

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: 215-620-5250
Kevin and James Maguire
1405 Rothley Avenue
Roslyn PA 19001

2. Name and address of the applicant: Phone number: 215-620-5250
James J. Maguire, Jr.
1405 Rothley Avenue
Roslyn PA 19001

3. Name and address of the attorney: Phone number: 215-884-6800
Brian P. McVan, Esquire
McVan & Weidenburner
162 S Easton Road
Glenside, PA 19038

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.

The applicants are the owners of the property.

5. Description of the property:

Address/location 1405 Rothley Avenue, Roslyn, PA 19001

Present use Single family dwelling

Proposed improvement Subdivision of lot for purposes of erecting a second home

Zoning Hearing Board Application

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000



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:

The Township regulations require a 50 ft. wide lot. Here, the applicant seeks approval for a 46 ft. wide lot.

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

See 6, above.

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.

The property is of a size typically approved for subdivision as set forth in the attached plans.

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.

See the plans drawn by Carles E. Shoemaker, Inc.

Signature of Applicant

Signature of Owner

Internal Validation:

Date Received: 1/8/2020

Fee Paid: \$400.00 Cash

Case: 20-01

RECEIVED
JAN 07 2020

Signature of the Zoning Officer

BY: ...MAP.....

PRC# 457498

PR71222

LAW OFFICE OF

McVan & Weidenburner

162 South Easton Road
Glenside, PA 19038

Brian P. McVan*
brian@mcvanlaw.com
Bridget M. Weidenburner*
bridget@mcvanlaw.com
* Also member of NJ Bar

Tel: (215) 884-6800
Fax: (215) 884-2779
www.mcvanlaw.com

File No.

Zoning Hearing Board Abington Township
1176 Old York Road
Abington, PA 19001

Via fax: 215-884-8271

January 29, 2020

RECEIVED
JAN 30 2020

BY:

RE: 1405 Rothley Avenue, Roslyn

Dear Sir/Madam:

We submit herewith an amendment to the application submitted by Kevin and James Maguire with respect to the property situated at 1405 Rothley Avenue, Roslyn, PA 19001, a copy of which is attached hereto. We are counsel to the applicants.

We hereby amend paragraph six of our original application to include an additional variance request – namely a side setback dimensional variance (e.g. proposed new lot will place existing home 7 feet, 9 inches from lot line, instead of the required 10 feet).

Very truly yours,

BPMCV
Brian P. McVan, Esquire

BPM/kf



Certification

I certify that the property located at 1405 Rothley Avenue, Abington, PA 19001 was posted as required by Section 2002.2 of the Zoning Ordinance of the Township of Abington on Tuesday, February 4, 2020. See attached photograph.

A handwritten signature in black ink, appearing to read "Shaun Littlefield", is written over a horizontal line.

Shaun Littlefield
Zoning Office
Township of Abington

TOWNSHIP OF ABINGTON
ZONING HEARING BOARD
NOTICE

DATE: February 4, 2020

APPLICATION: #20-01

APPLICANT: Kevin & James Maguire

OWNER: Kevin & James Maguire

LOCATION: 1405 Rothley Ave, Roslyn, PA 19001

DESCRIPTION: 20-01: This is the application of Kevin & James Maguire, owners of the property located at 1405 Rothley Ave, Roslyn, Pa 19001. The applicants seek dimensional variances from Section 602, Figure 6.1 of the Zoning Ordinance of the Township in order to subdivide their property into two lots. Lot # 1 would contain the existing single family dwelling and Lot # 2 would be offered for development. The side yard setback for Lot # 1 would be reduced to 7.9 feet. The minimum side yard setback is 10 feet for a property within the R-4 Residential District. The lot width at the front building setback for Lot # 2 would be reduced to approximately 48 feet. The minimum required lot width is 50 feet. The property is zoned within the R-4 Residential District of Ward # 5 of the Township of Abington.

A public hearing will be held on Tuesday, February 18, 2020, starting at 7:00 P.M. The meeting will be held in the 2nd floor Board Room of the Abington Township Administration Building, located at 1176 Old York Road, Abington, Pa. The main entrance is located to the rear of the building and parking is available off of Horace Avenue.

"POST THIS CARD SO IT IS VISIBLE FROM THE STREET"



02-04 2020

TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: February 4, 2020

APPLICATION: #20-01

APPLICANT: Kevin & James Maguire

OWNER: Kevin & James Maguire

LOCATION: 1405 Rothley Ave, Roslyn, PA 19001

DESCRIPTION: 20-01: This is the application of Kevin & James Maguire, owners of the property located at 1405 Rothley Ave, Roslyn, Pa. 19001. The applicants seek dimensional variances from Section 602, Figure 6.1 of the Zoning Ordinance of the Township in order to subdivide their property into two lots. Lot # 1 would contain the existing single family dwelling and Lot # 2 would be offered for development. The side yard setback for Lot # 1 would be reduced to 7.9 feet. The minimum side yard setback is 10 feet for a property within the R-4 Residential District. The lot width at the front building setback for Lot # 2 would be reduced to approximately 48 feet. The minimum required lot width is 50 feet. The property is zoned within the R-4 Residential District of Ward # 5 of the Township of Abington.

A public hearing will be held on Tuesday, February 18, 2020, starting at 7:00 P.M. The meeting will be held in the 2nd floor Board Room of the Abington Township Administration Building, located at 1176 Old York Road, Abington, Pa. The main entrance is located to the rear of the building and parking is available off of Horace Avenue.

POST THIS CARD SO IT IS VISIBLE FROM THE STREET