

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:

**Thursday, August 18, 2016** at 7:00 p.m., at which time a public hearing will commence on the following application:

**16-25:** This is the application of **Joshua Stern**, owner of the property located at 1096 Sparrow Road, Jenkintown, Pa, 19046. The applicant has requested dimensional variances from Section 706.A, Use A-6a & b of the Zoning Ordinance of the Township of Abington. The applicants seek approval to install fencing six foot in height within a front yard setback area. The proposed six foot high fencing would run along the shared property line with Township Line Road.

The property is zoned within the (R-3) Residential District of Ward #4 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**

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000



This application must be accompanied by a minimum of ten (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 and address of the owner of the land: Phone number:  
 JOSHUA L. STERN 267-872-9454  
 1096 SPARROW ROAD  
 JENKINTOWN, PA 19046

2. Name and address of the applicant: Phone number:  
 SAME AS ABOVE

3. Name and address of the attorney: Phone number:  
 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.

**RECEIVED**  
 JUL 18 2016

BY: .....

5. Description of the property:  
 Address/location 1096 SPARROW ROAD JENKINTOWN, PA 19046  
 Present use RESIDENTIAL SINGLE FAMILY HOME  
 Proposed improvement REPLACEMENT OF 4' FENCE WITH 6' FENCE

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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:

PER THE ZONING ORDINANCE, CORNER PROPERTIES MAY ONLY HAVE A 4' FENCE.  
I AM ASKING FOR A VARIANCE TO ALLOW FOR A 6' FENCE.

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

SECTION 801 C AND D

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.

OUR PROPERTY ABUTS TOWNSHIP LINE ROAD, A MAJOR STATE THOROUGHFARE.  
INCREASING THE FENCE HEIGHT WILL HELP WITH NOISE REDUCTION AND  
PRIVACY. A 6' FENCE WILL NOT IMPEDÉ DRIVERS' VISIBILITY.

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 eight (8) copies are required to be submitted.

I AM ALSO REQUESTING A VARIANCE FROM PROVIDING A PLOT PLAN  
IN LIEU OF THE ENCLOSED PICTURES WHICH CLEARLY INDICATE THAT A  
6' FENCE WILL HAVE NO EFFECT ON DRIVERS.

Signature of Applicant

Signature of Owner

Internal Validation:

Date Received: 7/18/16

Fee Paid: \$200.00 ✓ #1594

Case: 16-25 **RECEIVED**  
JUL 18 2016

Signature of the Zoning Officer

BY: .....



Imagery ©2016 Google, Map data ©2016 Google 50 ft

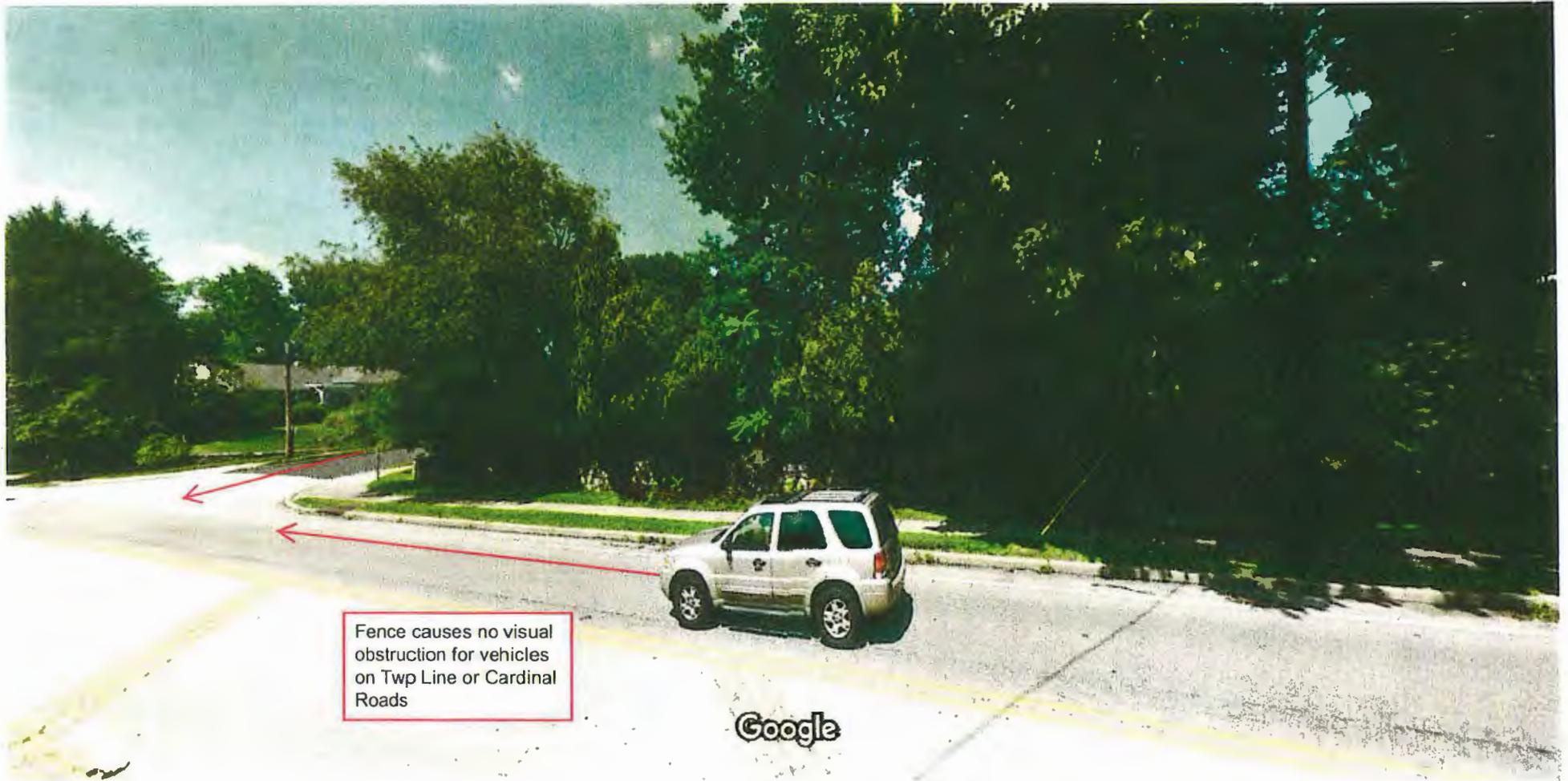


Image capture: Jul 2015 © 2016 Google

Pennsylvania

Street View - Jul 2015



Google Maps Cardinal Rd

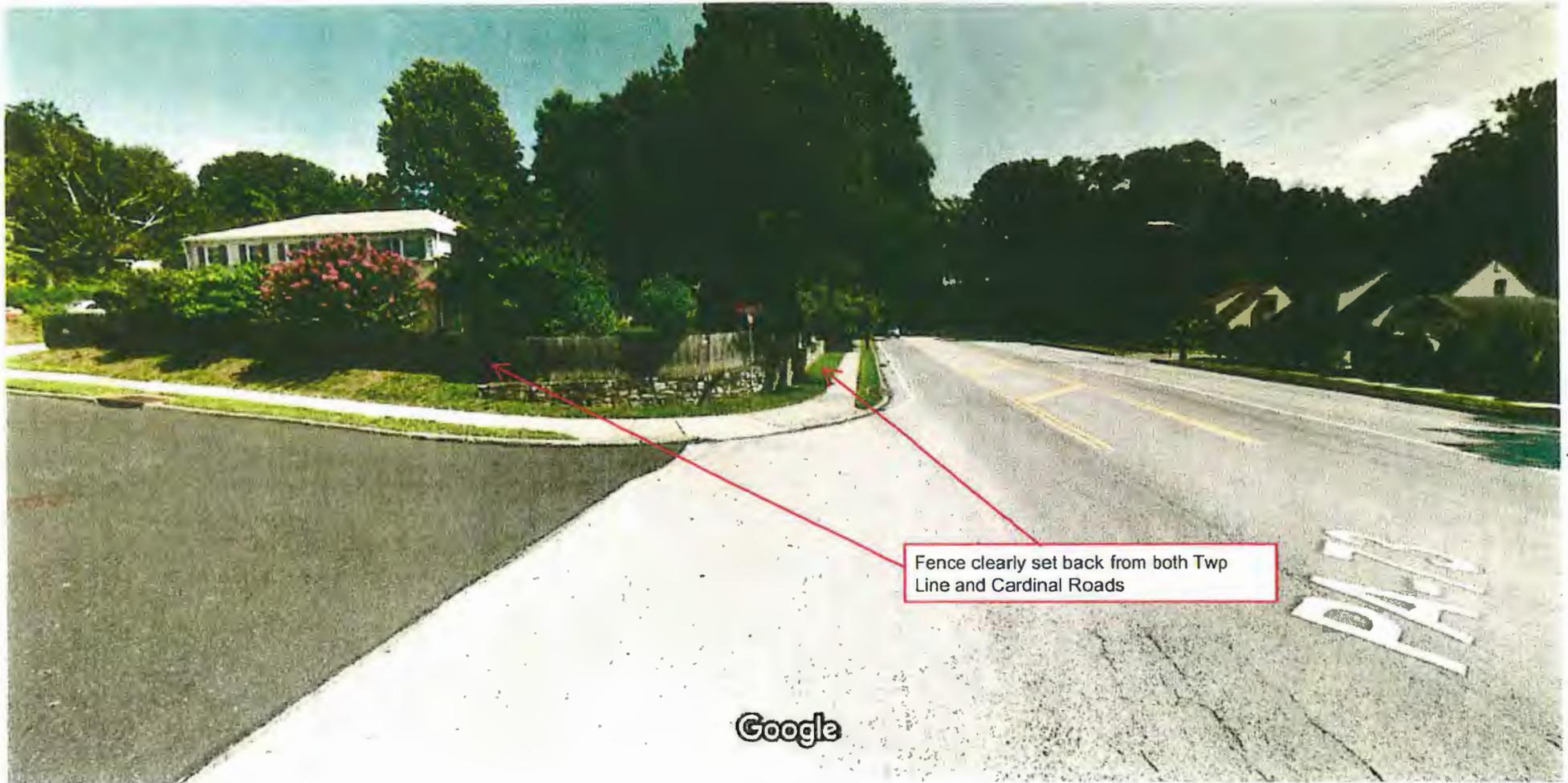


Image capture: Aug 2012 © 2016 Google

Jenkintown, Pennsylvania

Street View - Aug 2012

BAER RONALD JACQUELINE N  
102 CARDINAL RD  
JENKINTOWN, PA 19046

SAVAGE HOWARD B  
128 CARDINAL RD  
JENKINTOWN, PA 19046

TINARI, NICHOLAS M JR  
1069 SPARROW RD  
JENKINTOWN, PA 19046

WHALEN JAMES F & CECELIA A  
1087 SPARROW RD  
JENKINTOWN, PA 19046

STERN, JOSHUA & KIMBERLY  
1096 SPARROW RD  
JENKINTOWN, PA 19046

HIRT TAMIR & Yael  
110 CARDINAL RD  
JENKINTOWN, PA 19046

LITVIN HENRY & JOAN  
134 CARDINAL RD  
JENKINTOWN, PA 19046

MARKS, AARON S & EMILY G  
1072 SPARROW RD  
JENKINTOWN, PA 19046

ANAM SUKESH R  
1088 SPARROW RD  
JENKINTOWN, PA 19046

CHAPALAS PHILIP C & GENE H  
1121 TOWNSHIP LINE RD  
JENKINTOWN, PA 19046

FEDEN, NICHOLAS & KRISTEN &  
DEBORAH  
118 CARDINAL RD  
JENKINTOWN, PA 19046

BURNS STEPHEN J & JUDY A  
1066 SPARROW RD  
JENKINTOWN, PA 19046

JHANG, MYONG JA  
1080 SPARROW RD  
JENKINTOWN, PA 19046

METZGAR, PAUL J & MICHELE  
1095 SPARROW RD  
JENKINTOWN, PA 19046