

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.

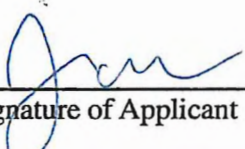
The property is of a size typically approved for subdivision as set forth in the attached plans.

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.

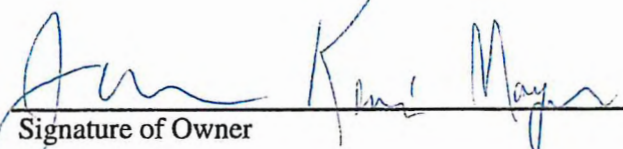
None.

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

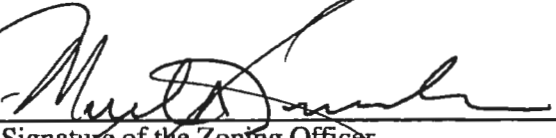
Internal Validation:

Date Received: 1/8/2020

Fee Paid: \$400.00 cash

Case: 20-01

RECEIVED
JAN 07 2020



Signature of the Zoning Officer

Ref 457498

BY: ...MAP.....

PR212020

LAW OFFICE OF

McVan & Weidenburner

(215) 884-6800

Brian P. McVan*
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Bridget M. Weidenburner*
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Email: brian@mcvanlaw.com
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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

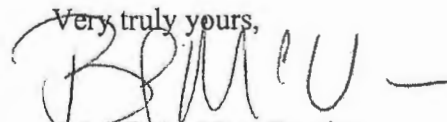
RE: 1405 Rothley Avenue, Roslyn

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

Brian P. McVan*
brian@mcvanlaw.com
Bridget M. Weidenburner*
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Fax: 215-884-2779

Email: brian@mcvanlaw.com

Web Address: www.mcvanlaw.com

*Also member of NJ Bar

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

LAW OFFICE OF

McVan & Weidenburner

162 South Easton Road
Glenside, PA 19038

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

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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

January 29, 2020

RECEIVED
JAN 30 2020

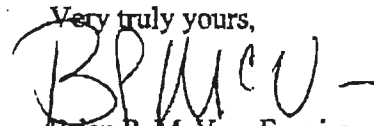
BY:

RE: 1405 Rothley Avenue, Roslyn

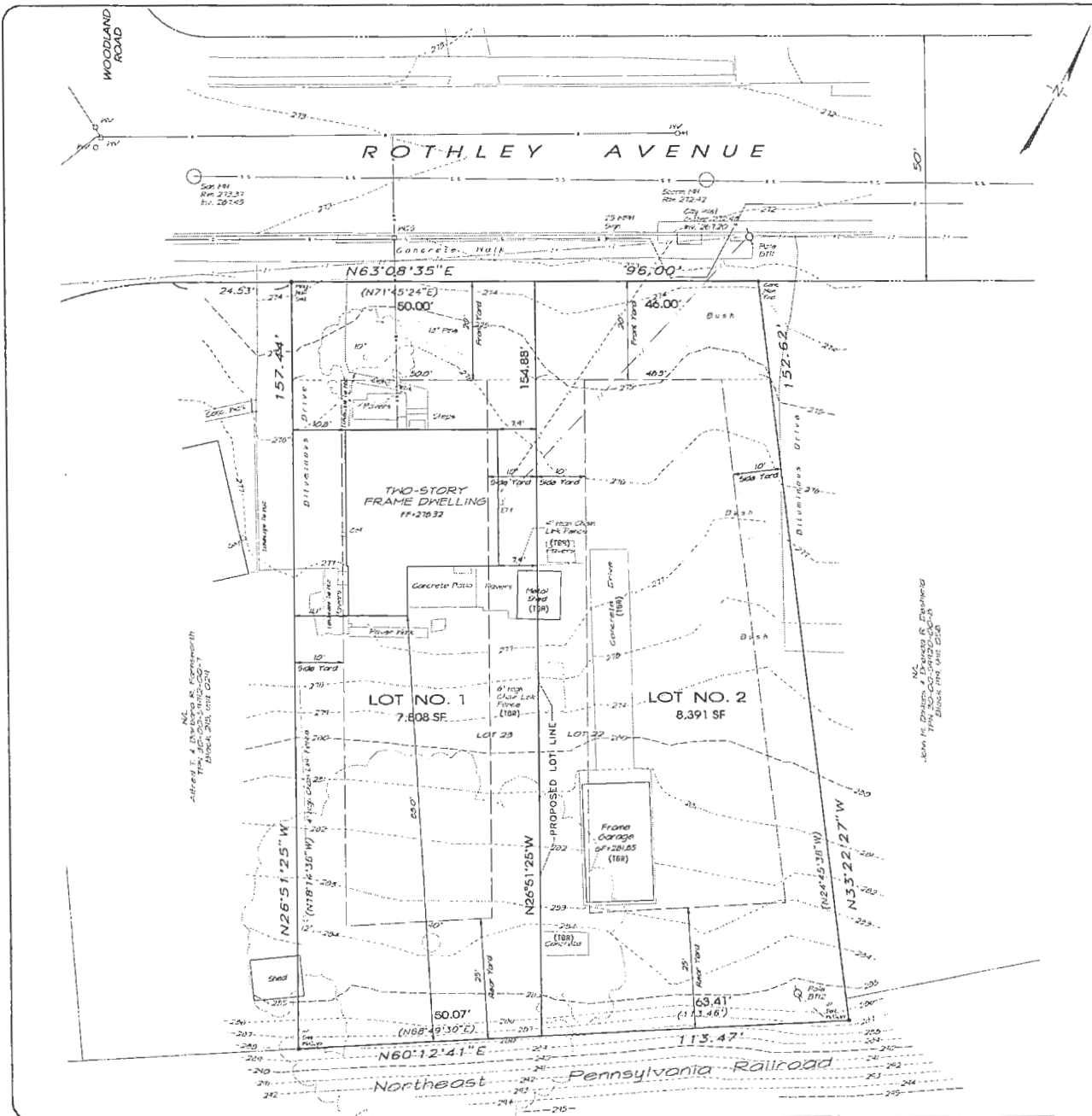
Dear Sir/Madam:

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.

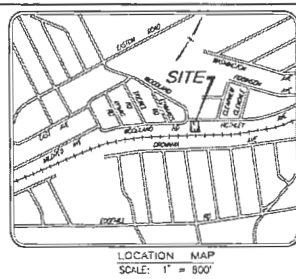
We hereby amend paragraph six of our original application to include an additional variance request – namely a side setback dimensional variance (e.g. proposed new lot will place existing home 7 feet, 9 inches from lot line, instead of the required 10 feet).

Very truly yours,

Brian P. McVan, Esquire

BPM/kf



- LEGEND**
- CONCRETE MANHOLE FOUND
 - CONCRETE FOUNDATION
 - EXISTING CONTOUR
 - EXISTING ERIE POWER
 - EXISTING SPLIT POLE
 - EXISTING GAS LINE
 - EXISTING WATER MAIN
 - EXISTING SEWER CLEAN OUT
 - EXISTING WATER CLEAN UP
 - EXISTING SIGN SERVICE UNIT
 - EXISTING SIGN SERVICE UNIT
 - EXISTING OVERHEAD WIRE
 - EXISTING EXISTING CONDUIT
 - EXISTING GAS MAIN
 - EXISTING WATER MAIN



ZONED: R4, MEDIUM-HIGH DENSITY RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED	LOT 1	LOT 2
MINIMUM LOT AREA	7,500 SF	16,199 SF	7,500 SF	8,391 SF	
MINIMUM LOT WIDTH (RIBBON)	50 FT	58.3 FT	50 FT	48.3 FT	*
MINIMUM FRONT YARD	20 FT	30 FT	30 FT	N/A	
MINIMUM SIDE YARD	10 FT	10.8 FT	7.8 FT	N/A	
MINIMUM REAR YARD	25 FT	88.0 FT	88.0 FT	N/A	
MINIMUM BUILDING AREA	40 %	0.8 % (1419 SF)	15.2 % (1419 SF)	N/A	
MINIMUM IMPERVIOUS AREA	55 %	18.8 % (3052 SF)	29.1 % (3052 SF)	N/A	
MINIMUM GREEN AREA	45 %	81.2 % (13147 SF)	60.9 % (4,796 SF)	N/A	
MAXIMUM BUILDING HEIGHT	35 FT	21.7 FT	21.7 FT	N/A	

* - DENOTES REQUIRED VARIANCE

NOTES

- Boundary information shown herein from deed and plans of record, and field survey performed by Charles E. Shoemaker, Inc. during June, 2018.
- Topographic information shown herein from map surveys performed by Charles E. Shoemaker, Inc. during June, 2018.
- Location shown based on NAD 83 (2011) Pennsylvania Statewide Geoid Model (2003.00) using shape instrument and network system. Vertical datum shown on March 1983, using State instrument control network system. Bearings shown in parentheses, in (N171°52'27"E).
- REFERENCE PLANS:
 - a) Plan of Survey, Division, prepared by George S. Shaw, Cambridge, Pa., dated December 7, 1945, and amended March 9, 1949 (lots 22 & 23)
 - b) Plan filed for Joseph Smith, prepared by Charles E. Shoemaker, Inc., dated May 4, 1954, and last amended November 22, 1964.
 - c) Plan of Property made for LSA C. Towner, prepared by Charles E. Shoemaker, Inc., dated January 2, 1975.
- Existing underground utility locations were plotted from utility company plans required to be in accordance with PA SMC 72.01 or by ground survey locations of underground utility locations and appropriate error. Contractors are required by the PA SMC 72.01 to verify the exact locations of all underground utilities prior to commencing excavation activities.

CHARLES E. SHOEMAKER, INC.
 ENGINEERS & SURVEYORS
 1007 EDGE HILL ROAD, ABERNSTON, PA., 19001
 PHONE 215-886-1111 FAX 215-886-1112
 E-MAIL: info@shoemakerinc.com
 SCALE: 1" = 80'

BOUNDARY & TOPOGRAPHY PLAN
 OF
1405 ROTHLEY AVENUE
 ABERNSTON TOWNSHIP, MONROEMERCY COUNTY, PA.
 KEVIN S. MCGUIRE & JAMES J. MCGUIRE, JR.
 1405 ROTHLEY AVENUE
 ABERNSTON, PA., 19001

DATE: SEPTEMBER 28, 2018
 DWG NO: A-1-18356
 JOB NO: 26581
 SHEET NO: 1 of 1

SITE AREA
 AREA TO THE TITLE LINES
 16,199 SF or 0.3719 Acres

3/17/2020

Montgomery, Pennsylvania

30005991G003

PARID: 30005991G003
MAGUIRE KEVIN S & JAMES J JR











Google Maps 1405 Rothley Ave

