

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:

James Sheridan
55 Lynn Avenue
Oreland, PA 19075

Phone number:

215-740-0844

2. Name and address of the applicant:

Same as above

Phone number:

3. Name and address of the attorney:

N/A

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.

N/A

5. Description of the property:

Address/location Montco Parcel 30-00-08460-006, at intersection of Church Road and Barry Street

Present use Unimproved

Proposed improvement Single-Family Dwelling

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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 Applicant seeks only to construct a single-family dwelling upon a vacant corner lot in the R-4 Medium-High-Density Residential District, which is permitted by special exception. Relief from the set back provisions of the Ordinance otherwise applicable to one of the front yards of this corner lot is necessary in order to realize that reasonable and permitted single-family home.

- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based: 1) a Special Exception is requested pursuant to Zoning Ordinance §1908 which specifically permits construction upon the subject nonconforming (undersized) lot; and 2) a variance from Ordinance §602 is requested for one 10-foot front yard on the subject corner lot, where the Ordinance permits a 15-foot front yard.

- 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 Applicant is entitled to the requested minimum relief from the Ordinance necessary to realize a reasonable use (single-family dwelling) upon the single non-conforming lot held in single and separate ownership. All applicable requirements of the Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code are satisfied.

- 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 of which the Applicant is aware

- 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.

Eight (8) copies of the proposed Site Plan are attached.

James Shuler

Signature of Applicant

Internal Validation:



Date Received:

Fee Paid: \$400.00

BY:

Case: 20-15

[Signature]

Signature of the Zoning Officer

Rec # 20204164
ck # 3443