

**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:  
 CODY LUBISKY  
 295 WYNDMOOR CIRCLE  
 HUNTINGDON VALLEY, PA 19006

2. Name and address of the applicant: Phone number:  
 CODY LUBISKY  
 295 WYNDMOOR CIRCLE  
 HUNTINGDON VALLEY, PA 19006

3. Name and address of the attorney: Phone number:

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 295 WYNDMOOR CIRCLE

Present use RESIDENTIAL

Proposed improvement GARAGE/POOL HOUSE, POOL, SLATE WALKS/PATIO, DECK & PORCH

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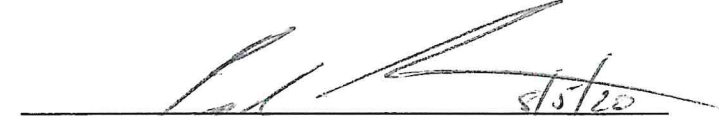
- 6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:
  - 1. TO PERMIT THE DECK TO BE 3.29' FROM THE SIDE PROPERTY LINE.
  - 2. TO PERMIT THE GARAGE/POOL HOUSE TO BE LOCATED 2.84 ' FROM THE SIDE PROPERTY LINE.
  - 3. TO PERMIT THE POOL TO BE LOCATED 4.97' FROM THE EX. DWELLING, 5.05' FROM THE GARAGE/POOL HOUSE & 1.4' FROM THE DECK.
  - 4. TO PERMIT THE GARAGE/POOL HOUSE TO BE LOCATED 2.84 ' FROM THE SIDE PROPERTY LINE. AND 5.05' FROM THE POOLS EDGE.
- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:
 

SECTIONS: 1704.A; 2103.A.A-22.3; 2103.A.A-24.3; & 2103.A.A-24.12
- 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 LOT BEING OF IRREGULAR SHAPE AND A CORNER LOT. THE VARIANCES BEING REQUESTED ARE NEEDED DUE TO POOL, DECK AND CABANA WHICH WERE BUILT WITHOUT PERMITS. THERE WAS NO MALICE IN THE ACTION, IT WAS DUE TO LACK OF KNOWLEDGE OF REQUIREMENTS.
- 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.

  
 Signature of Applicant

  
 Signature of Owner

Internal Validation:

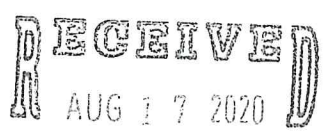
Date Received: 8/17/20

Fee Paid: \$400.00


Case: 20-12

Rec# 20203635

ch# 434



BY: .....

  
 Signature of the Zoning Officer