



# 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

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## 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, August 20, 2019** at 7:00 p.m., at which time a public hearing will commence on the following application:

**19-07:** This is the application of **Mamraj Singh**, applicant for the property located at 878 Township Line Road, Elkins Park, Pa. 19027. The applicant proposes to demolish the existing gas canopy, renovate the building for use as a convenience store. The applicant has requested a special exception for the use of the building from Section 1005, the Use Matrix of the Township of Abington. Dimensional variances have been requested from Section 1006, Figure 10.19 to allow for 68% impervious coverage instead of the 65% required. In addition, the green space on this site is proposed at 32% instead of the required 35%. Dimensional variances have been requested from Section 1007.F. Windows to allow for a glass height of 1 foot from grade instead of 2 feet and for façade glazing of 25% instead of the required 30%. A dimensional variance has been requested from Section 1006, Figure 10.19 to allow for on-site parking within two feet of the Street Wall. Dimensional variances are also required from Section 2208.2.C, Figure 22.19 for the setback of the proposed free standing and monument signage.

The property is zoned within the Main High Low District of Ward #4 of the Township of Abington. A copy of the application and plans are on file with the Planning & Zoning Office and are available for review during normal business hours.

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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:  
 Oxford Ave. Real Estate, LLC 908-590-2755  
 3345 Woodland Circle  
 Huntingdon Valley, PA 19006
  
2. Name and address of the applicant: Phone number:  
 Mamraj Singh 908-590-2755  
 3345 Woodland Circle  
 Huntingdon Valley, PA 19006
  
3. Name and address of the attorney: Phone number:  
 Shawn Ward, Esq. 215-355-3350  
 331 E. Street Road swardesq@gmail.com  
 Trevoise PA 19053

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.  
 Owner

5. Description of the property:

Address/location 878 Township Line Road

Present use Vacant Gas Station

Proposed improvement Renovation of Existing Building;

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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:

Proposed Use is for a Convenience Store (Use C-10) which requires Special Exception Approval by the Zoning Hearing Board.

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

1. Special Exception: Article X Sec. 1005 & Comprehensive Use Matrix

2. Variances: Article X Sec. 1007 MS-L Dimensional Requirements (Fig. 10.19) for Min. Window Sill Height; Min. Window Length; Max. Impervious Coverage; Green Area; Parking Distance from Street Wall; & Free Standing Sign Setback (Size and Location as shown in attached Zoning Plans).

- 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.

This application satisfies the criteria for the grant of Special Exception approval pursuant to Sec. 2001.2 of the Abington Township Zoning Ordinance.

- 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.

Appeal No. 18-20 12/13/2018 Application for Variance for Use as Motor Vehicle Fueling Station (DENIED)

- 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.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Owner

Internal Validation:

Date Received: 7/15/19

Fee Paid: \$1,500.00

Case: 19-07

\_\_\_\_\_  
Signature of the Zoning Officer

Check #

Rec # 457437