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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, November 15, 2016 at 7:00 p.m., at which time a public hearing will commence on the following application:

16-34: This is the application of **Crossroad Bible Church**, owner and applicant for the property located at 855 Old Huntingdon Pike, Huntingdon Valley, Pa. The applicant has requested a use variance from Section 303.2 and Section 402.2.A of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to operate a child daycare, Use E-3, as an accessory use to the existing Place of Worship.

The property is split zoned within the (R-3) Residential District and the (PB) Planned Business District of Ward #3 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 #: **215-379-3096 office**
Crossroads Bible Church
855 Old Huntingdon Pike
Huntingdon Valley PA 19006
2. Name & Address of the Applicant: Phone #: **215-439-5589**
Robert Lundgren
343 Andrew Rd.
Huntingdon Valley PA 19006
3. Name & Address of the Attorney: Phone #
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.
Pastor of Crossroads Bible Church of Huntingdon Valley.
5. Description of the property:
Address/Location: **855 Old Huntingdon Pike, Huntingdon Valley PA 19006**
Present Use: **CHURCH**
Proposed Improvement: **Add a day care to our ministries.**

6. State briefly the reason for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking: *CrossRoads Bible Church Needs a Use Variance from Section 303.2 and 402.2.A to operate a day care.*

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:
Section 303.2 and Section 402.2.A

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. *operating a day care is in line with the purposes of CrossRoads Bible Church. We desire to educate children in a safe environment and train them to love God & serve others. We also desire to serve the needs of our local community in a variety of ways. We currently offer children's programs every Friday, Youth Programs, Worship Services, Community Yard Sales, a recovery group, soccer camp, Vacation Bible School, Prayer groups & Police appreciation effort.*

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. *- Attached is a Plot Plan for The Property. We have been approved by The State to have a day care for up to 48 children, but our property size will limit us to 40 children. Gina Williams a Certification Supervisor said we were approved on Her July 15, 2016 site inspection of The Property.*

Robert G. Lundgren
{Signature of Applicant}
(Pastor)

[Signature]
{Signature of Owner}
(Deacon Chairman)

Internal Validation:
Date Received: *10/11/16*
Fee Paid: *\$500.00*
Case: *16-34*

[Signature]
Signature of the Zoning Officer

*check # 3683.
Rec # 183104*