

**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: 610-716-0535  
 WILLIAM VARGAS | V&A PROPERTIES LLC  
 1167 W. BALTIMORE PIKE

2. Name and address of the applicant: Phone number:  
 SAME

3. Name and address of the attorney: Phone number: 610-397-6506  
 LOREN D. SZCZENY LSZCZENY@FOXROTHSCHILD.COM  
 FOX ROTHSCHILD  
 1250 S. BROAD ST, LONGDALE, PA 19146 SUITE 1000

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 540 BAEDER RD, JENKINTOWN, PA 19046  
 Present use RESIDENTIAL  
 Proposed improvement WIDENING THE DRIVEWAY TO 10 FEET

**Zoning Hearing Board Application**

Abington Township, PA

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



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:

PROPERTY IS WITHIN THE LIMITS OF THE 100 YR FLOODPLAIN. THE DRIVEWAY MUST BE WIDENED, AS THE NEIGHBOR HAS DONE A SURVEY SHOWING THAT MOST OF IT IS ON HIS PROPERTY. WIDENING WILL REQUIRE AN INCREASE IN IMPERVIOUS COVERAGE.

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

SECTION 1407.2 OO OVERLAY FLOODPLAIN DISTRICT REGULATIONS.

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 PROPOSED DRIVEWAY INVOLVES NO FILL WITHIN THE FLOOD PLAIN. THE PROPOSED INFILTRATION DITCH IS OUTSIDE THE FLOOD PLAIN.

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.

TEST SHOWS VERY FAVORABLE SOIL CONDITIONS, WE ARE ALSO ENCLOSED PLAN TO REPLACE DEAD TREES THAT WERE REMOVED

*William D. Long*  
Signature of Applicant

*William D. Long*  
Signature of Owner

Internal Validation:

Date Received:

**RECEIVED**  
JUL 17 2020

Fee Paid: \$400.00

BY: .....

Case: 20-11

Rec # 2020 3275  
ch # 1790

*[Signature]*  
Signature of the 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

### **Ordinance No. 1951**

AN ORDINANCE OF THE TOWNSHIP OF ABINGTON RE-ESTABLISHING FEES TO BE CHARGED FOR CERTAIN ZONING HEARING BOARD APPLICATIONS OR APPEALS, AND SUBSTANTIVE CHALLENGES BROUGHT BEFORE THE ZONING HEARING BOARD; A FEE TO BE CHARGED FOR POSTPONEMENTS REQUESTED BY APPLICANTS; A FEE TO BE CHARGED FOR APPLICATIONS FOR A CHANGE OR AMENDMENT TO THE ZONING MAP; A FEE TO BE CHARGED FOR APPLICATIONS FOR CONDITIONAL USE; A FEE TO BE CHARGED FOR APPLICATIONS FOR CURATIVE AMENDMENT; A FEE TO BE CHARGED FOR APPLICATIONS FOR ZONING COMPLIANCE CERTIFICATES; AND REPEALING ALL PRIOR ORDINANCES OR PARTS THEREOF THAT ARE INCONSISTENT WITH THIS ORDINANCE.

The Board of Commissioners of the Township of Abington, pursuant to the authority set forth in section 908(1.1) of the Pennsylvania Municipality Planning Code (53 P.S. - 10908(1.1)), does hereby enact and ordain as follows:

**Section 1. Fees for Applications and Appeals to the Zoning Hearing Board.** Fees to be charged for applications or appeals to the Zoning Hearing Board, and substantive challenges to the validity of the zoning ordinance, shall be determined as follows, and shall be in the following amounts:

- A. For applications or appeals relating to accessory structures up to and including 500 square feet, fences and retaining walls: Two hundred dollars (\$200.00).
- B. For applications or appeals relating to single-family dwellings or one residentially zoned parcel: Four hundred dollars (\$400.00).
- C. For applications or appeals relating to from two to four residentially zoned properties: Five hundred dollars (\$500.00).
- D. For applications or appeals relating to five to nine residentially zoned properties: One thousand dollars (\$1,000.00).
- E. For applications or appeals relating to ten or more residentially zoned properties: One thousand five hundred dollars (\$1,500.00).
- F. For applications or appeals relating to a duplex: Five hundred dollars (\$500.00).
- G. For applications or appeals relating to three to five apartment units: Six Hundred dollars (\$600.00).
- H. For applications or appeals relating to six to ten apartment units: One thousand dollars (\$1,000.00)
- I. For applications or appeals relating to more than ten apartments: One thousand five hundred dollars (\$1,500.00)

## ***Zoning Hearing Board Application***

Abington Township, PA

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



- J. For an application or appeal involving any change in use, alteration or addition to any non-residential building under one thousand (1,000) square feet: One thousand dollars (\$1,000.00).
- K. For an application or appeal involving any change in use, alteration or addition to any non-residential building over one thousand (1,000) square feet: One thousand five hundred dollars (\$1,500.00).
- L. For a procedural or substantive challenge to the validity of the zoning ordinance: One thousand five hundred dollars (\$1,500.00).

**Section 2. Fee for Postponement Requested by Applicant.** A fee of three hundred (\$300.00) will be charged for each postponement of any matter identified in Section 1 or 2 requested by an applicant, said fee to be paid prior to the scheduling of the postponed hearing. The purpose of this fee is to cover the cost of legally required advertising and mailings giving notice of the re-scheduled hearing.

**Section 3. Fees for Matters to be Heard by the Board of Commissioners.** For applications for a change or amendment to the zoning map, for a conditional use, petitions for land use ordinance amendments, including curative amendments: Two thousand dollars (\$2,000.00).

**Section 4. Fee for Zoning Compliance Certificate.** A fee of one hundred and fifty dollars (\$150.00) shall be charged for an application for the issuance of a zoning certificate.

**Section 5. Repealer.** All prior ordinances or parts of prior ordinances that are inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 6. Severability.** In the event that any section, sentence, clause or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose the validity of the remaining portions of this Ordinance.

**Section 7. Effective Date.** This Ordinance shall be effective immediately.

**ENACTED and ORDAINED** this 13th day of December, 2007.

Attest:

\_\_\_\_\_  
Burton T. Conway, Secretary

By:

\_\_\_\_\_  
James Ring, President  
Board of Commissioners

## *Zoning Hearing Board Application*

Abington Township, PA

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



### Check List

1. A completed application, to include the signature of the owner, signature of the applicant, agreement of sale or the lease agreement.
2. The plot plan of the property prepared by a Professional Engineer or a Registered Land Surveyor. The plan may not be more than (1) year old.
3. The plot plan must include the zoning district, zoning district requirements and what is proposed. The requested relief is required to be highlighted.
4. The plot plan is required to plot the location of existing coverage, structures and the like. All proposed improvements are required to be plotted and highlighted on the plan.
5. The plan is required to list all proposed coverage numbers for both the building coverage and the impervious coverage as well as plot all building setback lines and required landscaped buffers.
6. Any and all proposed changes to the existing grades on the site will be required to be clearly shown. If the property has existing steep slopes, that area and the percentage of disturbance must be shown.
7. The site plan should include a site area map @ a 500/1 scale.

The Zoning Hearing Board of the Township of Abington holds a regularly scheduled meeting on the third Tuesday of each month. If there are any questions that you may have, please feel free to contact me at 267-536-1013.

All applications are reviewed by the Zoning Officer of the Township of Abington and may be returned to the applicant if the application is found to be incomplete.

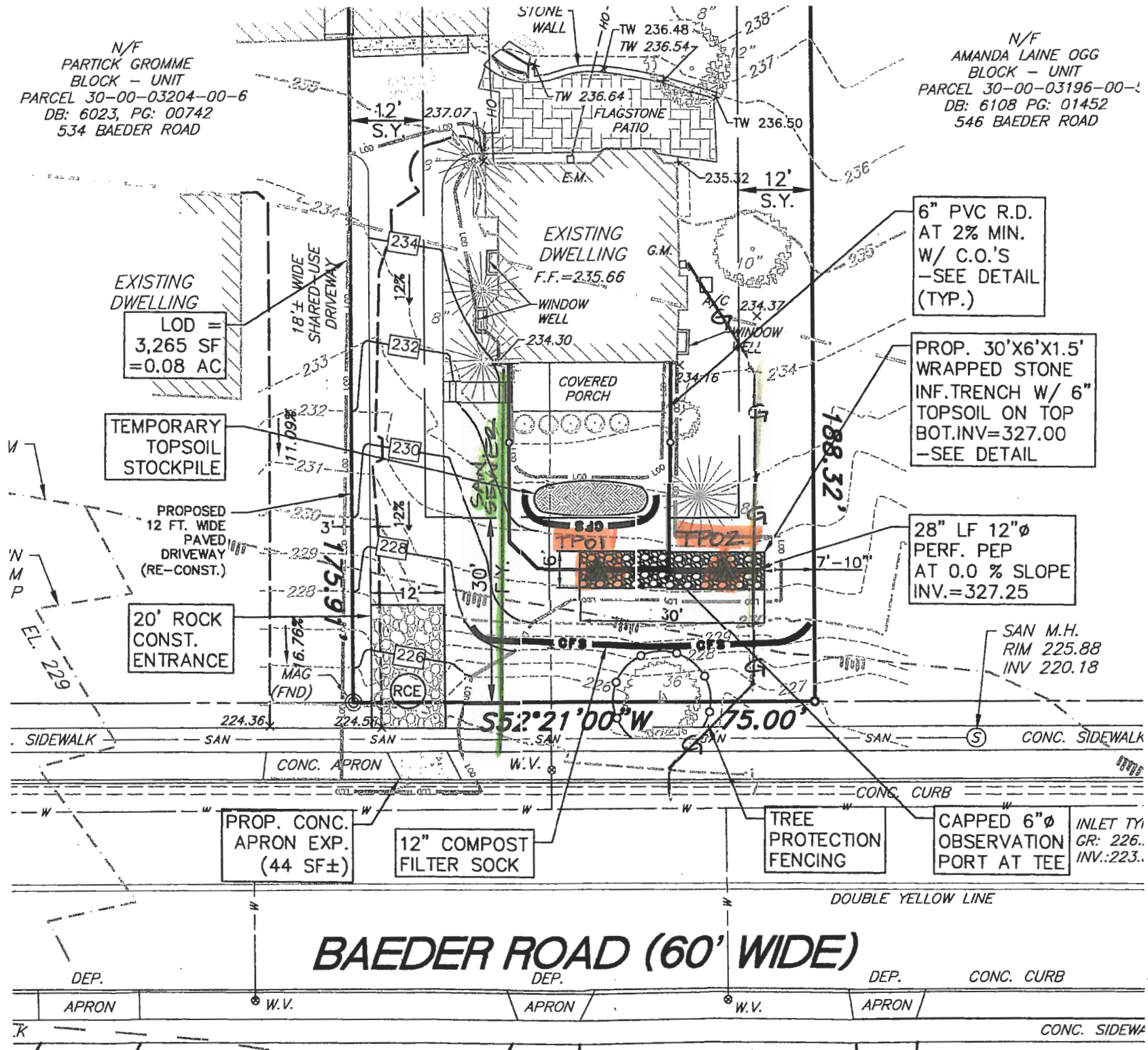
Sincerely,

Shaun Littlefield

Interim Zoning Officer

N/F  
 PARTICK GROMME  
 BLOCK - UNIT  
 PARCEL 30-00-03204-00-6  
 DB: 6023, PG: 00742  
 534 BAEDER ROAD

N/F  
 AMANDA LAINE OGG  
 BLOCK - UNIT  
 PARCEL 30-00-03196-00-1  
 DB: 6108 PG: 01452  
 546 BAEDER ROAD



EXISTING DWELLING  
 LOD =  
 3,265 SF  
 = 0.08 AC

TEMPORARY  
 TOPSOIL  
 STOCKPILE

PROPOSED  
 12 FT. WIDE  
 PAVED  
 DRIVEWAY  
 (RE-CONST.)

20' ROCK  
 CONST.  
 ENTRANCE

PROP. CONC.  
 APRON EXP.  
 (44 SF±)

12" COMPOST  
 FILTER SOCK

TREE  
 PROTECTION  
 FENCING

CAPPED 6" Ø  
 OBSERVATION  
 PORT AT TEE

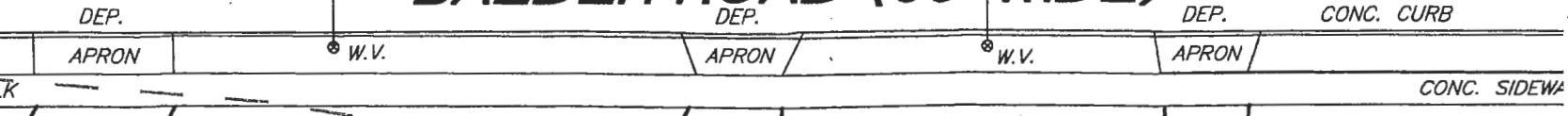
6" PVC R.D.  
 AT 2% MIN.  
 W/ C.O.'S  
 -SEE DETAIL  
 (TYP.)

PROP. 30'X6'X1.5'  
 WRAPPED STONE  
 INF.TRENCH W/ 6"  
 TOPSOIL ON TOP  
 BOT.INV=327.00  
 -SEE DETAIL

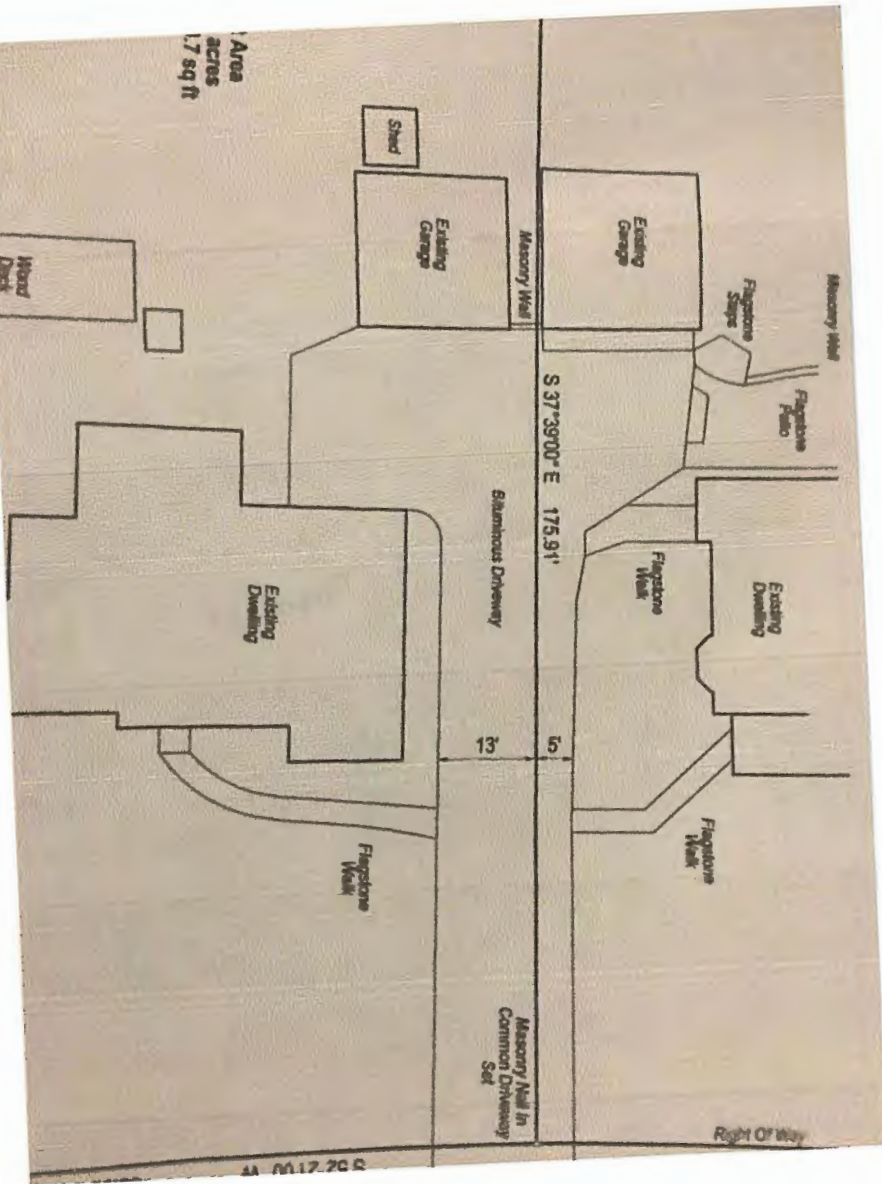
28" LF 12" Ø  
 PERF. PEP  
 AT 0.0 % SLOPE  
 INV.=327.25

SAN M.H.  
 RIM 225.88  
 INV 220.18

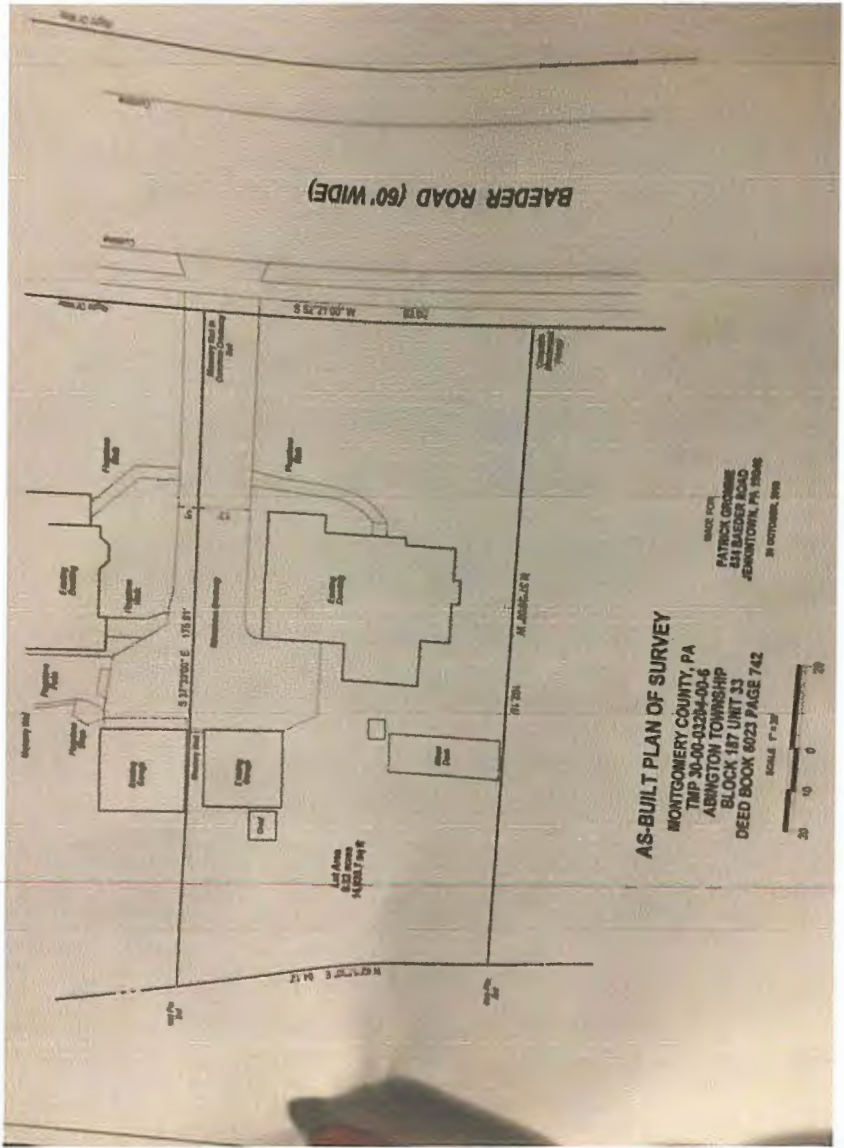
**BAEDER ROAD (60' WIDE)**



Area  
acres  
1.7 sq ft



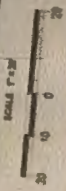
44-0017-208



BAEDER ROAD (60' WIDE)

**AS-BUILT PLAN OF SURVEY**  
 MONTGOMERY COUNTY, PA  
 TMP 30-00-0324-00-6  
 ABRINGTON TOWNSHIP  
 BLOCK 187 UNIT 33  
 DEED BOOK 6023 PAGE 742

MADE FOR  
 PATRICK CRONINE  
 211 BAEDER ROAD  
 JENKINTOWN, PA 19108  
 28 OCTOBER, 2008



Lot Area  
 823 sqm  
 199,217 sq ft