

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

**16-31:** This is the application of **Eric Koch**, owner of the property located at 1227 Nolan Road, Roslyn, Pa. The applicant has requested a dimensional variance from Section 304.3 of the zoning ordinance to allow for the side yard setback to be reduced to 4 feet instead of the required 10 feet. The applicant proposes to construction of 1,200 square foot garage attached to the existing single family dwelling by way of 352 square foot deck. The garage is proposed to be in line with the detached garage that has partially been demolished.

The property is zoned within the (R-4) Residential District of Ward #15 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 #: *215-740-8091*  
*Eric Koch*  
*1227 Nolen Rd. Roslyn PA 19001*
2. Name & Address of the Applicant: Phone #:  
*Same*
3. Name & Address of the Attorney: Phone #:  
*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.
5. Description of the property:  
Address/Location: *1227 Nolen Rd. Roslyn PA*  
Present Use: *Single Family Home*  
Proposed Improvement: *Garage 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:

*Side yard set Back*

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

*Sec. 304.3*

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.

*I would like to stay on the existing Garage line. Because of size of garage I would need a variance for back off set. I already have sliding doors on 2nd floor of house to match up to middle of 2nd floor of Garage*

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.

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.

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

{Signature of Applicant}

  
{ Signature of Owner}

Internal Validation:

Date Received:

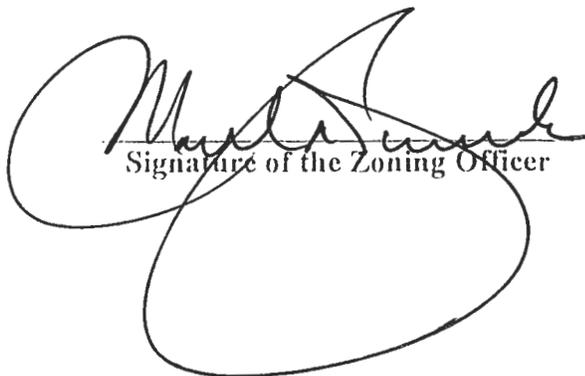
*9/15/16*

Fee Paid:

*\$400.00*

Case:

*16-31*

  
Signature of the Zoning Officer

*Check # credit*

*Rec # 20168667*