

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. **Included for reference, application is for signage only.**
- ✓ 3. The plot plan must include the zoning district, zoning district requirements and what is proposed. The requested relief is required to be highlighted. **Plot included, but see attached chart for summary of signage relief.**
- ✓ 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. **Included, but N/A.**
- ✓ 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. **Included, but N/A.**
- ✓ 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. **N/A**
- ✓ 7. The site plan should include a site area map @ a 500/1 scale. **Included at reduced 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

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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:**
Abington Terrace, LP
c/o BET Investments, Inc.
200 Dryden Road, Suite 2000
Dresher, PA 19025
215-938-7300 x 124

2. **Name and address of the applicant:** **Phone number:**
Same as Owner, Attn: Peter J. Clelland, VP of Development

3. **Name and address of the attorney:** **Phone number:**
Fox, Rothschild, LLP
2700 Kelly Road, Suite 300
Warrington, PA 18976
215-918-3636

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 1080 Susquehanna Road (CHOP) and 1073 Old York Road (YMCA)

Present use Specialty Medical (CHOP) and Daycare (YMCA)

Proposed improvement Building Signs and Monument Signs

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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:

See attached summary chart. Relief from various sections of the signage code to allow building signage and monument signage of size, type and illumination consistent with properties in the surrounding area for the safety and convenience of the public to identify the location of businesses and their associated driveways and building entrances.

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

Section 2208.2.A.1, Figure 22.11 and Section 2208.2.A.2

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.

Property was subdivided into two (2) lots, but operates as an integrated development, thus individual uses should allow signage as such. Street facade for motorists and parking lot facade for visitors are not the same facade requiring multiple building signs. Sign heights relate to the proposed building architecture and internal illumination is consistent with prior signage on the property before redevelopment.

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.

N/A

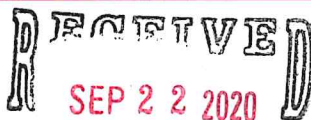
10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.

N/A

Signature of Applicant

Signature of Owner

Internal Validation:



Date Received:

Fee Paid: \$1,500.00

BY:

Case:

20-14

Signature of the Zoning Officer

Rec # 20204088 ck # 5074