



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, December 13, 2016 at 7:00 p.m., at which time a public hearing will commence on the following application:

16-35: This is the application of **Realty Investors Development, Corp.**, owner of the property known as Parcel #300055048002, Block #386, Unit #002, Radcliffe Avenue, Roslyn, Pa. The applicant has requested a special exception from Section 1110.L.2 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a single family dwelling on a lot of 5,000 square feet. However, the Zoning Officers believes a variance is required from Section 1110.L.1 of the Zoning Ordinance, due to the fact that this lot and parcel #300055044006 were in common ownership until June of this year.

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.

- Name & Address of the Owner of the Land: Phone #:
Realty Investors Development Corp. *215-345-9150*
101 Shire Drive
Easterville Pa 19403
- Name & Address of the Applicant: Phone #:
Walter Studley Real Estate *215-677-0350 ext.12*
1380 W. Street Rd Building 2
Worminster Pa 18974
- Name & Address of the Attorney: Phone #:
Kurt Schaffer *215-441-0100*
1140 York Rd
Worminster Pa 18974
- 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.
Sales Agent/equitable ownership
- Description of the property: *vacant parcel in existing neighborhood*
Address/Location: *0000 Radcliffe Ave Roslyn*
Present Use: *vacant*
Proposed Improvement: *Stynke Family*

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: *Parcel created long ago, never built on.*


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

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.
Many other similar size lots have been approved and built on.

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 (8) copies are required to be submitted.

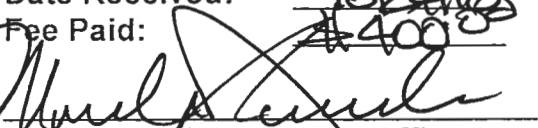
The undersigned herewith declares this submission to be true and correct facts as known.



 {Signature of Applicant}

S-m-c

 {Signature of Owner}

Internal Validation:
 Date Received: *10/24/16*
 Fee Paid: *\$400*


 Signature of the Zoning Officer
 Case # *16-35*

RECEIVED
 OCT 24 2016
 BY: 

check # 3352
Rec # 183105
12/13/16 - 24113 Auleu

Township of Abington

ORDINANCE NUMBER 1775

AN ORDINANCE TO AMEND ORDINANCE NO. 1753 (Code Chapter 162) KNOWN AS THE ZONING ORDINANCE OF THE TOWNSHIP OF ABINGTON, BY DELETING CERTAIN SECTIONS AND REVISING OTHER SECTIONS OF THE CODE REGULATING MINIMUM LOT SIZE FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION IN THE TOWNSHIP OF ABINGTON.

Whereas, the Board of Commissioners of the Township of Abington is empowered to amend the Zoning Ordinance regulating the use and control of land within the Township; and,

Whereas, the Board of Commissioners of the Township of Abington has determined that it is in the interest of the health, safety and welfare of the residents of the Township, to revise the minimum lot single requirement for single family construction, and

Whereas, the Board of Commissioners of the Township of Abington has determined that such regulations for minimum lot standards are consistent with the community development goals established in the 1992 Comprehensive Plan for Abington Township,

Now Therefore, the Board of Commissioners of the Township of Abington does hereby enact and ordain that Ordinance 1753 (Code Chapter 162) of the Township of Abington, known as the Revised Abington Township Zoning Ordinance is amended as follows:

1. Section 304.3, Dimensional Regulations for Residential High Density (R-4) District shall be changed to a minimum lot area of 7,500 sq. ft.
2. Section 706.H.8.b shall be changed as follows: Change five thousand (5,000) sq. ft. to seven thousand five hundred (7,500) sq. ft.
3. Section 801.B.1 shall be deleted in its entirety, and that subsequent subsections under this section shall be renumbered accordingly.
4. Section 1110.L.2 shall be changed as follows: Add the word "principal" before the word building, and delete the word "altered" in the first sentence.
5. Section 1110.L.2.b shall be changed as follows: Delete the words " the general area" and add the words "exclusive of lot area" after the word "regulation".
6. Section 1110.L.3 Add this section as follows: A principal building may be altered on a non-conforming lot provided district dimensional regulations exclusive of lot area are satisfied.

Approved by the Board of Commissioners of the Township of Abington this
12th day of December, 1996.

By: Barbara C. Ferrara
Barbara C. Ferrara, President

Attest: Allyn Ka Rash
Allyn Ka Rash, Secretary

Approved as to form: J. Acton
John T. Acton, Solicitor