

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

July 13, 2016

Caroline A. Edwards, Esq.
9 West Centre Avenue
P.O. Box 1586
Newtown, PA 18940

Re: **Application No. 16-15 – Moose Holding LLC, c/o Brixton Pet Health
1901 Davisville Road, Abington Township**

Dear Ms. Edwards:

At the stated meeting of the Abington Township Zoning Hearing Board, Tuesday, July 12, 2016, your application for a Use Variance from Section 502.3 and variances from Section 706.B-2.a, 706.B-2-b and 706.A-6.a of the Zoning Ordinance for a Kennel was **DENIED**.

The property involved in this application is located at 1901 Davisville Road, zoned in the (S-1)) Suburban Industrial District in Ward No. 5 of the Township of Abington.

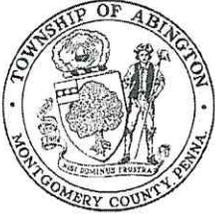
Sincerely,

Lawrence T. Matteo, Jr.
Director of Planning & Code Enforcement

Enclosure

c: Commissioner Wayne Luker
Zoning Hearing Board
Bruce Eckel, Esq.
Code Enforcement Department





**TOWNSHIP OF ABINGTON
ZONING HEARING BOARD
1176 OLD YORK ROAD
ABINGTON, PENNSYLVANIA 19001**

Michael O'Connor, Chairman
Barbara M. Wertheimer, Esq, Vice Chairperson
Linda J. Kates, Member
Gertrude M. Hackney, Esq, Member
John DiPrimio, Member
Bruce J. Eckel, Esq, Solicitor

DECISION

Application 16-15, Moose Holding LLC c/o Brixton Pet Health, for property located at 1901 Davisville Road, also known as Tax Parcel No. 300041760006. The applicant request a Use Variance from Section 502.3 and variances from Section 706.B-2.a, 706.B-2.b & 706.A-6.a of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to convert the property into use for the boarding, grooming and daycare of pets, primarily cats and dogs. Additionally, the applicant seeks approval for a dimensional variance requiring the minimum of 5 acres for a Kennel Use. The property has a site area of 0.91 acres. A dimensional variance is also requested for the restriction of any animal shelter located within 100 feet of a property line; the building is located between 35-50 feet from all adjoining property lines. Finally, approval is requested to allow for the installation of a 6-foot high fence within the front yard setback along Davisville Road and Maplewood Avenue. The property is zoned in the (SI) Suburban Industrial District in Ward No. 5 of the Township of Abington.

First Hearing Date: June 21, 2016

Decided: July 12, 2016

Copy Mailed: July 13, 2016

You are hereby notified that your application has been DENIED/ APPROVED/
APPROVED WITH THE FOLLOWING CONDITIONS/ by decision rendered on

BOARD SIGNATURES

VOTE

CONDITIONS

Michael O'Connor, Chair

Aye:

Nay:

Barbara M. Wertheimer, Vice Chair

Aye:

Nay:

Linda J. Kates

Aye:

Nay:

Gertrude M. Hackney, Esq

Aye:

Nay:


John DiPrimio

Aye: _____
Nay: _____

DATED: July 12, 2016

There is a 30-day period after the date of a decision for an aggrieved person to file an appeal in court to contest an approval or denial by 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.)

(All applicable permits must be secured from Abington Township within six (6) months of this decision or this decision becomes null and void.)