

**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:  
 Flourtown Construction, LLC 267-290-0787  
 1312 Bradford Road  
 Oreland, PA 19073

2. Name and address of the applicant: Phone number:  
 Flourtown Construction, LLC 267-290-0787  
 c/o Daniel McCloy  
 1312 Bradford Road  
 Oreland, PA 19073

3. Name and address of the attorney: Phone number:  
 Gavin Laboski 215-536-3800  
 314 W Broad St #124  
 Quakertown, PA 18951

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.

5. Description of the property:

Address/location 2943 & 2947 Elliott Avenue, Willow Grove, 19090

Present use Single Family Residential (under construction)

Proposed improvement Single Family Residential

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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:

In an effort to comply with the Township replacement tree requirements, 42 sweetgum trees were proposed on the approved building permit plans. The applicant has been unable to source the quantity and size of the proposed trees. The applicant wishes to provide an alternative landscape plan that fits the nature of the project site to the satisfaction of the township Shade Tree Commission.

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

2401A.2.d.1

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.

Prior to building permit application, the applicant removed the existing trees and other vegetation from the property in an effort to clean-up the overgrown property. Prior to tree removal, the property was surveyed which documented location and size, but not condition or value of tree, therefore all trees that were removed were subject to replacement requirements. The project is now under construction and the applicant can not source the approved trees and is therefore asking for relief to provide site landscaping more fitting to the nature of the project with locally sourced plant materials.

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.

Ex. Features Plan (Sheet 1 of 5 of Bldg. Permit Plan Set, rev. 1/6/2020), 2947 Elliott Ave (Sheet 2 of 5 of Bldg Permit Plan Set rev. 1/6/2020) 2943 Elliott Ave (Sheet 3 of 5 of Building Permit Plan Set, rev. 1/6/2020), Landscape Plan, LP-1 (1 of 1 last rev. 12/2/19) Landscape Plan, LP-1 (1 of 1 dated 11/22/19, not revised) Abington Township Shade Tree Commission Letter of recommendation (submitted directly to Township Engineering Dept.)

David W. [Signature]  
Signature of Applicant

David W. [Signature]  
Signature of Owner

Internal Validation:

Date Received:

Fee Paid:

Case:

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Signature of the Zoning Officer