



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:

18-27: This is the application of **Sussman Associates II, LP**, owners of the properties located at 1501, 1505, 1509, 1513 and 1515 Easton Road, Roslyn, Pa. 19001. The applicant seeks dimensional variances from Section 1006, Figure 10.18 of the Zoning Ordinance of the Township of Abington. The applicant proposes to consolidate the properties and construct a new automotive dealership. The applicant seeks approval of the plan that provides 17.25% green space instead of the required 35%. A variance is required to allow for on-site parking spaces to be five feet from the property line instead of the required 10 feet. A variance has been requested to allow the building to 74.5 feet from the curb face instead of the 70 foot limitation. In addition, a variance has been required from the requirement that all windows have to be between two and eight feet from grade.

The properties are zoned within the Main Street High 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.

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:

Sussman Associates II, LLC
1920-40 Jenkintown Road
Jenkintown, PA 19046

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

SAME AS ABOVE

3. Name and address of the attorney: Phone number: 484-684-4203

Joseph C. Kuhls, Esquire
Kuhls Law
500 Office Center Drive, Suite 400
Fort Washington, PA 19034

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.

Applicant is legal title owner of the property which is the subject of this Application

5. Description of the property:

Address/location: 1501, 1505, 1509, 1513-1515 Easton Road

Present use: Multiple residences

Proposed improvement: Automobile Showroom

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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:

Certain dimensional variance relief from strict enforcement of Zoning Ordinance requirements is necessary in order to realize the permitted C-2 Automobile Sales use on this unique parcel, consistent with franchise-mandated design requirements

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based: Zoning Ord Section 1006 "Dimensional Standards" as set forth in Fig. 10.18:

- 1) a variance from the requirement that all Window Area exist from 2' to 8' above grade;
- 2) a variance from 35% minimum green area requirement to permit 17.25%;
- 3) a variance from 10-foot minimum parking setback from abutting MS properties to permit 5-foot setback; and
- 4) a variance from 70-foot maximum Building Distance-to-Curb to permit 74.5 feet

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.

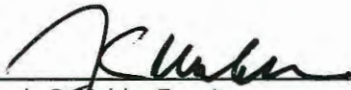
The Applicant will present testimony and exhibits at the Public Hearing establishing entitlement to the relief requested and satisfaction of the relevant criteria set forth in the Pennsylvania Municipalities Planning Code and elsewhere.

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.

None known to Applicant

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.

Ten (10) copies of the Site Plan are being submitted concurrent with this Application.



 Joseph C. Kuhls, Esquire
 Attorney for Owner/Applicant

Internal Validation:

Date Received: 12/17/18

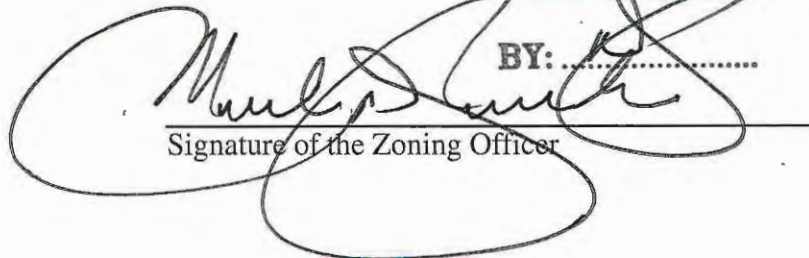
Fee Paid: \$1,500.00

Case: 18-27

Check # 52277

Rec # 180057

RECEIVED
 DEC 17 2018

BY: 

 Signature of the Zoning Officer