

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.

[Handwritten Signature]

Signature of Applicant

[Handwritten Signature]

Signature of Owner

Internal Validation:

Date Received: 1/8/2020

Fee Paid: \$400.00 Cash

Case: 20-01

Per# 457498

PR212020

RECEIVED
JAN 07 2020

BY: MAP

[Handwritten Signature]

Signature of the Zoning Officer

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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* Also member of NJ Bar

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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

LAW OFFICE OF

McVan & Weidenburner

(215) 884-6800

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

File No. 6125

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

Via email: slittlefield@abingtonpa.gov

April 1, 2020

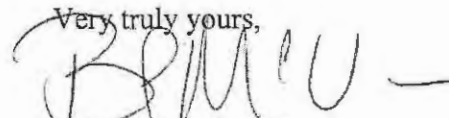
RE: 1405 Rothley Avenue, Roslyn

Dear Mr. Littlefield:

In light of the pandemic and the recommendations of the Commonwealth of Pennsylvania and the United States Government, we respectfully request that the zoning board adjourn our application for a hearing until such time as competent authority determines that we can reasonably and safely proceed.

I certainly appreciate your courtesy in this matter.

Very truly yours,



Brian P. McVan, Esquire

BPM/kf

cc: *Kevin and James Maguire*
Thomas Bowman, Esquire

LAW OFFICE OF

McVan & Weidenburner

(215) 884-6800

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File No. 6125

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

Via email: mwyrsta@abington.pa.gov

March 13, 2020

RE: 1405 Rothley Avenue, Roslyn

Dear Shaun:

We are advised that our application before the Zoning Board hearing scheduled for March 17, 2020 has been postponed. We await a new date at the Board's convenience.

Thank you for your attention to this matter.

Very truly yours,

Brian P. McVan

Brian P. McVan, Esquire

BPM/kf