19046

ZHB 16-16