



Township of Abington

Engineering & Code Department

Wayne C. Luker, President
Steven N. Kljue, 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, December 17, 2019 at 7:00 p.m., at which time a public hearing will commence on the following application:

19-14: This is the application of **Patricia Shepherd Delong & Joshua Delong**, owners of the property located at 2822 Jefferson Avenue, Ardsley, Pa. 19038. The applicants have requested a dimensional variance from Section 602, Figure 6.1 of the Zoning Ordinance of the Township of Abington. The applicants seek approval to construct a 128 square foot deck, landing and stairs to the Jefferson Avenue façade of the building that will reduce the required front yard setback to 12 feet from the edge of the proposed deck and 8 feet from the proposed stairs. The required front yard setback is 15 feet for this façade of the structure.

The property is zoned within the R-4 Residential 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.

Township of Abington
1176 Old York Road
Abington, Pa. 19001

Application to the Zoning Hearing Board

Notice: This application must be accompanied by a minimum of 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 & Address of the Owner of the Land: Phone #: 908-731-2100
Patricia Shepherd Delany & Joshua Delany
2822 Jefferson Ave
Glenside PA 19038

2. Name & Address of the Applicant: Phone #:
Same as above

3. Name & Address of the Attorney: Phone #
N/A

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: 2822 Jefferson Ave Glenside PA 19038
Present Use: Residential
Proposed Improvement:
Remove front porch & replace w/ composite deck w/ roof

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 other paperwork.

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

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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.

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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.

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9. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision

10.

↑

The undersigned herewith declares this submission to be true and correct facts as known.

[Handwritten Signature]

{Signature of Applicant}

[Handwritten Signature]

{Signature of Owner}

Internal Validation:

Date Received:

11/12/19

Fee Paid:

\$400.00

[Handwritten Signature]

Signature of the Zoning Officer

Case # *19-14*

Check # *4015*

Rec # *457477*

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 the relief you are seeking:

- The current front porch does not meet the required code (34 Pa. Code § 403.21. Uniform Construction Code) which states that:

“(A) the maximum riser height is 8 ¼ inches. There may be no more than a 3/8-inch variation in riser height within a flight of stairs.”

- Currently the last step reaches a depth of 13 inches from the ground [Figure 1], which is 5 ¼ inches above the current construction code. On numerous occasions this extreme difference in height has caused issues with visitors who are unaware they need to compensate for a farther drop before reaching the ground. As many family members are elderly and this drop is too extreme, we are requesting to remove the current porch and build a new composite decking with roof. Examples of the height differences are shown in Figure 1 and Figure 2.



Figure 1: Front Porch Stair Measurement, 1st Step from Ground.



Figure 2: Front Porch Stairs within Construction Code Distance ($\leq 8 \frac{1}{4}$ inches)

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

- Article VI: R4 Medium-High-Density Residential District, Section 602 (page 23). Front: 20' (the front yard on one side of a corner lot may be reduced to a depth of not less than 15 feet)

8. Describe in detail the grounds for 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 current front porch is unsafe and does not route the rain and snow properly. Due to the open fields of the park, weather tends to funnel into the front of the house. Because of this rain, or snow, blasts the front door and windows of the property. This allows water to easily enter the house when the door is open as people enter or exit. It also creates icier conditions on the front stoop and steps.
- There is no cover from the weather and often the front stoop is unsafe in the winter months. It is slippery from the rain during the spring and summer months. We have elderly adults and are expecting young babies and children to live in our home. We only have the front door as secure entry and exiting of our home. The elderly adults cannot independently enter our home due to the front porch step height difference they are unable to sense the adapt to the drastic change in height from the ground, young children have the same problem.

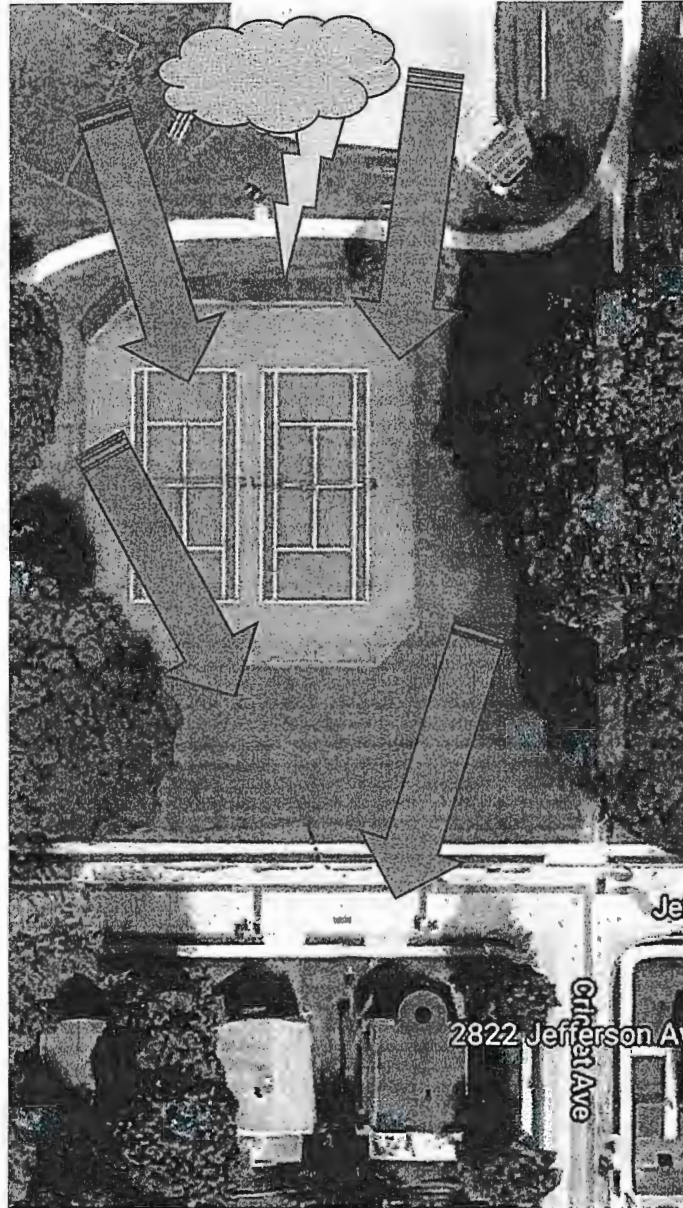


Figure 3. Weather patterns

- The front porch creates an opportunity for the following issues
 - Delong Family to be sued due to the unsafe nature of the steps.
 - Liability for any injuries suffered by persons who visit the premises. Such as guests, or couriers for the Postal Service, UPS, and Amazon.
 - Since October 2016 two recorded incidents have occurred resulting in slip / fall injuries on the front steps.
- In order to reduce this liability and create a safe welcoming environment to our home, we request to remove the porch and build a new composite decking. This decking will have however not be limited to:
 - Match current construction code(s)
 - Have a level and a safe structure

- Route the rain and snow appropriately with roof and gutters to the yard and drains in a way in which there is no risk to the township, pedestrians or drivers.
- Pre-existing property front porch shown in Figure 44, Figure 5 and Figure 6



Figure 4: 2822 Jefferson Ave Pre-existing Porch



Figure 5: 2822 Jefferson Ave, Pre-existing Porch Front (North East side) with Distance Measurement of House to Street

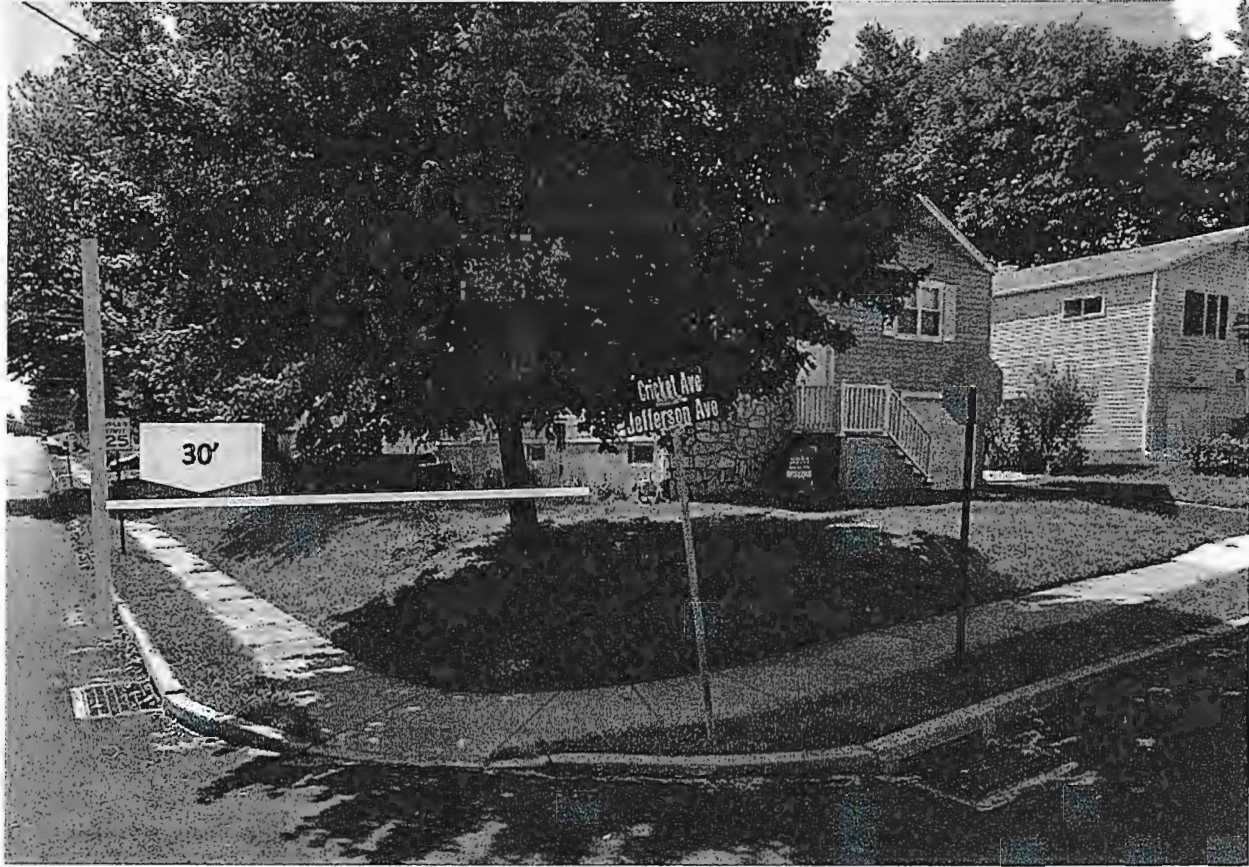


Figure 6: 2822 Jefferson Ave, viewing East side of house, with Distance measurement to street.

PROPOSAL FOR PORCH REMOVAL AND REPLACEMENT

Proposed front porch removal and installed new decking by Stumps Decks and Porches as shown in Figure 7, Figure 8, Figure 9, and Figure 10.

- Depth: 8 feet
- Width: 16 feet
- 4-foot Landing with Stairs
- 5-foot Stairs to the Driveway

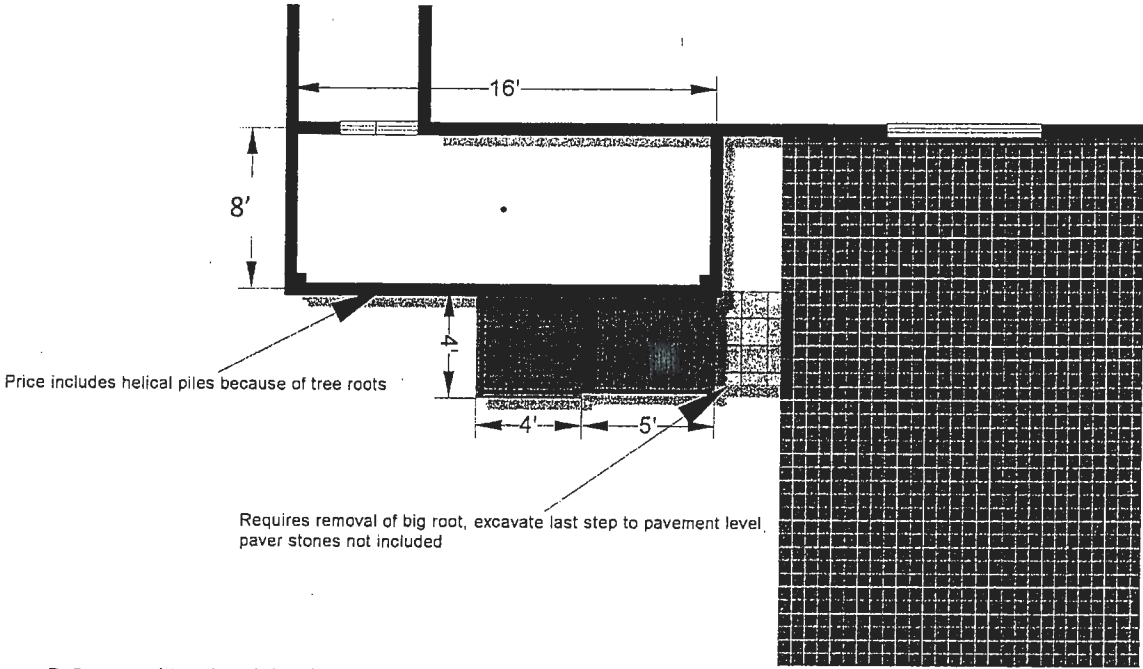


Figure 7: Proposed Landing (4' x 4') & Stairs (5' x 4') along with Deck Dimensions (8' x 16') for 2822 Jefferson Ave



Figure 8: Artist Rendering of Proposed Porch, 2822 Jefferson Ave, North view



Figure 9: Artist Rendering of Proposed Porch, 2822 Jefferson Ave, East View



Figure 10: Artist Rendering of Proposed Porch, 2822 Jefferson Ave

SPECIFICATIONS AND MATERIALS:

- Construction of an approx. 128 sq.ft (8'x16') Freestanding deck, landing and steps to grade per attached drawings, with the following specifications:
 - **Existing concrete steps:** Includes demolition and removal of existing concrete steps
 - **Framing:** Pressure-treated framing, with #1 grade 2x10 joists, and #1 grade 6x6 support posts
 - **Deck Height:** One step down at door
 - **Decking:** Azek Autumn Chestnut decking, fastened to framing with HIDDEN FASTENERS (COMPOSITE Materials)
 - **Deck Fascia:** Matching Azek fascia to be installed on deck bandboard, step stringers & step risers
 - **Railing:** 36" Keystone aluminum black railing with 3/4" aluminum balusters, fastened to 2.5" aluminum posts, complete with caps and trim
 - **Steps:** 4' wide steps to grade, built with matching decking & railing, placed per attached drawing

ROOF SPECIFICATIONS

- Construction of an approx. 128 sq.ft.(8'x16') roof per attached drawings, with the following specifications:
 - **Roof:** A-frame style, Shingles to match house, Gable end closed and finished with matching house siding
 - **Roof Trim:** Metal roof trim to match house, installed on roof beams and wood fascia
 - **Gutters:** Standard Gutter & Spouting included

- **Ceiling:** Cathedral ceiling to be finished with white vinyl soffit
- **Columns:** Black vinyl 6" Roof Columns, including trim

OTHER NEIGHBORHOOD EXAMPLES:

Existing neighbors have similar decks on the front of their house including 2802 Jefferson Ave that is a corner property on Jefferson and Maple which is a higher traffic intersection than Jefferson and Cricket. Examples shown in Figure 11, Figure 12, and Figure 13.

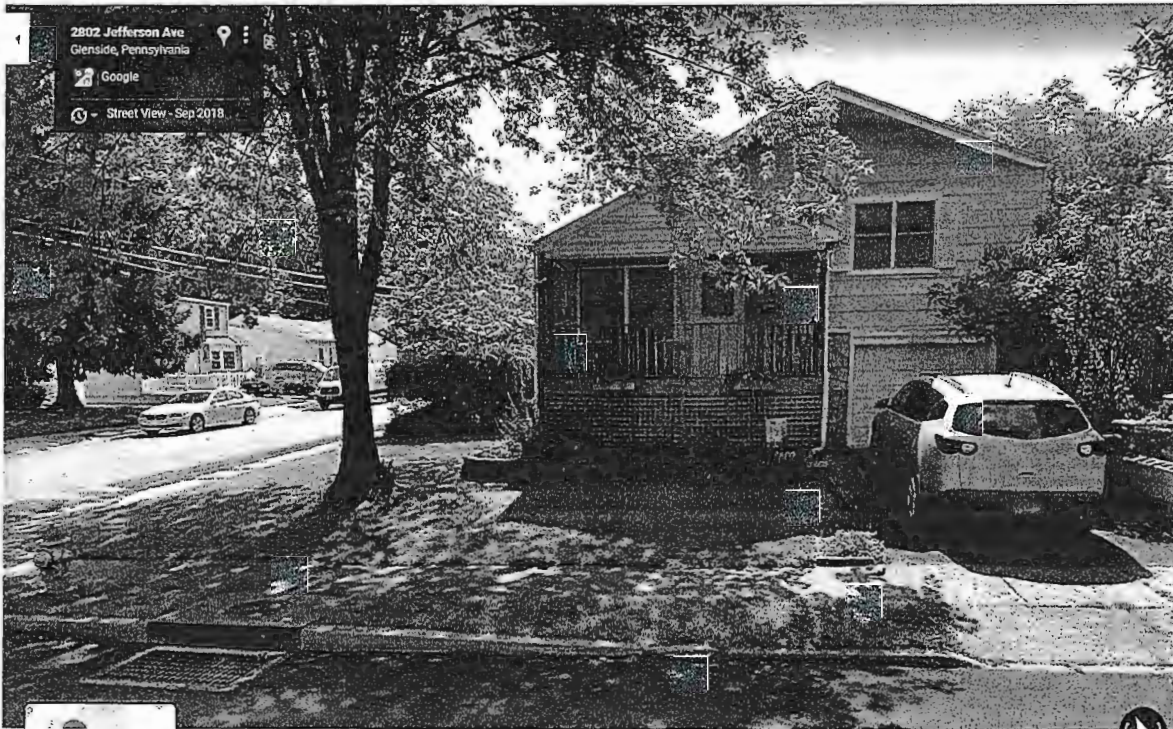


Figure 3: Front Porch of Neighbor Corner House Jefferson Ave, Glenside Pa



Figure 4: Front Porch of Neighbor Glenside PA



Figure 5: Front Porch of Neighbor, Cricket Ave, Glenside PA

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 during the duration of our ownership of the property from October 2016 to present.

10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision.

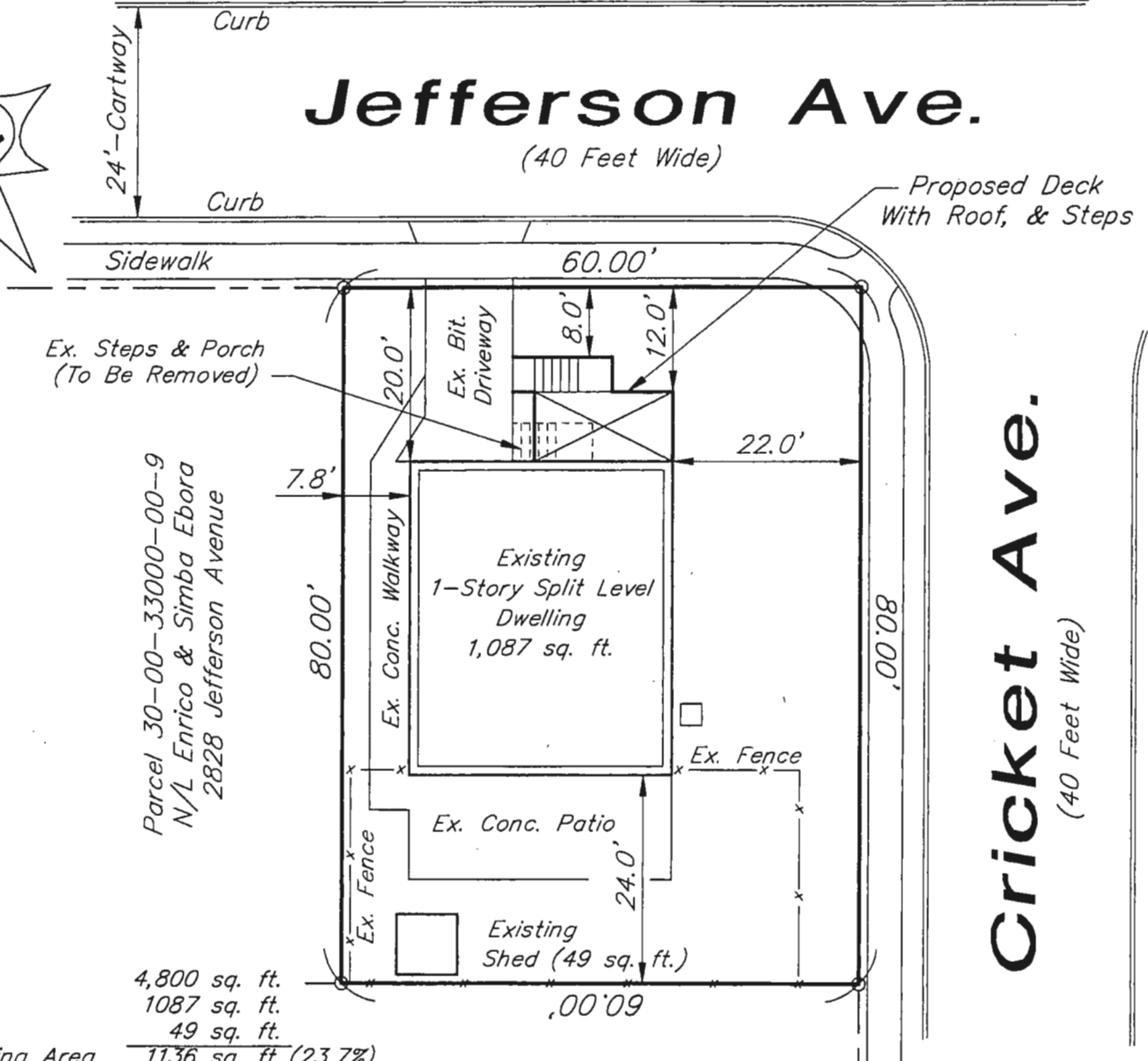
- None during the duration of our ownership of the property from October 2016 to present.

Regards,
Patricia Shepherd Delong & Joshua Delong
2822 Jefferson Ave
Glenside PA 19038
PH 908-731-2100
Email: patricia.shepherd1603@gmail.com



Jefferson Ave.

(40 Feet Wide)



Ex. Steps & Porch
(To Be Removed)

Proposed Deck
With Roof, & Steps

Parcel 30-00-33000-00-9
N/L Enrico & Simba Ebara
2828 Jefferson Avenue

Cricket Ave.
(40 Feet Wide)

Parcel 30-00-11532-00-3
N/L Lisa Garra
950 Cricket Avenue

SITE DATA

Lot Area	4,800 sq. ft.
Ex. Dwelling	1087 sq. ft.
Ex. Shed	49 sq. ft.
Total Ex. Building Area	1136 sq. ft. (23.7%)
Ex. Driveway	209 sq. ft.
Ex. Conc. Walkway/Patio	569 sq. ft.
Ex. Porch & Steps	40 sq. ft.
Ex. A/C	6 sq. ft.
Total Ex. Impervious	1960 sq. ft. (40.8%)
Remove Ex. Porch/Steps	-40 sq. ft.
Add Prop. Deck & Steps	+174 sq. ft.
Total Prop. Impervious	2094 sq. ft. (43.6%)

NOTES

- Plan reference: Ferguson's North Glenside; Deed Book 732, Pg 600
- Deed reference: Deed Book 6019, Pg 2296.
- Total Property Area = 4,800 sq. ft.
- Existing conditions shown according to a field survey made on September 27, 2019.
- Property is subject to easements and restrictions of record.

Graphic Scale 1 inch



JONATHAN J. TABAS, PE, PLS

PA PLS #29279-E
t/a ACRE Engineers & Land Surveyors
P. O. Box 600, Feasterville, PA 19053
Tel: (215) 752-2000
e-Mail: AcreSurvey@hotmail.com

Zoning Plan For

PATRICIA SHEPHERD & JOSHUA DELONG

Parcel 30-00-33004-00-5; Map Block 233, Unit 64
2822 Jefferson Avenue, Glenside 19038
Abington Township, Montgomery County, PA