



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

19-12: This is the application of **Emilia Xavier & Michael Tuszl**, owners of the property located at 2075 Parkdale Avenue, Glenside, Pa. 19038. The applicants have requested a dimensional variance from Section 602, Figure 6.1 of the zoning ordinance of the Township of Abington to allow for proposed addition to the front of the home that will reduce the side yard setback to 6 feet, 3 inches. A variance is also required from Section 2103.A, Use-22.3 to allow for the existing accessory building to be within 10 feet of the proposed rear addition. The applicants proposed a single story addition to both the front and rear of the existing single family dwelling.

The property is zoned within the R-4 residential District of Ward #12 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:
Emilia Xavier & Michael Tuszl 215-688-9329
2075 Parkdale Avenue
Glenside, PA 19038
2. Name and address of the applicant: Phone number:
Thomas Guy Jadico PE 215-806-8893
601 Jack Stephan Way
Ewing, NJ 08628
3. Name and address of the attorney: Phone number:
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.

Owner & Agent, PA Professional Engineer # 016996E

5. Description of the property: ^{MMP}
^{2075 9/23/19}
Address/location 2017 Parkdale Avenue, Glenside PA 19038
Present use Residential, Single Family
Proposed improvement 1st & 2nd Floor Addition And Attached Single Car Garage

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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 garage encroaches on the existing non conforming side yard setback requirement of 10'

Applicant is requesting the existing 8.3' side yard setback be reduced to 6.3'.

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

Section 602, Figure 6.1

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.

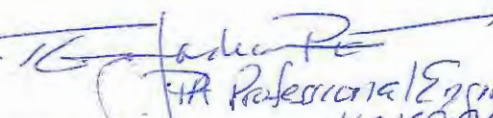
Owners performing significant improvements to the property, require safe off street and secure storage for an automobile similar to other homes in the immediate area. No other location, on the lot, is suitable for a garage.

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.

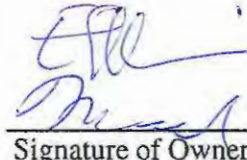
NONE

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.

NONE


Professional Engineer
#016996E

Signature of Applicant



Signature of Owner

Internal Validation:

Date Received: 9/23/19

Fee Paid: \$40000

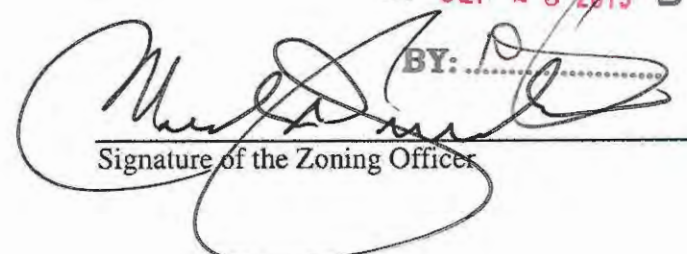
Case: 19-12

Check # 2121

Rec # 457466

RECEIVED
SEP 23 2019

BY:



Signature of the Zoning Officer