



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:

19-09: This is the application of **Dr. Mark Barnard**, applicant for the property located at 2609 Jenkintown Road, Ardsley, Pa. 19038. The applicant has requested a special exception for the use of the building from Section 1005, the Use Matrix of the Township of Abington. The applicant proposes to operate his chiropractic office from the existing building and a Use F-2, Medical Office/Medical Clinic requires a special exception.

The property is zoned within the Main High Low District of Ward #9 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: Phone number:
John Vartanian
211 S. Easton Rd.
Glenside, PA. 19038
2. Name and address of the applicant: Phone number:
Dr. Mark Barnard
1331 Easton Rd. *215-659-7345*
Roslyn, PA 19001
3. Name and address of the attorney: Phone number:

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.

Lessee pending Approval 20 August, 2019

5. Description of the property:

Address/location *2609 Jenkintown Rd., Ardley, PA 19038*

Present use *empty / vacant*

Proposed improvement *Change of Usage fr. Professional to Medical/Chiropractic office*

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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:

Requires a special Exception for a Medical Office Use (Use F.2)

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

Section 1005 Use Matrix Requires a special Exception for a Medical Office Use (Use F.2)

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.

An existing empty building that would allow chiropractic office to expand with adequate parking. This is a low volume office. All appointments are scheduled.

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.

Google Maps

Dr. Mark E. Barnard

Signature of Applicant

John [Signature]

Signature of Owner

Internal Validation:

Date Received: *7/19/19*

Fee Paid: *\$1,500.00*

Case: *19-09*

Check # 6180

Rec # 457441

RECEIVED
JUL 19 2019

BY:

[Signature]
Signature of the Zoning Officer