



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

19-08: This is the application of **Christine & Thomas Newman**, owners of the property located at 1407 Rydal Road, Rydal, Pa. 19046. The applicants have requested a special exception from Section 301, the Use Matrix of the Township of Abington to allow for a Use A-1 Accessory dwelling Unit on the property. A dimensional variance has been requested from Section 302, Figure 3.1 to allow for a proposed addition to be constructed to the existing single family dwelling at 8.49 feet from the side property line instead of the required 20 feet. Dimensional variances have been requested from Section 2103.A, Use A-1 to allow for the proposed accessory dwelling unit to be 920 square feet in size and be 8.37 feet from the side property line. Accessory dwelling units are limited to no greater than 625 square feet and are required to be 10 feet from side or rear property lines.

The property is zoned within the R-1 Residential District of Ward #1 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.

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:

Thomas & Christine Newman
1407 Rydal Road
Rydal, PA 19034

Phone number:

(215) 485-7060

2. Name and address of the applicant:

Thomas & Christine Newman
1407 Rydal Road
Rydal, PA 19034

Phone number:

(215) 485-7060

3. Name and address of the attorney:

Robert Lewis
Union Meeting Corporate Center
910 Harvest Drive, Suite 200
P.O. Box 3037
Blue Bell, PA 19422

Phone number:

(610) 941-2584

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.

N/A

5. Description of the property:

Address/location 1407 Rydal Road, Rydal, PA 19034

Present use Residential

Proposed improvement Accessory dwelling unit, plus storage addition to existing family home.

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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:

See attached variance letter

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

See attached

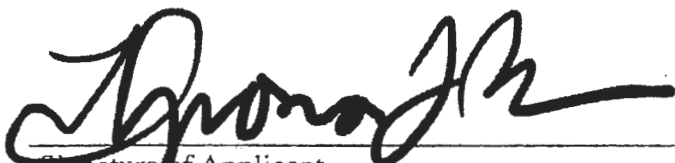
8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.

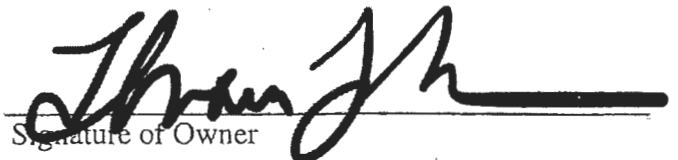
See attached

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

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:

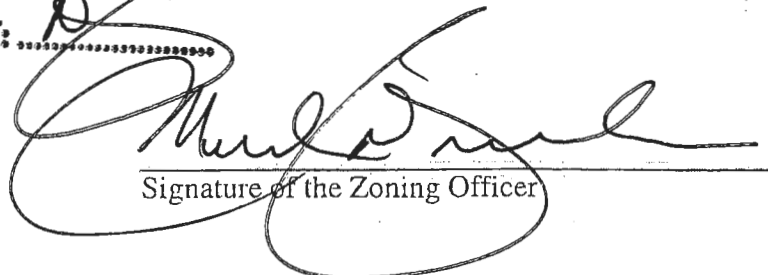
Date Received: 7/18/19

Fee Paid: \$400.00

Case: 19-08

RECEIVED
JUL 18 2019

BY:


Signature of the Zoning Officer

Check # 22779

Rec #

Attachment A

Applicant requests the following variances in connection with the proposed improvements to their property located in the R1 – Low Density Residential District: evidence and testimony to be provided at the zoning hearing board meeting.

1. ZO §302: This section requires a side yard setback of 20'. A variance is being requested to allow the proposed storage addition to reduce the side yard setback to 8.49'.
2. ZO §2103.A – Accessory Uses: Applicant requests a special exception to allow A1 Accessory Dwelling Units (ADU) in the R1 – Low Density Residential District. The applicant proposes to convert the expanded garage to an accessory dwelling unit. The accessory dwelling unit is proposed to be utilized as an in-law suite for Mr. Newman's parents.
3. ZO §2103.A – Use A1.2.d(1) – Applicant requests a variance from the maximum permitted size of a detached ADU of 625 s.f. The proposed detached ADU is 920 S.F. The additional square footage of the ADU is needed to ensure the ADU is handicap and wheelchair accessible.
4. ZO §2103.A – Use A1.2.d(4) – This section requires ADU's to be setback at least 10 ft. from all lot lines, or the district setback, whichever is greater. A variance is being requested to allow the proposed expansion of the existing garage to be 8.37' off the lot line, consistent with the existing garage.