

Faulkner Organization

4437 Street Road
Trevoese, Pa 19053
215-364-3980
www.faulknertobesure.com

February 6, 2020

Subject: 980 Old York Rd

Dear Shawn Littlefield,

Please consider this letter a request to the Abington Township Zoning Hearing Board to extend an existing fencing permit for 980 Old Your Rd for an additional 6 months.

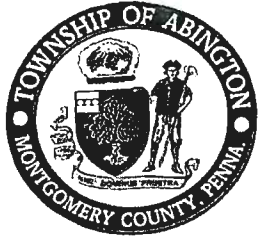
The extension is necessary due to a significant delay in closing on the property.

Thank you for your consideration.

Bob Lewis
Director of Real Estate and Facilities
rlewis@faulknertobesure.com
215.313.1991

RECEIVED
FEB 06 2020

BY:



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*

February 20, 2019

JJLH Associates, Ltd.
4437 East Street Road
Trevose, Pa. 19053

Re: Application #18-25: JJLH Associates, Ltd. for the property located at 980 Old York Road, Abington, Pa. 19001.

Dear Mr. Joyce,

I am pleased to inform you that on February 19, 2019 the Zoning Hearing Board of the Township of Abington approved with conditions, the dimensional variances you requested from Section 1603.B, Section 1606.B, Section 2304.C.3, Section 2312.F, Section 2601.N and section 2103.A-13 of the Zoning Ordinance of the Township for the above listed property. The approval is conditioned as per the Addenda A of the decision. (See Attached) The property is zoned within the Main Street High District of Ward #7 of the Township of Abington.

Permits for the proposed improvements must be submitted within 180 days of that date of this letter. In the event that the required construction permits are not submitted within 180 days of the date of this letter, the approval is voided. If there are any questions that you may have, please feel free to contact me at 267-536-1010.

Sincerely,

Mark A. Penecale
Planning & Zoning Officer
Township of Abington

Cc: Stuart Winegrad, Commissioner Ward #7
Gavin Laboski, Esq. 245 W. Broad Street, Quakertown, Pa. 18951
Zoning Hearing Board Members
Bruce E. Eckel, Esq.
Engineering & Code Department Staff



Township of Abington
Zoning Hearing Board
1176 Old York Road
Abington, Pennsylvania, 19001

John DiPrimio, Zoning Hearing Board, Chairperson
Michael O'Connor, Zoning Hearing Board, Vice Chairperson
Jose Casalina, Zoning Hearing Board, Secretary
Gertrude M. Hackney, Esq. Zoning Hearing Board Member
Bruce J. Eckel, Zoning Hearing Board Solicitor

DECISION

18-25: This is the application of **JJLH Associates, LLC**, applicant for the property located at 980 Old York Road, Abington, Pa. 19046. The applicant seeks dimensional variances from Section 1603.B, 1606.B, 2304.C.3, 2312.F, 2601.N and Section 2103.A-13 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to make alterations to site and convert the building to allow for automotive service. Relief has been requested to allow for an encroachment into existing steep slopes, a reduction in the required number of on-site parking stalls and for the requirement for a loading berth. In addition, that application has been revised to include relief to allow for the trash enclosure area to be located within a defined front yard and to install fencing 8 feet in height instead of permitted 6 feet. The property is zoned within the Main Street High District of Ward #7 of the Township of Abington.

Hearing Dates: January 15, 2019 & February 19, 2019
Decision Date: February 19, 2019
Copy Mailed: February 20, 2019

You are hereby notified that your application has been DENIED/APPROVED/APPROVED WITH THE FOLLOWING CONDITIONS, by decision rendered on February 19, 2019.

BOARD SIGNATURES

John DiPrimio
Chairperson, Zoning Hearing Board

Vote

Aye: _____
Nay: _____

CONDITION(S)

As set forth in
Addenda "A"
attached.

Michael O'Connor

Michael O'Connor
Vice Chair, Zoning Hearing Board

Aye:

Nay:

José Casalina

José Casalina
Secretary, Zoning Hearing Board

Aye:

Nay:

Gertrude H. Hackney

Gertrude H. Hackney, Esq.
Zoning Hearing Board Member

Aye:

Nay:

Barbara M. Wertheimer

Barbara M. Wertheimer, Esq.
Zoning Hearing Board Member

Aye:

Nay:

Dated: February 19, 2019

There is a 30-day period after the date of this decision for an aggrieved person to file an appeal in court to contest an approval or denial by 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.

All applicable application and/or permits must be secured from the Township of Abington within six months of the date of this decision or this decision becomes null and void.

APPLICATION OF JILH ASSOCIATES, LTD
980 OLD YORK ROAD
Abington Township Zoning Hearing Board
Approved Conditions

1. The applicant agrees to not use that portion of Woodcrest Road beyond the applicant's property line for activities related to the applicant's use.
2. The applicant will work in good faith with the property owners on Woodcrest Road in their effort to seek measures to control or limit vehicular traffic on Woodcrest Road. The driveway from the applicant's property will be limited to "Right Turn Only" onto Woodcrest Road.
3. The applicant will modify the entrance to the property from Woodcrest Road so as to reduce the disturbance of the existing prohibitive slopes located on the property.
4. The applicant will withdraw its request for a variance from the requirement to place a conservation easement on the areas of prohibitive slopes.
5. The applicant will install the landscape buffer as depicted on the landscape plan made part of the record.
6. The monument sign located at the corner of Woodcrest Road and Old York Road will be removed.