



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

16-19: This is the application of **Brett & Heather Ludwig**, applicant and owner for the property located at 1922 Paper Mill Road, Huntingdon Valley, PA, 19006. The applicant has requested a variance from Sections 301.3 & 706.A.6.a of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to install a five foot high fence within the 50 foot front yard setback. Only a four foot high fence is permitted within the front yard setback.

The property is zoned within the (R-1) Residential District of Ward #1 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.



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 #:

Please see addendum

2. Name & Address of the Applicant: Phone #:

Please see addendum

3. Name & Address of the Attorney: Phone #

Please see addendum

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.

Please see addendum

5. Description of the property:
Address/Location:
Present Use:
Proposed Improvement:

Please see addendum

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:

Please see addendum

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

Please see addendum

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.

Please see addendum

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.

Please see addendum

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.

Please see addendum

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

Brett Dohy Heather Ludwig
{Signature of Applicant}

Brett Dohy Heather Ludwig
{Signature of Owner}

Internal Validation:

Date Received: 5/26/16

Fee Paid: \$200.00

[Signature]

Signature of the Zoning Officer

Case # 16-19

RECEIVED
MAY 26 2016

BY: [Signature]

Rec # 20164537
ck # 1420

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.

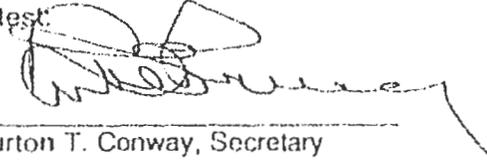
Section 5. Repealer. All prior ordinances or parts of prior ordinances that are inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

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.

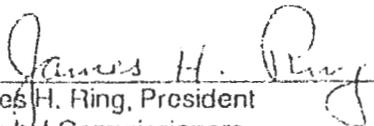
Section 7. Effective Date. This Ordinance shall be effective immediately.

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

Addendum to Zoning Hearing Board Application

May 22, 2016
Brett & Heather Ludwig
1922 Paper Mill Road
Huntingdon Valley, PA 19006
Cell: 215-970-0153

To Whom It May Concern,

Please accept this addendum to the Zoning Hearing Board Application for 1922 Paper Mill Road, Huntingdon Valley, PA, 19006. The application requests relief of **Section 706.A.6.a** of the Township Zoning Code, with regard to the maximum height of four feet for a fence installed along the front yard of an R1 zoned property. Our specific request is for approval to allow a uniform five foot fence installation along all four sides of our functional backyard of our property, which includes an approximate 100 foot section of fence that will run parallel to Paper Mill Road.

- 1. Name & address of the owner of the land**
Brett & Heather Ludwig
1922 Paper Mill Road
Huntingdon Valley, PA 19006

- 2. Name & address of the applicant**
Brett & Heather Ludwig
1922 Paper Mill Road
Huntingdon Valley, PA 19006

- 3. Name & address of the attorney**
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.**
N/A - The applicant is the owner of the property.

- 5. Description of the property:**
 - a. Address/location**
1922 Paper Mill Road
Huntingdon Valley, PA 19006
 - b. Present use**
Single Family Home
 - c. Proposed improvement**
Addition of a uniform five foot fence on the functional backyard of the subject property

- 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 seeking relief of Zoning Code section 706.A.6.a; “The maximum permitted height shall be four (4) feet in the front yard restricted area and six (6) feet in the side or rear yard.”

Our proposed fence will be five feet in height on all four sides of our yard; one of those sides runs parallel to Paper Mill Road and is considered the front yard of the property. Our desire is to maintain a uniform five foot height to the fence, considering that our home is situated at a 90-degree angle to Paper Mill Road, effectively creating a functional backyard which runs along the official front yard of the property.

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

Zoning Code section 706.A.6.a; “The maximum permitted height shall be four (4) feet in the front yard restricted area and six (6) feet in the side or rear yard.”

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 requesting relief from the Zoning Ordinance for the following reasons:

- a. For our specific property, the Zoning Ordinance creates a hardship as our home is situated at a 90-degree angle to Paper Mill Road, causing an approximate 100-foot stretch of our property to be functionally bordering our back yard, yet running alongside Paper Mill Road as the official front yard of the property. We believe that this causes a unique scenario for our particular property.

We desire to construct a five foot high fence uniformly bordering the entire section of the functional back yard of the property. Lowering the fence to four feet on the 100-foot section of our property line that borders Paper Mill Road will cause a non-uniform look to the fence, and will also create a fence height that may allow our dog to attempt to escape from our property.

- b. The 100-foot section of property line that runs alongside Paper Mill Road has an existing natural elevation that rises the yard as much as ten feet higher than road level (please see provided photo). In addition to this natural elevation level, there is an existing hedge row along the entire property line that rises to an average height of greater than or equal to five feet (please see provided photo). The fence will be installed inside the hedge line, and is planned to be invisible to driving traffic as it passes our property on Paper Mill Road.
- c. We have canvassed every neighbor who lives on a contiguous lot to ours to explain our desire to request relief of the four foot fence level requirement for the section of the yard running along Paper Mill Road. Every neighbor has acknowledged their comfort with our proposed plan; each of them have written letters to that effect (see provided letters). The addresses of each neighbor are as follows:

Conrad Zitzer, 1908 Paper Mill Road

J. Michael Kennedy, 1919 Paper Mill Road
Judge Gary & Deenie Silow, 1932 Paper Mill Road
Melissa & Andy Vitek, 1521 Old Welsh Road

- 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.**

There are no past Zoning Hearing Board actions to our knowledge for the property we own. We contacted the Abington Township Building Code Administrator's office to confirm this fact.

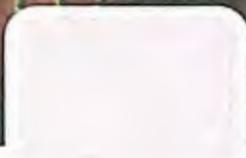
- 10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: a minimum of 8 copies are required to be submitted.**

We offer the following supplemental material for consideration by the Zoning Hearing Board:

- a. Photographs of existing elevation rise of the property line in question along Paper Mill Road
- b. Photography of the type, style and color of the proposed fence
- c. Letters received from all contiguous neighbors stating their approval of our proposed Zoning Ordinance relief
- d. Plot plan created by ProTract Engineering, Inc. demonstrating the location of the proposed fence project.
- e. Copy of MainStreet Fence Proposal, documenting cost, material and location of proposed fence installation.







WHITE



ALMOND



NATURAL CLAY



**WEATHERED
BLEND**



TIMBER BLEND



**FRONTIER
BLEND**



ARBOR BLEND



ARCTIC BLEND



**BRAZILIAN
BLEND**



SIERRA BLEND



CertainTeed
Buftech
Vinyl Fence Products
Arctic Blend
800-233-8980
www.certainteed.com



MAY 3, 2016

TO WHOM IT MAY CONCERN,

I AM A NEIGHBOR OF MR,
AND MRS. LUDWIG. I HAVE NO
PROBLEM WITH THEM CONSTRUCTING
A FENCE ON THEIR PROPERTY AT
1922 PAPER MILL ROAD IN
HUNTINGDON VALLEY.

I RESIDE AT 1908 PAPER
MILL ROAD.

THANK YOU

Conrad J Zitzer
CONRAD J ZITZER

**J. MICHAEL KENNEDY
PO Box 120
HUNTINGDON VALLEY, PA 19006**

**Abington Township
York Rd.
Abington, PA 19001**

5/2/16

To whom it may Concern,

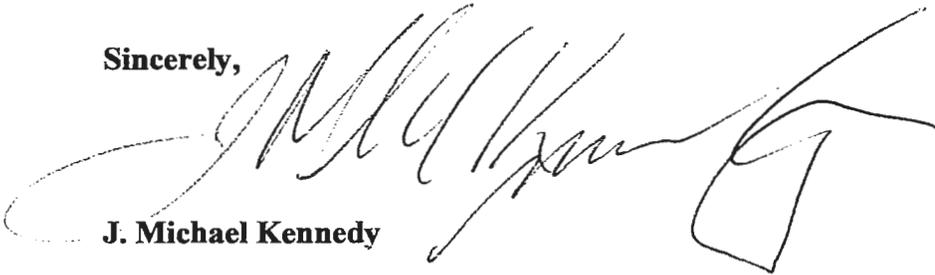
Our Neighbors, the Ludwig Family wish to install a fence along the road on Paper Mill Rd. Our property at 1919 Paper Mill Rd., is directly across the street from the Ludwig property. We have absolutely no issue with the installation of the fence.

The Ludwig's are great neighbors and their property is kept beautifully. I am sure that any fence they install will be an asset to the neighborhood and not a problem for us in any way.

If you have any questions, do not hesitate to call. Thank You.

Sincerely,

J. Michael Kennedy

A handwritten signature in black ink, appearing to read "J. Michael Kennedy", written over a faint, large, stylized outline of the name "J. Michael Kennedy".

Gary and Deenie Silow
1932 Paper Mill Road
Huntingdon Valley, Pennsylvania 19006
215-938-8789

May 21, 2016

Lawrence T. Matteo, Jr.
Director of Planning and Code Enforcement
Abington Township

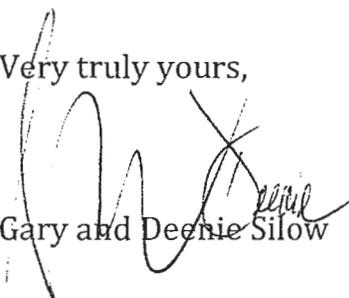
Dear Larry:

We are writing at the request of our neighbors, Brett and Heather Ludwig.

Please be advised that we have no objection to the installation of a five-foot privacy fence along our driveway in accordance with the Township code and the property survey.

Don't hesitate to contact us with any questions.

Very truly yours,



Gary and Deenie Silow

GDS

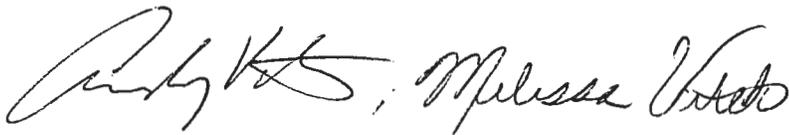
Abington Township
Zoning Board of Appeals
Abington PA, 19001

5/16

To Whom it may Concern,

Our neighbors, Brett and Heather Ludwig intend to install a 5 foot fence around the perimeter of their back yard at 1922 Paper Mill Rd as well as a shed in the northern corner of their property. We fully support them in installing these two items. They work hard to properly maintain a beautifully landscaped property that fits well into our neighborhood.

Sincerely,

Handwritten signature of Andy Vitek and Melissa Vitek in cursive script.

Melissa & Andy Vitek



1054 Horsham Road
North Wales PA 19454
Phone: 215.643.7490
Fax: 215.643.9540
Email: MSF@MainStreetFence.com
www.MainStreetFence.com

Project No.: _____
County: Montgo Twp.: Abington
POCS: _____ Date: _____
PA Contractor # 003356
PA Consumer Hotline: 1.800.441.2555

| | | |
|---|--------------------------------------|-------------------------------------|
| Customer Name: <u>Lu Ludwig, Heather</u> | Est. Date: <u>Fr. 4/15/16 9am</u> | Estimator: <u>Rick</u> |
| Address: <u>1422 Paper Mill Rd</u> | Home/Cell: <u>215 444-4333</u> | Work: <u>87 Lu Ludwig@gmail.com</u> |
| City, State and Zip Code: <u>Huntingdon Valley 19006</u> | Cross St: <u>Water Rd</u> | Email: |
| Job Site Address: | | |

Check One: Wood PVC Aluminum Other

437' of 5' high, Buff fence

Artic Blend w/ Textured tops

Installed on 5" x 5" PVC Posts w/ External Flat Caps

Imperial Style

1-70" w/d & 1-96" w/d Double Gate

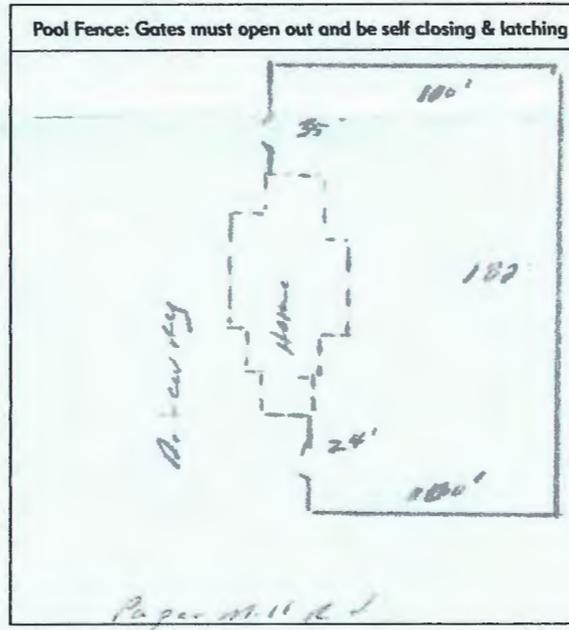
\$24,990⁰⁰

Permit & Variance By Home owner

1 year labor guarantee

Removal: Green welded wire A11 \$300⁰⁰

Clearing: Fence lines by other



Chain Link: _____ ' of _____ ' high, _____ x _____ Gauge _____ chain link fabric,

_____ Weighted Pipe _____ " Terminal Posts _____ " Line Posts _____ " Top Rail.

- ◆ Homeowner is responsible to check local building code for permit requirements
- ◆ MainStreet Fence has all public utilities marked by PA 1-Call HOWEVER, any privately run lines such as, but not limited to; pool, electrical, sprinkler, drain and septic lines, the Buyer assumes responsibility for damage which may result
- ◆ Any unforeseen hidden obstacles such as rock, concrete slab, root or land fill that cannot be determined prior to excavation by the Seller or Buyer, and results in additional time or materials, may require an additional charge.

MainStreet Fence agrees to supply all labor and materials for the net sum of: \$ _____

TERMS OF AGREEMENT: 1/3 DEPOSIT TO START, BALANCE DUE UPON COMPLETION OF DESCRIBED WORK, SET FORTH IN PROPOSAL

| | |
|---|--|
| Acceptance of Proposal: The prices, specifications and agreement of sale are satisfactory and hereby accepted. Buyer has the right to rescind contract up to three days after accepting the proposal. | Office Use Only: |
| Signature of Buyer: _____ | Amount: \$ _____ |
| Authorized Rep: <u>[Signature]</u> 4/15/16 | Deposit: \$ _____ |
| | Balance Due: \$ _____ |
| | Install Date: ____/____/____ By: _____ |

Section 300.3. Interpretation of District Boundaries: Where uncertainty exists with respect to the boundaries of a district indicated on the official zoning map, the following rules shall apply:

A. District boundaries are intended to follow individual lot lines on private lands, so that no parcel is split zoned. Because the current official Township map does not contain parcel boundaries, dimensional measurements are often necessary to determine the district boundary. In the event a dimensional measurement does not occur on a lot line, the district boundary is determined by the majority district area comprising the lot where the measurement occurs. A majority is established to be fifty-one (51) percent or more of the net lot area. This provision applies only to lots lawfully created at the adoption of this ordinance.

B. District boundaries are intended to follow the centerline of streets, highways and public right-of-ways; such that the street or right-of-way is included in a zoning district. When boundaries on the map appear to be approximately parallel to the centerlines of streets or right-of-ways, such district boundary shall be construed as being parallel thereto.

C. District boundaries for overlay districts are determined by tax parcel identification; by boundaries indicated on the Official Township Map; or by special studies thereof, when such exist; or by actual field survey; as the case may warrant.

D. District boundary disputes are resolved by verification of an actual field survey performed by a registered professional surveyor licensed in the state of Pennsylvania, at the sole cost of the applicant, developer, or landowner; as the case may be. In the event any further uncertainty may exist, the Zoning Hearing Board shall interpret the intent of the map with respect to location of district boundaries.

SECTION 301. RESIDENTIAL LOW DENSITY (R-1) DISTRICT

Section 301.1. Purpose: The R-1 residential zoning district is intended to provide low density, single-family, neighborhoods.

Section 301.2. Use Regulations: A building may be erected, altered or used, and a lot may be occupied or used, in whole or in part, for any of the following uses and no other, provided that such uses shall comply with the district regulations established in this Article, and all other applicable sections of this Ordinance:

A. Uses by Right:

1. B-1 Agriculture
2. B-3 Livestock
3. H-8 Single Family Detached
4. J-1 Conservation/Recreation Preserve
5. The following uses in conjunction with the Land Preservation District Overlay are mandated:
 - a. H-5 Estate Dwelling
 - b. H-9 Single Family Cluster
 - c. H-10 Townhouse
 - d. H-12 Village House

6. The following accessory uses are permitted:
 - a. A-1 Residential Accessory Building
 - b. A-3 Recreational Vehicles
 - c. A-5 Antenna System
 - d. A-6 Fences/Walls
 - e. A-7 Home Occupation
 - f. A-9 Swimming Pool
 - g. A-10 Tennis/Sport Court
 - h. A-12 Play Structures

B. Use by Special Exception:

1. B-2 Kennel
2. B-4 Riding Academy
3. E-8 Municipal Complex
4. G-6 Outdoor Recreation
5. J-2 Emergency Services
6. J-3 Utility Facility

Section 301.3. Dimensional Regulations: The following dimensional regulations are the district standards which must be achieved for any use, addition or alteration:

Dimensional Chart

| MINIMUM LOT DIMENSIONS | | |
|------------------------|-----------------|-----------------|
| Lot Area | Lot Width | Lot Depth |
| One Acre | 200 feet | 100 feet |
| MINIMUM YARD DIMENSION | | |
| Front | Side (2) | Rear |
| 50 feet | 20 feet | 30 feet |
| COVERAGE | | |
| Max. Bldg. Area | Max. Impervious | Min. Green Area |
| 20 Percent | 25 Percent | 75 Percent |
| BUILDING | | |
| Max. Height | Max. Length | Min. Separation |
| 35 ft. max. | 150 ft. max. | 40 ft. min. |

Note: Residential Buffer requirements may change minimum yard size.

1. All principal detached structures and uses must be separated by a minimum distance of forty (40) feet from one another.
2. See Land Preservation District Overlay for LPD dimensional standards of Use H-5, H-9, H-10, and Use H-12.

Section 301.4. Special District Regulations:

1. The front yard on one side of a corner lot may be reduced to a depth of not less than forty (40) feet.
2. For every permitted use other than a dwelling unit, there shall be a minimum of two (2) side yards, neither of which shall be less than thirty (30) feet in width.
3. Outside storage of junk, debris, other materials, and outdoor vehicle repairs shall not be permitted.
4. Abandoned or unlicensed cars, trucks, other vehicles, or parts thereof, are not permitted outside of legal and approved structures.
5. Commercial and recreational vehicles and boats greater than twenty-five (25) feet in length are not permitted to be parked or stored in residential districts, except in approved structures. Trucks, tractors, trailers, and flat beds more than eighteen (18) feet in length, eighty (80) inches in width, or more than 8,200 pounds in gross vehicle weight shall not be permitted.
6. Commercial vehicles less than twenty-five (25) feet in length are not permitted to contain business advertisement unless parked in approved structures.
7. In-fill of dwelling units on vacant lots shall meet the topology and character of the existing community.

ABINGTON TOWNSHIP

WARD # 1 AM. 6-60

RECORD OF SANITARY DRAINAGE AND PLUMBING FIXTURES

Location Northwest side PAPERMILL ROAD, 225' NORTH OF WELSH ROAD

Owner _____ Address _____

Occupant _____ Address _____

Type Building DWELLING Class Building _____ Set Back _____

Disposal Range-Sewer Conn 10/17/01 Stacks 2-3" 1-3" Vents 1-2"

House Drain _____ House Sewer 5" VC

| | | | | | | |
|----------------------|---|-----------------|---|-------------------|--|--------|
| Air Conditioner | | Refrigerator | | TEST - 12-13-39 | | |
| Bath Tub | 1 | Shower Stall | 2 | BLDG P# 1276 | | |
| Dental Chair | | Sink | 1 | PL. P# 3646-36254 | | |
| Dishwasher | 1 | Slop Sink | | 12/7/39 | | |
| Drinking Fountain | | Urinal | | | | |
| Floor Drain | | Wash Basin | + | | | |
| Foot Bath | | Wash Tub | 1 | | | |
| Garage Cars | | Washing Machine | 1 | | | |
| <u>Water Closets</u> | 1 | Water Closet | 4 | | | 7-2-35 |

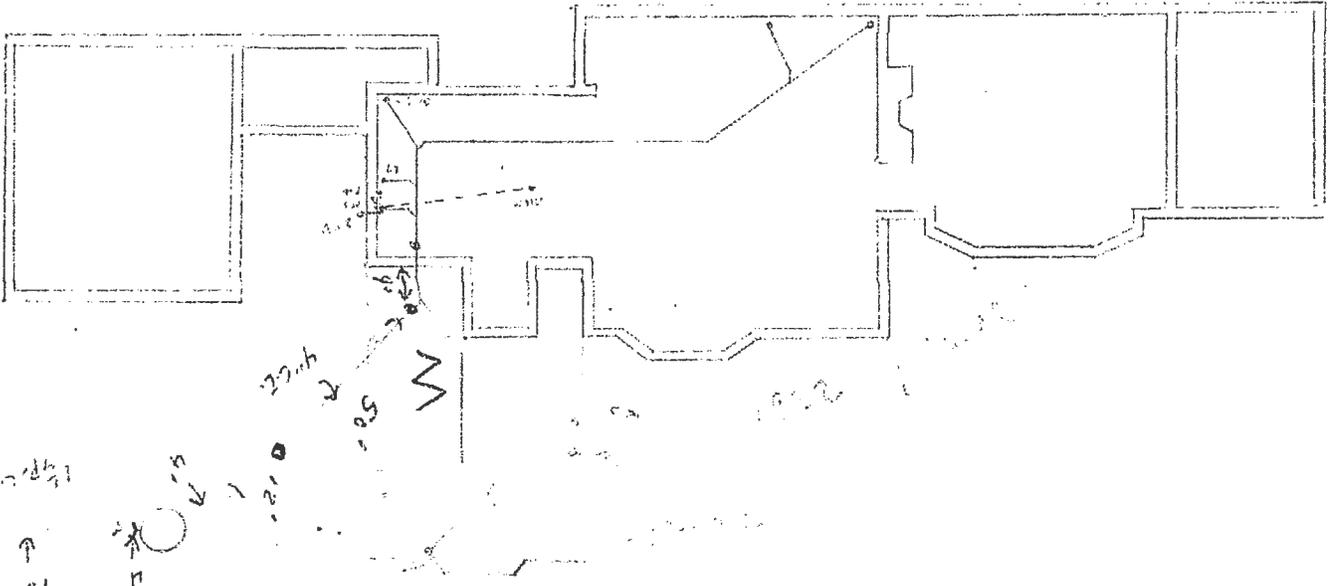


Diagram 11 L.D.

→ →
↑
↓
↑



50
40



Township of Abington
Montgomery County, Pennsylvania

Affidavit

Display of Street Address Numbers

And

Installation of Smoke Detectors and Carbon Monoxide Detectors

As required by Resolution No. 92-008, Dated May 14, 1992 and Ordinance No. 1894,
Dated June 12, 2003.

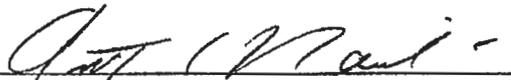
Abington Township requires a minimum of three-inch numerals be placed on the street side of a structure and said numerals should be visible from the center of the street. New smoke detectors must be placed on each level and in each bedroom or sleeping area of any dwelling. In dwellings with existing hard wire smoke detector systems not covering all areas, battery powered smoke detectors may be installed. Carbon monoxide detectors are required; the detector should be installed no further than 40 feet from every sleeping area.

I/We Susan L. Asplundh, hereby certify that the property located at 1922 Paper Mill Road, Abington Township, transferred by me/us on 03/15/13 does have the afore mentioned requirements relating to a clearly marked address, smoke detectors, and at least one carbon monoxide detector.

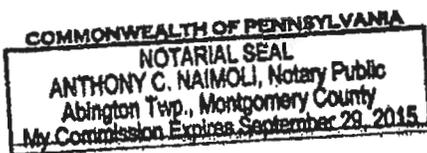
Sworn to and subscribed before me this 15th day of March.



Susan L. Asplundh



Notary Public



Property Review**1922 PAPER MILL RD HUNTINGDON VALLEY PA 19006****Property Information****Addresses****Contacts****Permit Applications****NX200800922**

Addition

Issued

CONSTRUCTING NEW 7-1/2' X 7' FRONT PORCH AT EXISTING FRONT ENTRY DOOR. CONDITIONS OF PERMIT: PLANS REVIEWED AND APPROVED WITH CONDITIONS NOTED IN RED ON APPROVED PLAN AND/OR ATTACHED PLAN REVIEW REPORT PREPARED BY CODE INSPECTIONS, INC. COPY OF APPROVED PLAN, PERMIT AND BUILDING INSPECTION ROSTER SHALL BE KEPT ON-SITE AND AVAILABLE TO THE BUILDING INSPECTOR UPON REQUEST. 24 HOURS NOTICE REQUIRED FOR BUILDING INSPECTION REQUESTS. SEPARATE ELECTRICAL, PLUMBING, HVAC AND FIRE PROTECTION PERMITS REQUIRED. ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO BE REGISTERED WITH THE CODE ENFORCEMENT OFFICE OF THE TOWNSHIP OF ABINGTON. ALL CONSTRUCTION WASTE SHALL BE REMOVED FROM THE SITE AND/OR STORED IN WASTE CONTAINERS AND COVERED OVERNIGHT.

GX200800679

Grading

Issued

REMOVE EXISTING DRIVEWAY AND REGRADING SIDE YARD. CONSTRUCTING NEW DRIVEWAY WITH RELOCATED DRIVEWAY ENTRANCE AT STREET. CONDITIONS OF PERMIT: ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO BE REGISTERED WITH THE CODE ENFORCEMENT OFFICE OF THE TOWNSHIP OF ABINGTON. AN ON-SITE STORM WATER MANAGEMENT SYSTEM SHALL BE DESIGNED AND INSTALLED THAT IS EQUAL TO A MINIMUM OF 160 CUBIC FEET. ALL SOIL EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE START OF ANY EARTH MOVING AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ALL INCREASED STORM WATER SHALL BE CONTROLLED ON-SITE AND IS NOT PERMITTED TO ADVERSLY AFFECT AN ADJACENT PROPERTY. ALL CONSTRUCTION WASTE SHALL BE REMOVED FROM THE SITE AND/OR STORED IN WASTE CONTAINERS AND COVERED OVERNIGHT. STOCK PILING OF MATERIALS IS NOT PERMITTED WITHIN THE PUBLIC RIGHT OF WAY.

Service Requests



Home Property Records

Owner Name Address Parcel Advanced Map Search Sales

- Profile
- Accessory Structures
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

PARID: 300051256005
LUDWIG BRETT & HEATHER

1922 PAPER MILL RD

CURRENT RECORD

1 of 1

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Parcel

TaxMapID 30009 002
 Parid 30-00-51256-00-5
 Land Use Code 1101
 Land Use Description R - SINGLE FAMILY
 Property Location 1922 PAPER MILL RD
 Lot #
 Lot Size 40000 SF
 Front Feet 200
 Municipality ABINGTON
 School District ABINGTON
 Utilities PUBLIC WATER/SEPTIC/

Printable Summary

Printable Version

Owner

Name(s) LUDWIG BRETT & HEATHER
 Name(s)
 Mailing Address 1922 PAPER MILL RD
 Care Of
 Mailing Address
 Mailing Address HUNTINGDON VALLEY PA 19006

Current Assessment

| Appraised Value | Assessed Value | Restrict Code |
|-----------------|----------------|---------------|
| 404,600 | 404,600 | |

Estimated Taxes

| | |
|-----------------|--------|
| County | 1,400 |
| Municipality | 1,701 |
| School District | 12,093 |
| Total | 15,194 |

Last Sale

Sale Date 15-MAR-13
 Sale Price \$500,000
 Tax Stamps 5000
 Deed Book and Page 5866-02610
 Grantor ASPLUNDH SUSAN L
 Grantee LUDWIG BRETT & HEATHER
 Date Recorded 18-MAR-13





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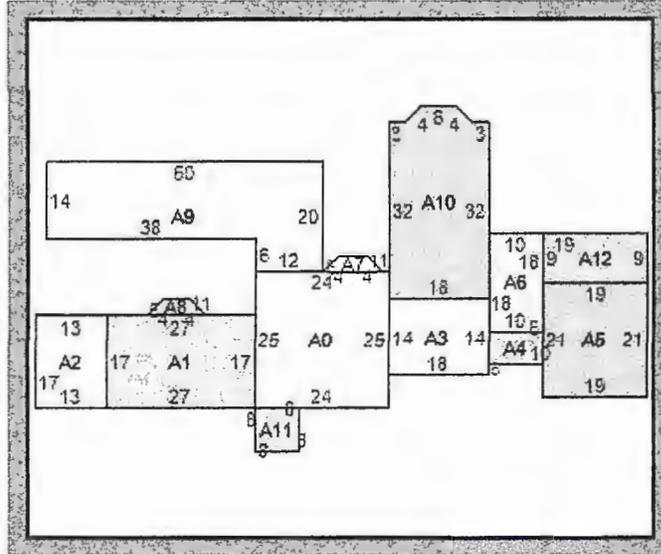
PARID: 300051256005
LUDWIG BRETT & HEATHER

1922 PAPER MILL RD

CURRENT RECORD

1 of 1

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Printable Version

Legend

Options

| Label | Code | Description | Area |
|-------|----------|------------------|------|
| A0 | | Main Building | 600 |
| A1 | 50/20/10 | Bsmt/1s Ms/1s Fr | 459 |
| A2 | 10 | 1s Fr | 221 |
| A3 | 50/20/10 | Bsmt/1s Ms/1s Fr | 252 |
| A4 | 11 | OFF | 60 |
| A5 | 13 | FrGar | 399 |
| A6 | 50/20/10 | Bsmt/1s Ms/1s Fr | 180 |
| A7 | 50/15 | Bsmt/FrBay | 24 |
| A8 | 50/15 | Bsmt/FrBay | 24 |
| A9 | 34 | ST/TILE PATIO | 772 |

Click on an item to display it independently.





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PARID: 300051256005
LUDWIG BRETT & HEATHER

1922 PAPER MILL RD

CURRENT RECORD

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Assessment History

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| Appraised Value | Assessed Value | Restrict Code | Effective Date | Reason | Notice Date |
|-----------------|----------------|---------------|----------------|--------------|-------------|
| 404,600 | 404,600 | | 01-JAN-16 | APPEAL | 28-JUL-15 |
| 440,650 | 440,650 | | 01-JAN-04 | ADDITION | 06-OCT-03 |
| | 440,650 | | 01-JAN-04 | ADDITION | |
| | 326,280 | | 01-JAN-98 | REASSESSMENT | |
| | 13,500 | | 01-JAN-97 | APPEAL | |
| | 14,400 | | 01-JAN-87 | | |

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Home Property Records

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PARID: 300051256005
LUDWIG BRETT & HEATHER

1922 PAPER MILL RD

CURRENT RECORD

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Sales History

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| Sale Date | Sale Price | Tax Stamps | Deed Book and Page | Grantor | Grantee | Date Recorded |
|------------|------------|------------|--------------------|------------------|-------------------------------------|---------------|
| 03-15-2013 | \$500,000 | 5000 | 5866-02610 | ASPLUNDH SUSAN L | LUDWIG BRETT & HEATHER | 03-18-2013 |
| 01-07-1997 | \$340,000 | 3400 | 5174-00334 | | ASPLUNDH SUSAN L | 01-13-1997 |
| 10-03-1996 | \$176,000 | 2666 | 5163-00916 | | MONTEFIORE CEMETERY CO PERP CARE FD | 10-04-1996 |
| 10-01-1996 | \$176,000 | | 5163-0916 | | | |
| 10-10-1973 | \$75,000 | 750 | - | | LINDEMANN H EUGENE & CAROL K | |

Printable Summary

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