



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:

16-30: This is the application of **Jeanette & Joseph Stewart**, owners of the property located at 2823 Old Welsh Road, Willow Grove, Pa. The applicants have requested a dimensional variance from Section 304.3 of the zoning ordinance to allow for a side yard setback of 7 feet instead of the required 10 feet. This application was approved by the Zoning Hearing Board as Case #14-16 on November 18, 2014, however the applicants never moved forward with the subdivision and the approval expired. The applicants propose to subdivide the property into two lots. Both lots comply with the lot area, frontage, lot depth and coverage requirements of the R-4 Residential District. However, the existing single family dwelling is 7 feet from the proposed property line.

The property is zoned within the (R-4) Residential District of Ward #8 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:
JEANNETTE + JOSEPH STEWART 2156576250
2823 OLD WELSH RD WILLOW GROVE

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

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

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 *2823 OLD WELSH RD WILLOW GROVE*
Present use *Res-*
Proposed improvement _____

Zoning Hearing Board Application

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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:

I'M LOOKING FOR RELIEF FROM THE 20' SIDE YARD REGULATION, SO THAT I CAN CREATE A 7500' LOT FOR SUB DIVISION.

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

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.

PRIOR TO THE LAST CHANGE IN ZONING LAWS THE GROUND MET THE REQUIREMENTS FOR A BUILDING LOT. THE EXISTING LOT WILL EXCEED 13000 SF.

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.

*11/18/2014 - APP # 14-16 APPROVED 11/19/2014
I DID NOT SEE THE FINE PRINT THAT SHOWS THE VARIANCE HAS AN EXPIRATION DATE!*

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.

Jeannette Stewart
Joseph Stewart

Signature of Applicant

Joseph Stewart

Signature of Owner

Internal Validation:

Date Received: *9/13/16*

Fee Paid: *\$400.00*

Case: *16-30*

*check # 2023
Rec # 882198*

RECEIVED
SEP 13 2016

BY: *[Signature]*

Signature of the Zoning Officer



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

November 19, 2014

Mr. and Mrs. Joseph Stewart
2823 Old Welsh Road
Willow Grove, PA 19090

Re: **Application No. 14-16 – Jeannette and Joseph Stewart**
2823 Old Welsh Road, Abington Township

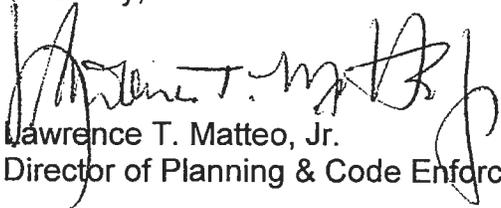
Dear Mr. and Mrs. Stewart:

At the stated meeting of the Abington Township Zoning Hearing Board, Tuesday, November 18, 2014, your application for a dimensional variance from Section 304.3 of the Zoning Ordinance was **APPROVED WITH THE FOLLOWING CONDITION:**

1. The house on the new lot shall be no closer than 13 feet from the common property line.

The property involved in this application is located at 2823 Old Welsh Road, zoned in the (R-4) Residential District in Ward No. 8 of the Township of Abington.

Sincerely,

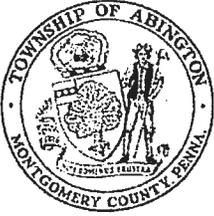


Lawrence T. Matteo, Jr.
Director of Planning & Code Enforcement

Enclosure

c: Commissioner Peggy Myers
Zoning Hearing Board
Bruce Eckel, Esq.
Code Enforcement Department





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

Barbara M. Wertheimer, Chairperson
John DiPrimio, Vice-Chairman
Linda J. Kates, Member
Michael O'Connor, Member
Edward A. Mebus, Member

Bruce J. Eckel, Esq, Solicitor

DECISION

Application No. 14-16 – Jeannette & Joseph Stewart, owners of the property at 2823 Old Welsh Road. The applicants have requested a dimensional variance from Section 304.3 of the Zoning Ordinance. The applicant propose to subdivide the property into two parcels. One proposed lot will be 7,520 square feet and the second lot is proposed to be 13,732 square feet. The larger of the two parcels required a variance for the proposed 7 foot side yard instead of 10 feet.

First Hearing Date: November 18, 2014

Decided: November 18, 2014

Copy Mailed: November 19, 2014

You are hereby notified that your application has been DENIED/ APPROVED/ APPROVED WITH THE FOLLOWING CONDITIONS by decision rendered on November 18, 2014.

BOARD SIGNATURES

VOTE

CONDITIONS

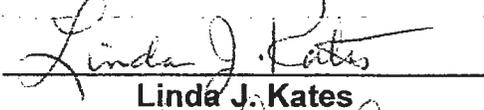

Barbara M. Wertheimer, Esq,
Chair

Aye:
Nay:

1. THE HOUSE ON THE NEW LOT SHALL BE NO CLOSER THAN 13 FEET FROM THE COMMON PROPERTY LINE.


John DiPrimio, Vice Chair

Aye:
Nay:


Linda J. Kates

Aye:
Nay:


Michael O'Connor

Aye:
Nay:


Edward A. Mebus

Aye:
Nay:

DATED: November 18, 2014

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.)