



# Township of Abington

*Engineering & Code Department*

John L. Spiegelman, President  
Thomas Hecker, Vice President

Richard J. Manfredi, Manager  
Amy R. Montgomery, P.E., Director

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## Township of Abington Zoning Hearing Board Public 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, March 17, 2020** at 7:00 p.m., at which time a public hearing will commence on the following application:

**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 copy of the applications and plans are on file with the Zoning Officer and may be reviewed during normal business hours. If there are any questions, please feel free to contact me at 267-536-1013.

By Order of the Zoning Hearing Board  
Township of Abington  
Shaun Littlefield

**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

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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:

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 Charles 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

REC# 457498

PR21702

LAW OFFICE OF

*McVan & Weidenburner*

162 South Easton Road  
Glenside, PA 19038

Brian P. McVan\*  
brian@mcvanlaw.com  
Bridget M. Weidenburner\*  
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www.mcvanlaw.com

File No.

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

*Via fax: 215-884-8271*

RECEIVED  
JAN 30 2020

January 29, 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