

Dear Abington Board Member,

Thank you for allowing this introduction. Our names are Kevin and Nicole Hollenbeck. We are residents at 1908 Paper Mill Road along with our 2 young children, Connor and Diana. We moved to the Abington area in 2017 seeking a home and neighborhood which would allow our children to grow and thrive. Since then, we have fell in love with this area and cannot see living anywhere else. Over this time, our son has begun to attend Rydal Elementary and our family has become increasingly active with the local Action Karate in Huntingdon Valley. We are proud to call this area our home.

Since moving to the area, Nicole's parents have retired and have the desire to spend more time with their grandchildren. Additionally, with their increased age and health, they require assistance in events which extend beyond daily routine activities. It is for this reason that we are requesting approval for a special exception to zoning for and additional dwelling unit in order to allow us to construct an in-law suite onto our home.

Initially, we looked into having our parent purchase a home nearby, but this did not yield the family connectiveness any of us sought. Afterwards we investigated the creation of a separate building on our property. Unfortunately, a series of zoning restrictions including overall height limitations and lot coverage proved this option to not be feasible. And as a result, we arrived at the current requested approach of demolishing our existing 2-car garage and constructing a new garage and in-law suite facing the side of our property towards Paper Mill Road. This approach would allow the overall constructed layout to remain within all property setbacks and would actually reduce our overall impervious coverage on site. As architects, we appreciate the value which is brought to a neighborhood by respecting and responding to the architectural fabric that was there before you. And it is for this reason that we wish to maintain the overall farmstead style of our home by linking the materials used on the addition with those used on the dormers and accent trim found throughout the existing design. This would maintain the overall style of the house while retaining cohesiveness between new and old. Additionally, all windows are planned for replacement to achieve a cohesive visual appearance. We feel that these material choices respect and respond to the local architectural fabric as many of our neighbors also have 2 material houses utilizing masonry and siding.

It is our hope that through the addition of this in-law suite, the home and neighborhood we love will continue to be our home, and that of our parents, for decades to come.

We thank you for your consideration and look forward to the opportunity to answer questions and address any concerns.

Sincerely,

Kevin and Nicole Hollenbeck