



# 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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## 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:

**March 17, 2020** at 7:00 p.m., at which time a public hearing will commence on the following application:

**20-02:** This is the application of **Joanne Howell**, executor of the estate for the property at 2747 Susquehanna Road, Roslyn, PA 19001. The applicant seeks a dimensional variance from Section 602, Figure 6.1 of the Zoning Ordinance of the Township of Abington for this property, which consists of Units # 8 & # 9, with the intent of creating a building lot for a new single family dwelling. Unit # 8 contains the existing house and would have a lot area of 6,930 square feet, while Unit # 9, which currently contains the garage, would have a lot area of 6,195 square feet. Additionally, the steps from the existing house would have a setback of 9 feet from the property line. The lot area is required to be a minimum of 7,500 square feet and side yard setbacks are required to be a minimum of 10 feet. The property is zoned within the R-4 Residential District of Ward # 15 of the Township of Abington.

A copy of the application and plans are on file with the Zoning Office and are available for review during normal business hours.

By Order of the Zoning Hearing Board.

Shaun Littlefield  
Interim 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 Interim Zoning Officer at 267-536-1013. 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 Interim Zoning Officer.

**Zoning Hearing Board Application**

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



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:  
 WILLIAM A. + KENA J. THORP  
 2747 SUSQUEHANNA RD.  
 ABINGTON, PA. 19001  
 ESTATE OF
2. Name and address of the applicant: Phone number:  
 JO ANNE HOWEL - EXECUTOR  
 526 PENROSE LN  
 WARMISTEN, PA. 18974  
 267-401-2837 OR  
 215-431-3429
3. Name and address of the attorney: Phone number:  
 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.  
 EXECUTOR OF THE ESTATE
5. Description of the property: TAX ID  
 Address/location 2747 SUSQUEHANNA RD. + PARCEL # 30-00-64872-006  
 Present use SINGLE HOME + VACANT LOT W/ GARAGE  
 Proposed improvement SINGLE HOME BUILDING LOT

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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:

We are requesting relief from the required lot area because we have enough area to our Titleline; the area between the Titleline & Ultimate Right-of-Way will account for a reduction in lot area of 2,500 square feet of total tract area. The lot areas for most of the lots along this section of Susquehanna Road area similar in size, run to the same Titleline distance off the center of the road and are non-conforming if the Ultimate Right-of-Way is taken into account. The newly configured lot would be consistent in size to the surrounding individual lot areas.

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

PROPOSED LOT SIZE DOES NOT MEET REQUIRED 7500 SQUARE FEET OF SIZE REQUIRED IN A ZONING

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.

NUMEROUS HOMES ON THIS PORTION OF SUSQUEHANNA RD ARE ON SMALLER LOT SIZES. A HOME MAY BE BUILT FOR A SURVIVING DAUGHTER AT A LATER DATE.

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.

N/A

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.

WILL SUPPLY MAP OF SURROUNDING TAX MAPS WITH HOMES & LOT SIZES IF NEEDED

*Johnne Howell*

Signature of Applicant  
*Executor of the estate of Lena Thorp*

Signature of Owner *LENA THORP (deceased)*

Internal Validation:

Date Received: *2/21/20*

Fee Paid: *\$500.00* *dst# 120*

Case: *20-02* *Rec# 20201455*

*[Signature]*  
Signature of the Zoning Officer

RECEIVED  
FEB 21 2020

BY: *[Signature]*

**SHORT CERTIFICATE  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY**

I, D. Bruce Hanes, Register of Wills in the County of Montgomery, in the Commonwealth of Pennsylvania, DO HEREBY CERTIFY that on the 29th day of October 2019 Letters Testamentary on the Estate of LENA J THORP ,

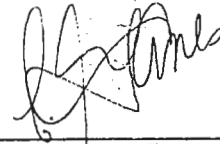
deceased, were granted to  
**JOANNE HOWELL**

having first been qualified well and truly to administer the same. And I further certify that no revocation of said Letters appears of record in my office.

File number: 46-2019-X3863

Date of Death: 10/17/2019

Given under my hand and seal of office this  
**29th day of October 2019**



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Montgomery County Register of Wills