

Township of Abington

Engineering & Code Department

Wayne C. Luker, President
Steven N. Kline, Vice President

Richard J. Manfredi, *Manager*
Amy R. Montgomery, *P.E., Director*

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, January 15, 2019 at 7:00 p.m., at which time a public hearing will commence on the following application:

18-24: This is the application of **J D Development, LLC**, owner of the property located at 1621 Prospect Avenue, Willow Grove, Pa. 19090. The applicant seeks dimensional variances from Section 602, Figure 6.1 and Section 2103.H, Use H-7 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a new single family dwelling on a lot of 6,250 square feet. The minimum lot area in the R-4 Residential District is 7,500 square feet. In addition, dimensional relief has been requested from the in-fill development regulations for the construction of a single family dwelling. Those regulations include a 10 foot setback for front load garages and that the proposed dwelling be within 20% of the building height and front window glazing size of the existing homes on either side.

The property is zoned within the R-4 Residential District of Ward #5 of the Township of Abington. A copy of the application and 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
Township of Abington

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 267-536-1010. 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 #: 267-566-5973
EQUITABLE OWNERS - JD Development (Don Warner, Business Mgr.)
437 Tanner Road, Hatboro, PA 19040

Robie, Inc. (Samuel Pileggi, Owner)
925 Skinner Hill Road, Susquehanna, PA
2. Name & Address of the Applicant: Phone #: 267-566-5973
JD Development, LLC (Donald Warner)
437 Tanner Road, Hatboro, PA 19040

3. Name & Address of the Attorney: Phone #
- NONE -

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.

EQUITABLE OWNERS

5. Description of the property: 50' x 125' (6,250 sq. ft) LOT (ORIGINAL CONST. DEMOLISHED)
Address/Location: 1621 Prospect Ave, Crestmont, ABINGTON, PA 19001 (IN 09 @ 1974 - Crestmont Boys CLUB)
Present Use: VACANT
Proposed Improvement: PLAN TO BUILD A SINGLE FAMILY HOUSE w/ Left Side garage

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: Township requires a 7,500 sq. Ft. Minimum to build and the lot is just 6,250 sq. Ft. REQUEST Approval to build a 1,775^{sq} 3BR, 2.5 BATH COLONIAL ON THE PROPERTY. (lot size is similar to most others).
7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

Section 602 Figure C.1
 Section 2103. H, Use-H-7 In-fill Development Requirements

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.

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.

As noted, there was a home/structure on the property until approx. 1974 when it was demolished

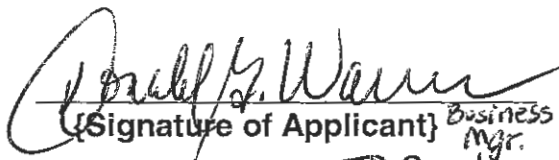
10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of (8) copies are required to be submitted.

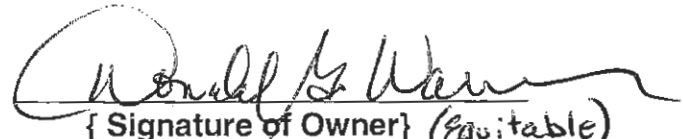
① Zoning Plan

③ OLD PARCEL INFO (REF.)

② Photo of prior build that will be duplicated. ④ Copy of Agreement of sale.

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


 {Signature of Applicant} Business Mgr.
 JD Development LLC


 {Signature of Owner} (Equitable)

Internal Validation:

Date Received: 11/21/18
 Fee Paid: \$400.00

Signature of the Zoning Officer
 Case # 18-24

Check # 112

Rec # 180051

Ordinance No. 1951

AN ORDINANCE OF THE TOWNSHIP OF ABINGTON REESTABLISHING FEES TO BE CHARGED FOR CERTAIN ZONING HEARING BOARD APPLICATIONS OR APPEALS, AND SUBSTANTIVE CHALLENGES BROUGHT BEFORE THE ZONING HEARING BOARD; A FEE TO BE CHARGED FOR POSTPONEMENTS REQUESTED BY APPLICANTS; A FEE TO BE CHARGED FOR APPLICATIONS FOR A CHANGE OR AMENDMENT TO THE ZONING MAP; A FEE TO BE CHARGED FOR APPLICATIONS FOR CONDITIONAL USE; A FEE TO BE CHARGED FOR APPLICATIONS FOR CURATIVE AMENDMENT; A FEE TO BE CHARGED FOR APPLICATIONS FOR ZONING COMPLIANCE CERTIFICATES; AND REPEALING ALL PRIOR ORDINANCES OR PARTS THEREOF THAT ARE INCONSISTENT WITH THIS ORDINANCE.

The Board of Commissioners of the Township of Abington, pursuant to the authority set forth in section 908(1.1) of the Pennsylvania Municipality Planning Code (53 P.S. § 10908(1.1)), does hereby enact and ordain as follows:

Section 1. Fees For Applications and Appeals to the Zoning Hearing Board. Fees to be charged for applications or appeals to the Zoning Hearing Board, and substantive challenges to the validity of the zoning ordinance, shall be determined as follows, and shall be in the following amounts:

- A. For applications or appeals relating to accessory structures up to and including 500 square feet, fences and retaining walls: Two Hundred Dollars (\$200.00).
- ✓ B. For applications or appeals relating to single-family dwellings or one residentially zoned parcel: Four Hundred Dollars (\$400.00).
- C. For applications or appeals relating to from two to four residentially zoned properties: Five Hundred Dollars (\$500.00).
- D. For applications or appeals relating to five to nine residentially zoned properties: One Thousand Dollars (\$1,000.00).
- E. For applications or appeals relating ten or more residentially zoned properties: One Thousand Five Hundred Dollars (\$1,500.00).
- F. For applications or appeals relating to a duplex: Five Hundred Dollars (\$500.00).
- G. For applications or appeals relating to three to five apartment units: Six Hundred Dollars (\$600.00).
- H. For applications or appeals relating to six to ten apartment units: One Thousand Dollars (\$1,000.00).
- I. For applications or appeals relating to more than ten apartments: One Thousand Five Hundred Dollars (\$1,500.00).

- J. For an application or appeal involving any change in use, alteration or addition to any non-residential building under one thousand (1,000) square feet: One Thousand Dollars (\$1,000.00).
- K. For an application or appeal involving any change in use, alteration or addition to any non-residential building over one thousand (1,000) square feet: One Thousand Five Hundred Dollars (\$1,500.00).
- L. For a procedural or substantive challenge to the validity of the zoning ordinance: One Thousand Five Hundred Dollars (\$1,500.00).

Section 3. Fees for Matters to Be Heard by the Board of Commissioners.

For applications for a change or amendment to the zoning map, for a conditional use, petitions for land use ordinance amendments, including curative amendments: Two Thousand Dollars (\$2,000.00).

Section 2. Fee for Postponement Requested by Applicant.

A fee of Three Hundred Dollars (\$300.00) will be charged for each postponement of any matter identified in Section 1 or 2 requested by an applicant, said fee to be paid prior to the scheduling of the postponed hearing. The purpose of this fee is to cover the cost of legally required advertising and mailings giving notice of the re-scheduled hearing.

Section 4. Fee For Zoning Compliance Certificate.

A fee of One Hundred and Fifty Dollars (\$150.00) shall be charged for an application for the issuance of a zoning certificate.

Section 5. Repealer.

All prior ordinances or parts of prior ordinances that are inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. Severability.

In the event that any section, sentence, clause or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose the validity of the remaining portions of this Ordinance.

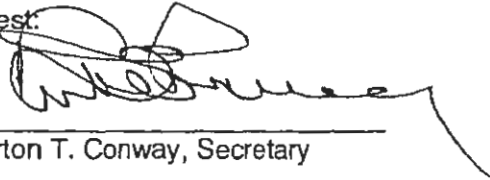
Section 7. Effective Date.

This Ordinance shall be effective immediately.

ENACTED and ORDAINED this 13th day of December, 2007.

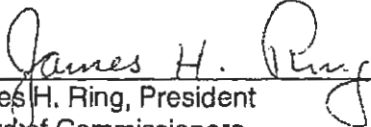
TOWNSHIP OF ABINGTON

Attest:



 Burton T. Conway, Secretary

By:



 James H. Ring, President
 Board of Commissioners

PARID: 300054912003
 CRESTMONT BOYS CLUB INC

1621 PROSPECT AVE

Parcel

TaxMapID	30129 057
Parid	30-00-54912-00-3
Land Use Code	2102
Land Use Description	R - RES VAC LAND 5000-10000 SQ FT
Property Location	1621 PROSPECT AVE
Lot #	
Lot Size	6250 SF
Front Feet	50
Municipality	ABINGTON
School District	ABINGTON
Utilities	ALL PUBLIC//

Owner

Name(s)	CRESTMONT BOYS CLUB INC
Name(s)	
Mailing Address	1621 PROSPECT AVE
Care Of	
Mailing Address	
Mailing Address	WILLOW GROVE PA 19090

Current Assessment

Appraised Value	Assessed Value	Restrict Code
12,350	12,350	

Estimated Taxes

County	43
Montco Community College	5
Municipality	52
School District	392
Total	492
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	01-JAN-00
Sale Price	\$0
Tax Stamps	0
Deed Book and Page	-
Grantor	

