

ABINGTON TOWNSHIP

NOVEMBER 21, 2023



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A

November 21, 2023

7:00 PM

In Person Information:

Location: 1176 Old York Road, Abington, PA 19001, Board Room, 2nd Floor

Webinar Information:

Please note: Public comments by Zoom will be accepted at the conclusion of each hearing. Any party to an application must appear in person.

Join by computer, tablet, or application: <https://us06web.zoom.us/j/84867582981>

Join by telephone: 1-929-436-2866 and entering the meeting ID number 848-6758-2981 when prompted.

Meeting ID: 848-6758-2981

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Laura Hanes, Zoning Hearing Board Chairperson

Steven Kline, Zoning Hearing Board Vice-Chair

Michael O'Connor, Zoning Hearing Board Secretary

Barbara Wertheimer, Zoning Hearing Board Member

Kate Schoener, Zoning Hearing Board Member

Joseph Kuhls Esq., Zoning Hearing Board Solicitor

ORDER & OPINION

- a. **23-18: Subhas Mazumdar - 1196 Easton Road**
- b. **23-31 Erminia and James Dennis- 449 Osceola Avenue**
- c. **23-38: Gregory and Annette Baltz - 1259 Cox Road**
- d. **23-39: Matthew Trickel and Katherine Bilbee - 1822 Rockwell Road**

- e. **23-40: Adi Kronfeld - 46 Moredon Road**
- f. **23-41: Kristen Holzhauer - 1820 Lukens Avenue**
- g. **23-42: Nicole Swaayze McCall and Swaayze Properties, LLC. - 1209 Lenox Road**
- h. **23-43: James McClinton - 2328 Tague Avenue**
- i. **23-44: Alexis Kidd - 2407 Patane Avenue**
- j. **23-45: Meg Spicer - 2952 Anzac Avenue**

CONTINUED APPLICATION

- a. **23-30: Patricia and James Spurrier** request a Variance from Abington Township Zoning Ordinance §1906: Expansion of a Nonconforming Use to permit the construction of an Addition exceeding 25% of existing building coverage upon real property identified as 172 N. Keswick Avenue, within the R-4 Medium-High-Density Residential Zoning District, Ward #12.
- b. **23-36: Jenkintown Road Storage, LLC** requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1891 Jenkintown Road, within the AO Apartment-Office Zoning District, Ward #12:
 - a Variance from Section 2103.C: Retail and Service Uses – Abington Comprehensive Use Matrix for Use C-3 Automotive Service to be permitted.
 - A Variance from Section 702: Dimensional Requirements - Figure 7.5 lot size, lot width, lot frontage, and yard requirements;
 - A Special Exception pursuant to Section 1908: Expansion of or Construction on a Nonconforming Lot to allow the construction of a new structure; and
 - A Variance from Section 1407.3: Uses Prohibited in the Floodplain Conservation District, to allow construction of a structure, driveway, fill, clearing and required yard area in the 100-year floodplain.

PUBLIC HEARINGS ON NEW APPLICATIONS

- a. **23-46: Nazar Khokhlov** requests the following relief from and pursuant to the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1857 Watson Rd, within the R-3 – Medium-Density Residential Zoning District, Ward #10:
 1. a Variance from Ordinance §502 Figure 5.1 Dimensional Requirements to permit proposed Impervious Surface greater than the Maximum Allowed;
 2. a Variance from Ordinance §502 Figure 5.1 Dimensional Requirements to permit proposed Minimum Green Area less than the Minimum Allowed; and
 3. a Variance from Ordinance §2013.A Use A-22.5 to allow a Residential Accessory Structure greater than 250 sq. ft to be built within the required setbacks.

- b. **23-47: Christine Morrison** requests a Variance from Abington Township Zoning Ordinance §2103.A Use A-13.2 to allow a fence to be built higher than 4ft within the Front Yard required Setback of real property identified as 3022 Mt. Carmel Ave, within the MS-H The Main Street-High Density/Intensity Zoning District, Ward #6.

- c. **23-48: Elizabeth Goetz-Spitko** requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot, for an addition to be constructed at real property identified as 1131 Delene Rd, within the R-1 Low-Density Residential Zoning District, Ward #2.

- d. **23-49: Julia Waite and Ian Waite** request a Variance from Abington Township Zoning Ordinance §2103.A Use A-22.4 to allow a rear addition to be built within 10 ft of a Residential Accessory Structure upon real property identified as 1818 Old Orchard Rd, within the R-3 – Medium-Density Residential Zoning District, Ward #11.

- e. **23-50: Michelle Martino** requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1433 Reservoir Ave, within the R-4 – Medium-High-Density Residential Zoning District, Ward #14:1
 - 1. a Variance from Ordinance §1907.A.1 to allow the expansion of a structure not used as a single-family residence;
 - 2. a Variance from Ordinance §2103.A Use-A22.2 to allow the total size of detached structures to be greater than 625 sq ft; and
 - 3. a Variance from Ordinance §2103.A Use-A22.5 to allow an accessory structure greater than 250 sq. ft to be built within the required setbacks.

- f. **23-51: Rose Mary Bezjak** requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot, for an addition to be constructed at real property identified as 124 Hamel Avenue, within the R-4 – Medium-High-Density Residential Zoning District, Ward #6.

POTENTIAL DECISION(S) ON ANY PENDING ZONING HEARING BOARD APPLICATIONS AND/OR APPEALS.

ADJOURNMENT

NOTE

BOARD POLICY ON PUBLIC PARTICIPATION

For Information Purposes Only

The Township shall conduct business in accordance with the Commonwealth of Pennsylvania Laws governing the conduct of public meetings and only establish guidelines that shall govern public participation at meetings consistent with the law.

Each commenter shall:

- Direct their comments to the Presiding Officer;
- Speak from the podium or into a microphone designated by the presiding officer;
- State their name for the record;
- Either orally or in writing provide their address for the record;
- Have a maximum of three minutes to make their comments. Each commenter when speaking to a specific agenda item, is to keep their comments relative to that identified agenda item;
- Speak one time per agenda item;
- When commenting on non-agenda items, the commenter is to keep their comments related to matters of the Township of Abington, Montgomery County, Pennsylvania.
- State a question to the Presiding Officer after all commenters have spoken, and;
- Be seated after speaking or upon the request of the presiding officer;
- Not engage in debate, dialogue or discussion;
- Not disrupt the public meeting, and;
- Exercise restraint and sound judgement in avoiding the use of profane language, and the maligning of others.



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-18 - Subhas Mazumdar - 1196 Easton Road

EXECUTIVE SUMMARY:

23-18: Subhas Mazumdar requests a Special Exception pursuant to Abington Township Zoning Ordinance (the "Ordinance") §1005 to permit a C-10 – Convenience Store upon real property identified as Montgomery County Parcel #30-00-13956-009, and commonly referred to as 1196 Easton Road, within Abington Township's MS-VC – Main Street Village Center District, Ward #14. Applicant further requests a Special Exception pursuant to Ordinance §1908 to permit alterations to the existing building on a nonconforming lot; a dimensional variance from Ordinance §2103.C, Use C-32.6, to permit parking spaces within a setback of less than 30 feet from a fuel pump; and a variance from Ordinance §1007.D to permit a decorative fence without landscaping, or with minimal landscaping, as screening for parking spaces located between the existing building and street.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

23-18: Subhas Mazumdar - 1196 Easton Road

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 plan may not be more than one (1) year old.

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: **Shobha Puri** Phone number: **(267) 632 7593**

2. Name and address of the applicant: **Subhas Mazumdar** Phone number: **(302) 897 2501**

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.

5. Description of the property:

Address/location 1198 Easton Road, Roselyn

Present use Auto service station

Proposed improvement Convenience Store Accessory. No Change to the Foot Print

*Rec'd 4-21-2023
CK # 756
\$ 1,000*

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:
Existing Use of the Building is Service Station (C-32). Owner is proposing a Convenience Store (C-10). Convenience store in this MS-VC- main Street Village Center Zoning District is permitted only by Special Exception.
Owner is asking for an approval on this Special Exception

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:
Proposed Accessory Use Convenience store (C-10) under the Special Exception

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.
This site is been an eye sour to the people living there for long time. This improvement will make this intersection more pleasant to the people passing by.

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: 04/25/2023

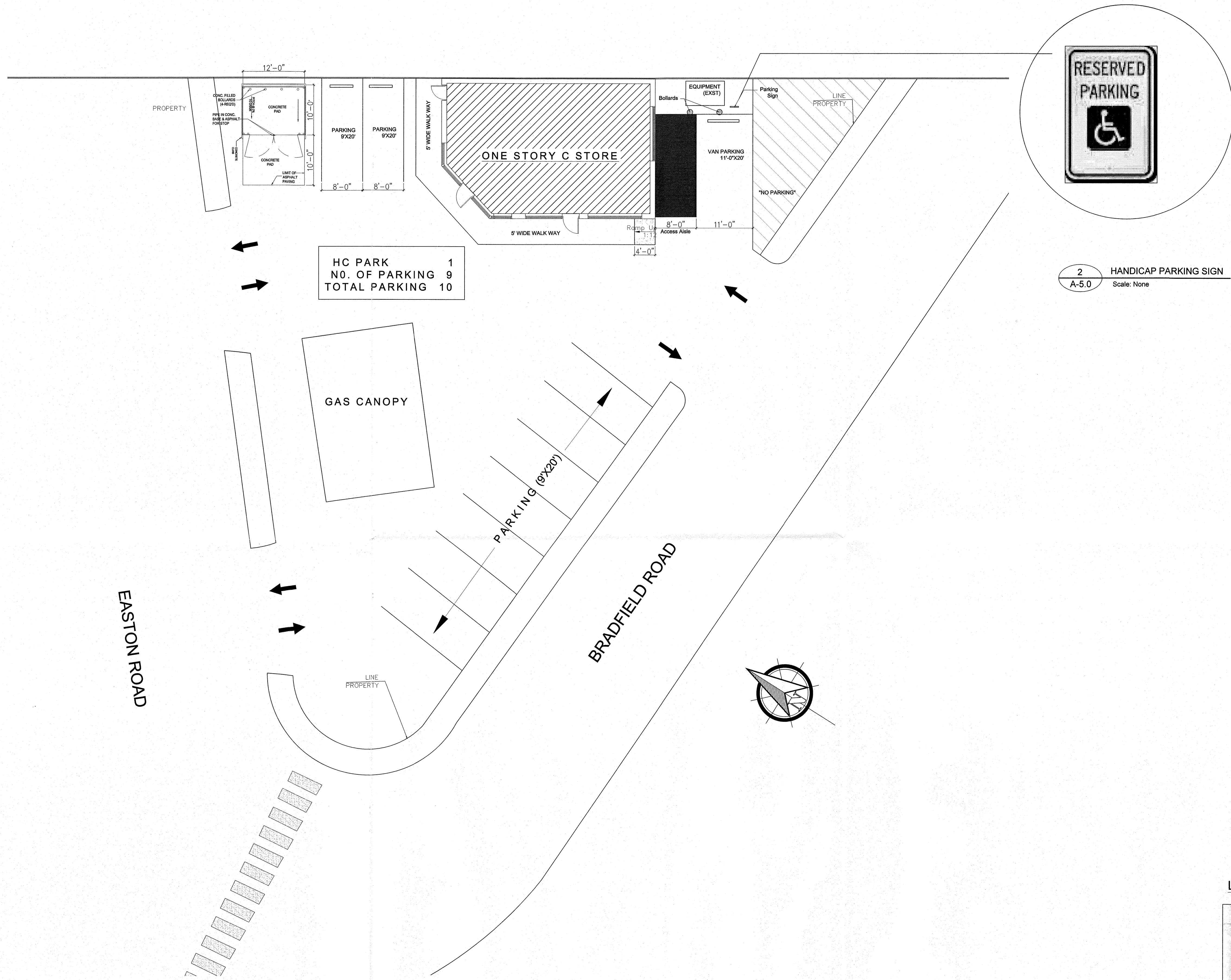
Fee Paid: \$1,000.00, Ck \$756

Case: 23-18

Signature of the Zoning Officer

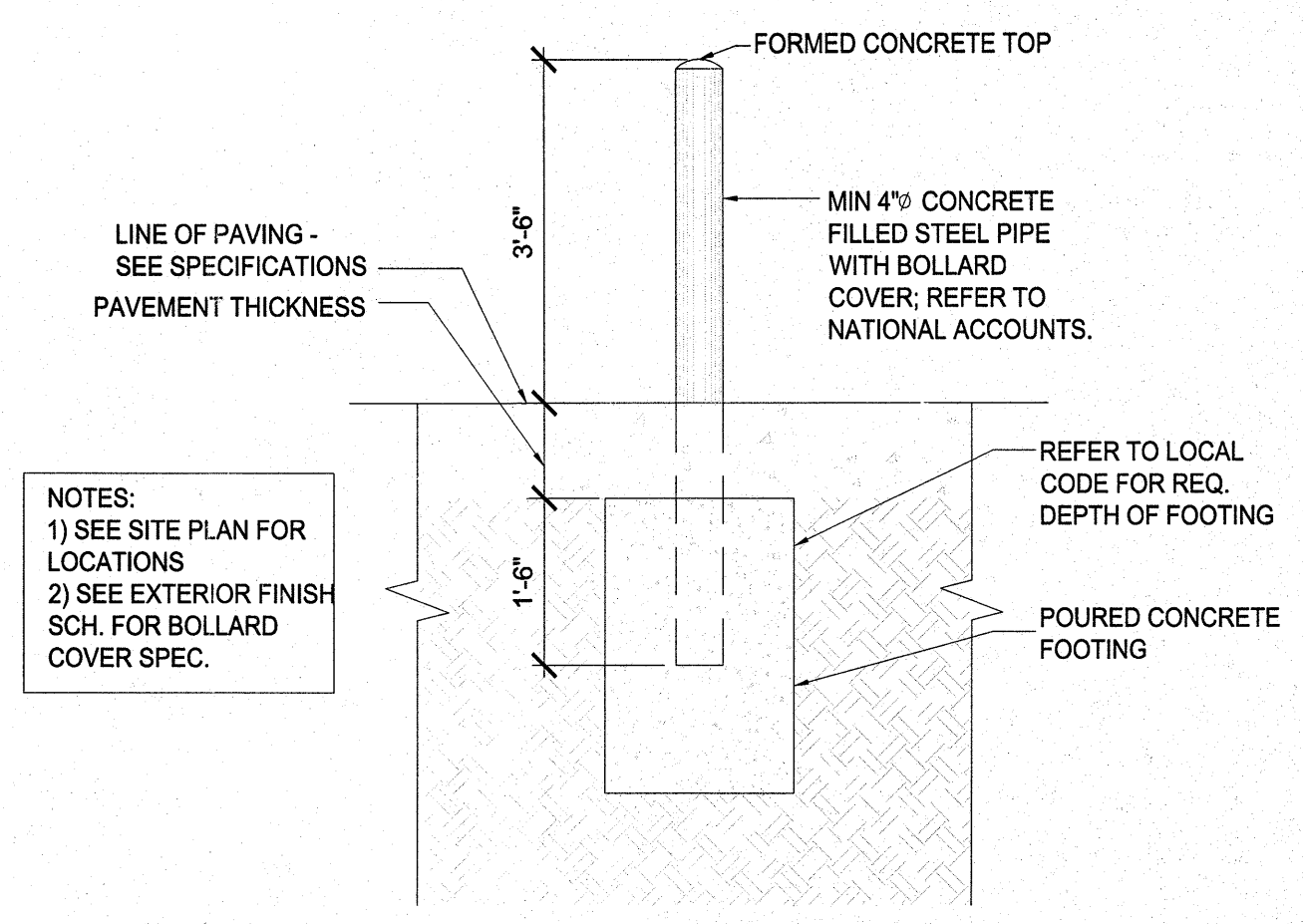
REVISIONS:

▲	Issued For Permit: 08.20.22
▲	Rev Per Comments - 01.23.2023
▲	Submitted to Zoning Hearing - 04.11.23
▲	
▲	

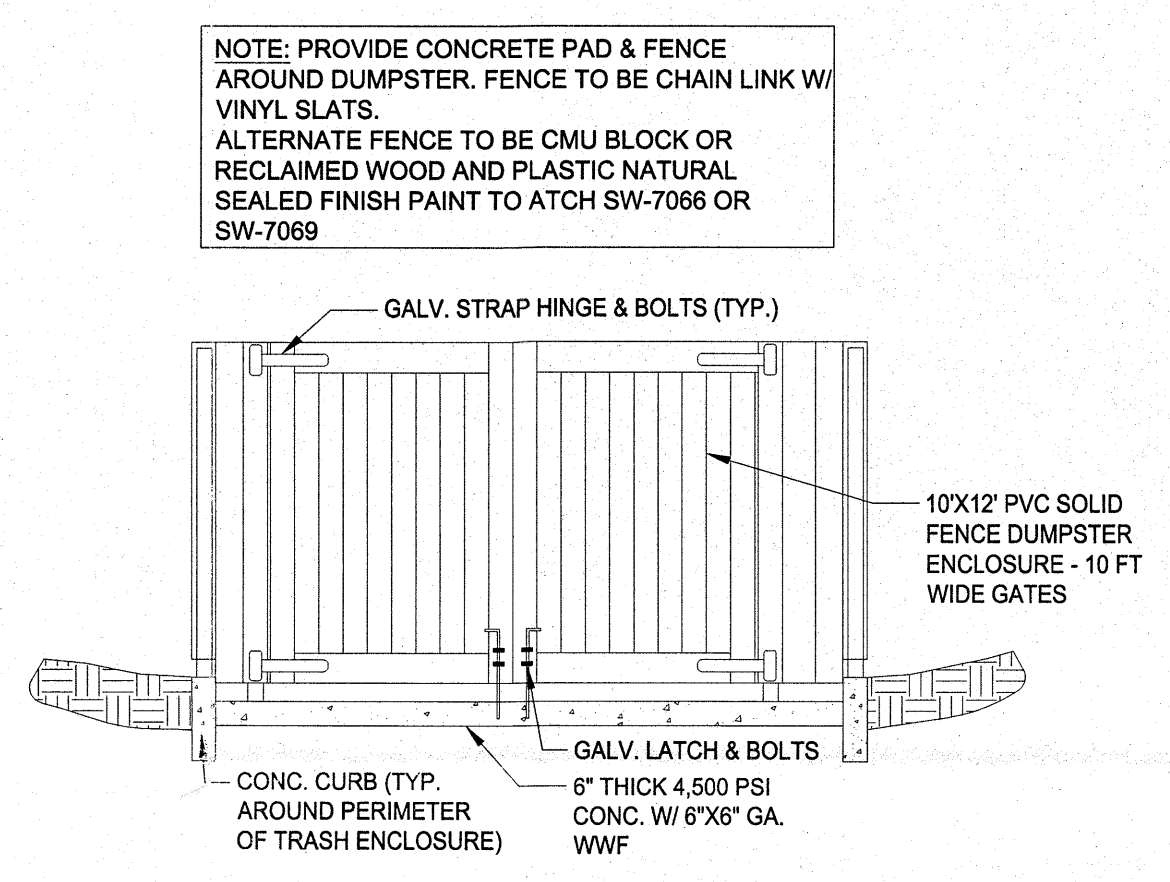


HC PARK 1
NO. OF PARKING 9
TOTAL PARKING 10

2
A-5.0
HANDICAP PARKING SIGN
Scale: None



3
A-5.0
BOLLARD DETAIL
Scale: 1/4" = 1'-0"



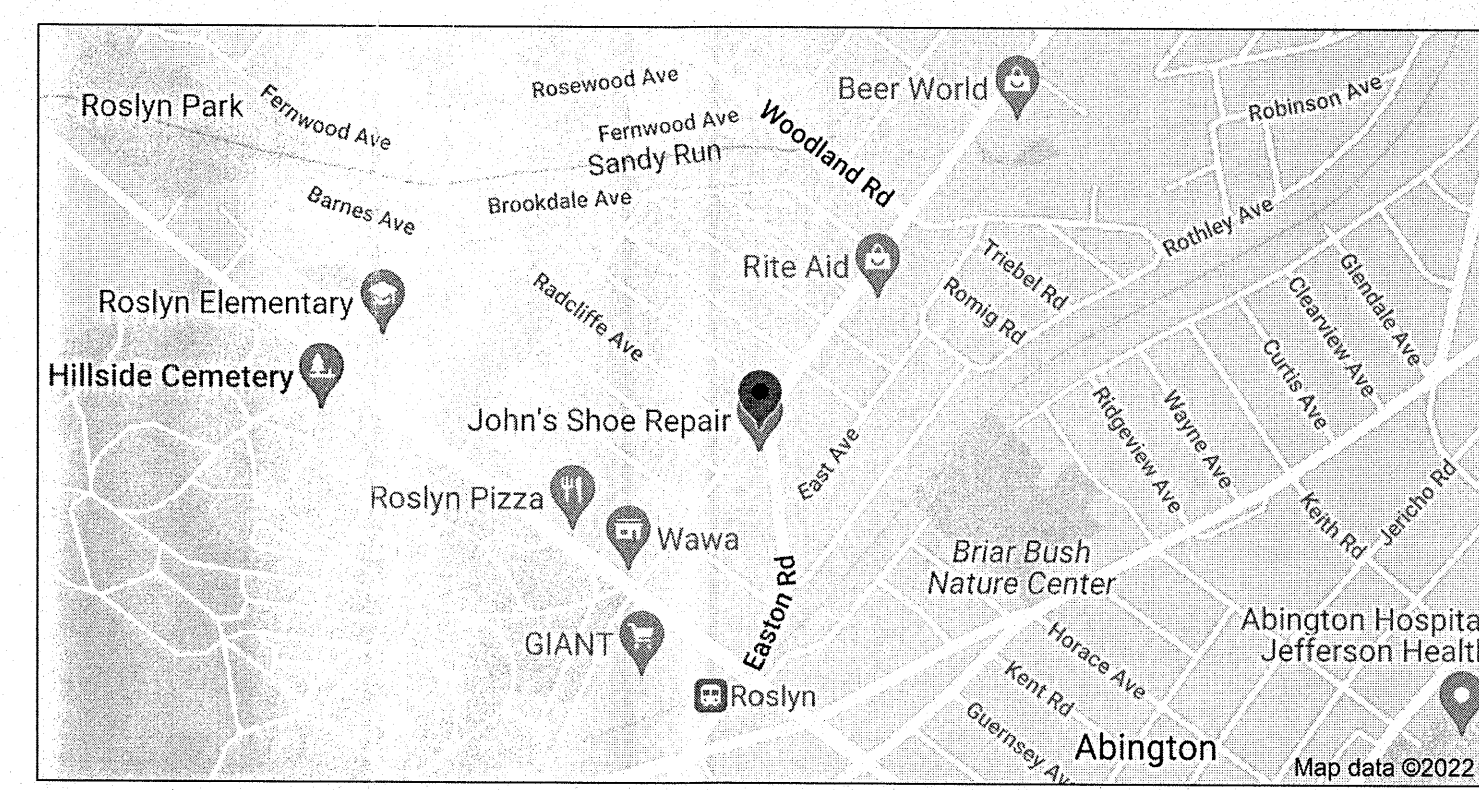
B
TRASH ENCLOSURE ELEVATION

4
A-5.0
TRASH ENCLOSURE
Scale: 1/4" = 1'-0"

Zoning Data :

LOT SIZE	: 0.181 ACRE
COUNTY	: MONTGOMERY
PARCEL ID	: 30-00-13956-009
LANDUSE	: SERVICE STATION (EXISTING)
ZONED	: MS-VC MAIN STREET VILLAGE CENTER ZONING DISTRICT

LOCATION MAP



1
A-5.0
SITE PLAN
Scale: 1"=10'-0"



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-31 Erminia and James Dennis

EXECUTIVE SUMMARY:

23-31: Erminia and James Dennis request a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot for a shed to be constructed at the real property identified as 449 Osceola Avenue, within the R-4 Medium-High-Density Residential Zoning District, Ward #3.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

23-31 Erminia and James Dennis- 449 Osceola Avenue

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 digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared 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 plan may not be more than one (1) year old.

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:
 ERMINIA + JAMES DENNIS 215 880-0205
 449 Osceola Ave, Elkins Park, Pa 19027

2. Name and address of the applicant: Phone number:
 ERMINIA + JAMES DENNIS 215 880-0205
 449 Osceola Ave, Elkins Park, Pa 19027

3. Name and address of the attorney: Phone number:
 N/A

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.

Rec'd 8-8-2023
 ck# 179
 \$200.-

5. Description of the property:
 Address/location 449 Osceola Ave, Elkins Park, Pa 19027
 Present use Single Family Residence
 Proposed improvement Sited

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:

I only want to put up a shed (10x12), to replace the one that was there for over 30 yrs.

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

*Per 601 Permitted uses
Per 602 Dimensional 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 shed that was there was bigger than the one I am trying to get permit for, also this newer one is of a better, durable material

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.

Clara Dennis

Signature of Applicant

Clara Dennis James Dennis

Signature of Owner

Internal Validation: *Special Exception to Section 1908 Expansion of or Construction on a Nonconforming lot - Required 7,500 sq ft min 1-4, lot size is 7,105 sq ft*

Date Received: *8/18/23*

Fee Paid: *200*

Case: *23-31*

[Signature]

Signature of the Zoning Officer



Cost
50 x 143

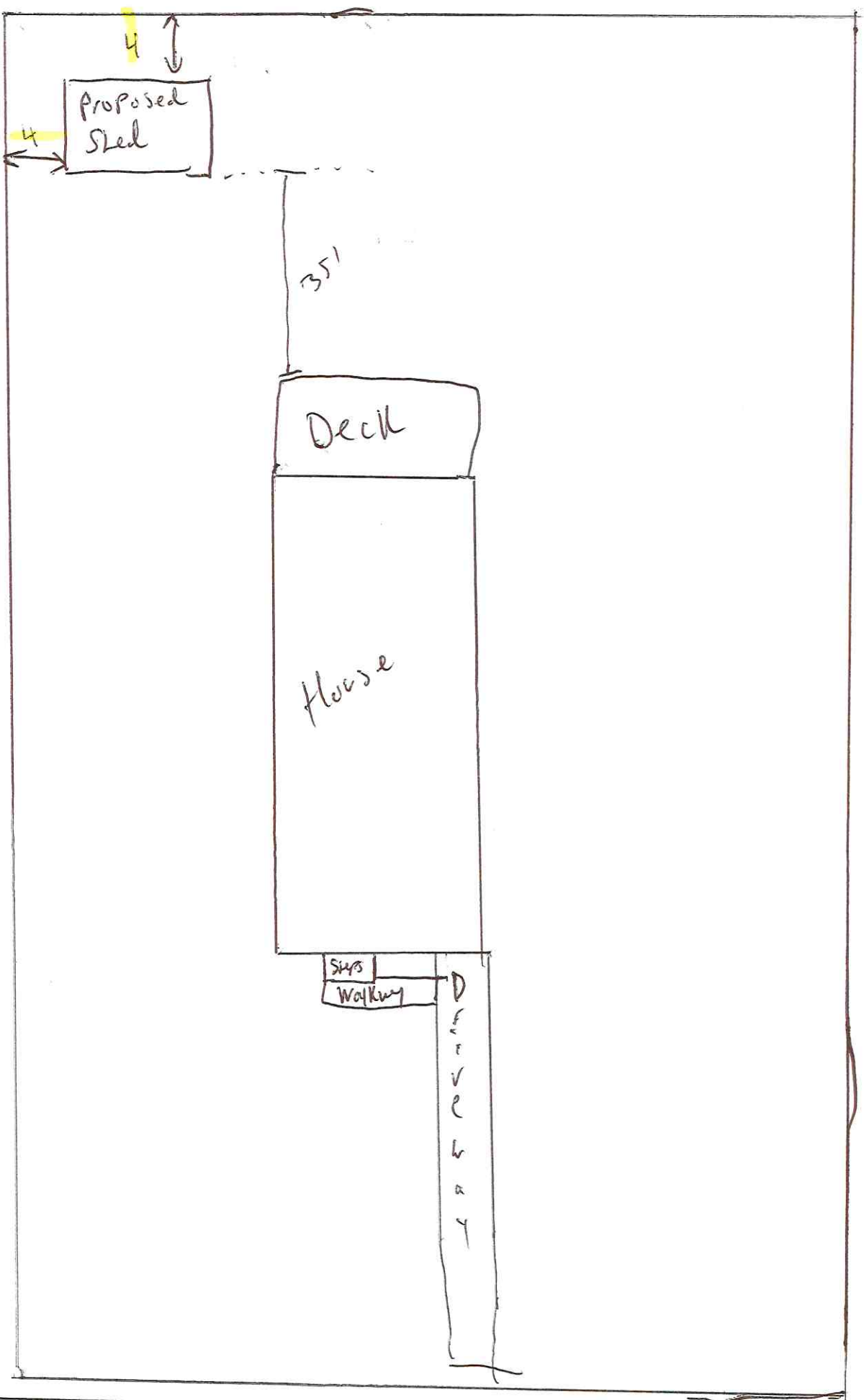
Proposed Shed
12 x 10

Deck =
24 x 12

House
51 x 35

Steps & walkway
3 x 3
+ 9 x 3

Driveway
12 x 24



Osceola Avenue



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

AGENDA ITEM NUMBER

DATE

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-38 - Gregory and Annette Baltz

EXECUTIVE SUMMARY:

23-38: Gregory and Annette Baltz, requests the following relief from and pursuant to the Abington Township Zoning Ordinance (the "Ordinance") relative to real property identified as 1259 Cox Rd, within the R-1 – Low-Density Residential Zoning District, Ward #1:

- a Variance from Ordinance §302 to allow a screen porch to be erected within the required 20 ft side setback; and
- a Special Exception pursuant to Abington Township Zoning Ordinance 1908: Expansion of or Construction on a Nonconforming Lot.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

23-38: Gregory and Annette Baltz - 1259 Cox Road

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 digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared 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 plan may not be more than one (1) year old.

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: 202-421-7075
 GREGORY A. BALTZ and JOY ANNETTE BALTZ
 1259 COX ROAD
 RYDAL, PA 19046 gabaltz@gmail.com

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

3. Name and address of the attorney: Phone number:
 N/A

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.

Rec'd 9-5-2023
 CK# 126
 \$ 400.-

5. Description of the property:
 Address/location 1259 COX ROAD
 Present use RESIDENTIAL HOUSE
 Proposed improvement REPLACEMENT OF EXISTING PATIO and CONSTRUCTION OF A SCREEN PORCH

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:

A variance from Ordinance § 302, Figure 3.01 to permit an attached screen porch addition to the existing dwelling that is located within the side yard setback at 18ft when a 20ft side yard setbacks is required

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

§ 2001

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 granting of the variance will not overcrowd the land or impair the supply of light and air to the adjacent property. The variance will significantly improve the utility and flow of the proposed screen porch

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: Variance 302 - Build w/in setback
Special Excep 1908 Non Conformance Lot

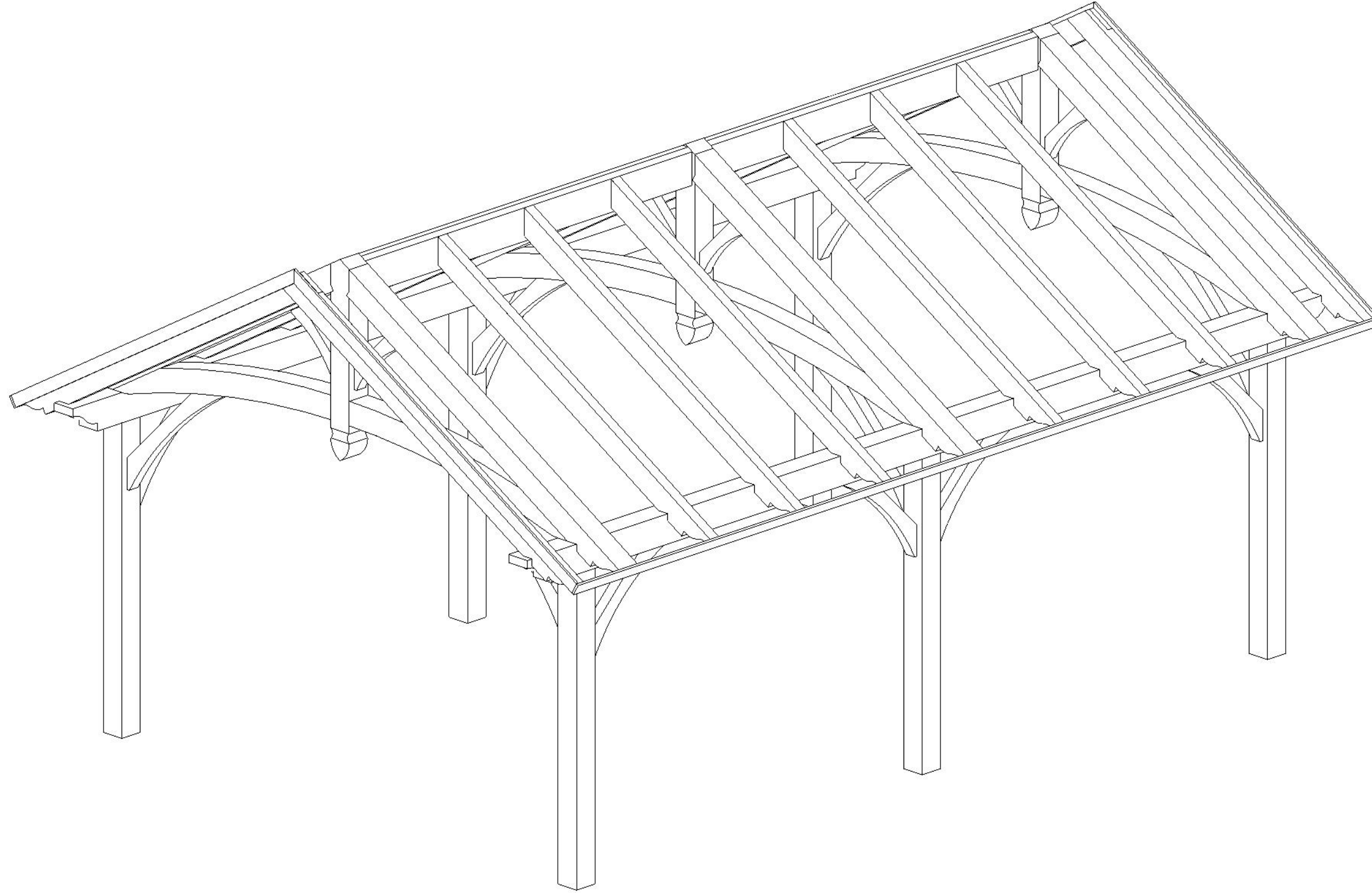
Date Received: 8/22/23

Fee Paid: 400

Case: 23-38

Signature of the Zoning Officer

Timber Specs: #1&better/FOHC/Green/S4S/Sanded/Douglas Fir
Roof Decking Specs: 2x8 SYP T&G
Traditional Mortise & Tenon Joinery



REVISIONS

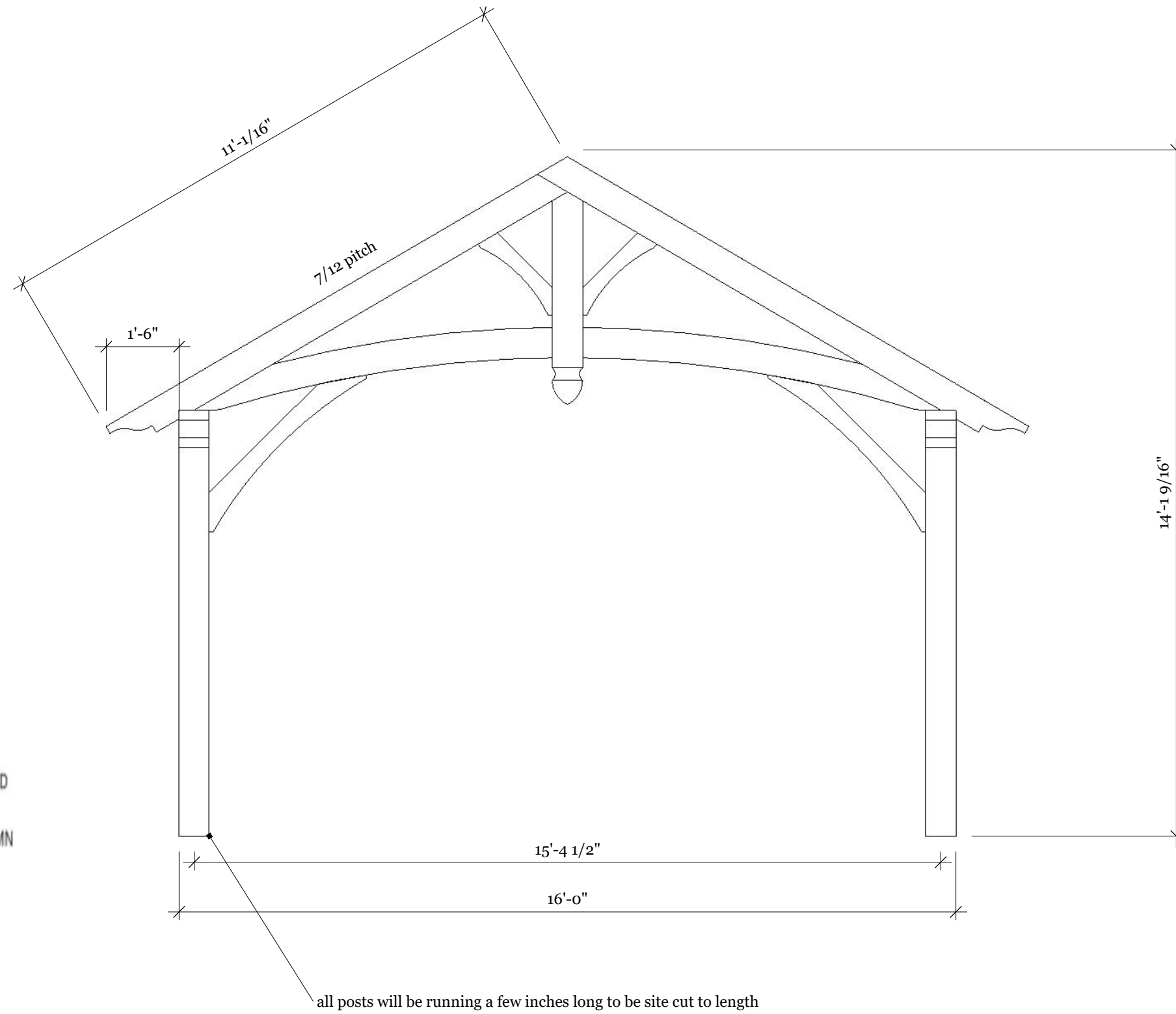
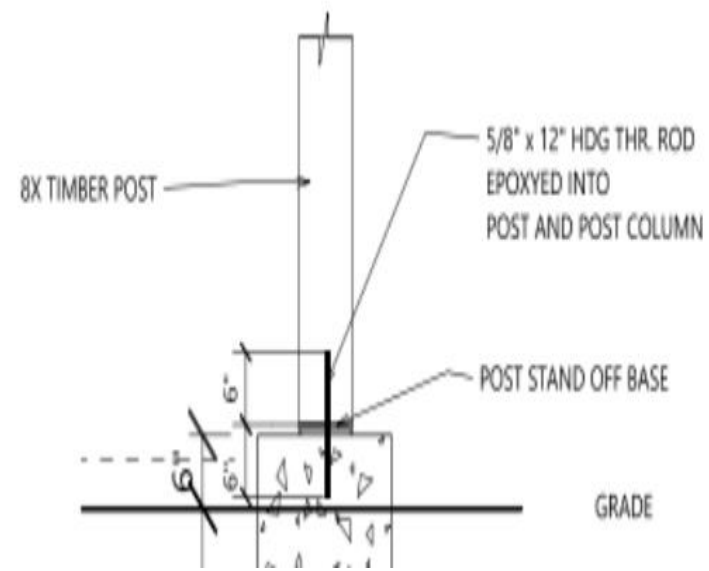
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3
4
5



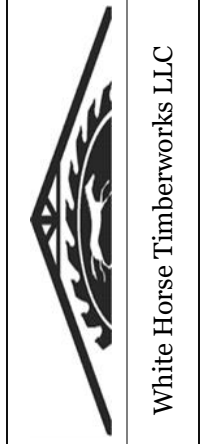
White Horse Timberworks LLC

Heritage-Baltz 16' x 24' Pavilion

A 01

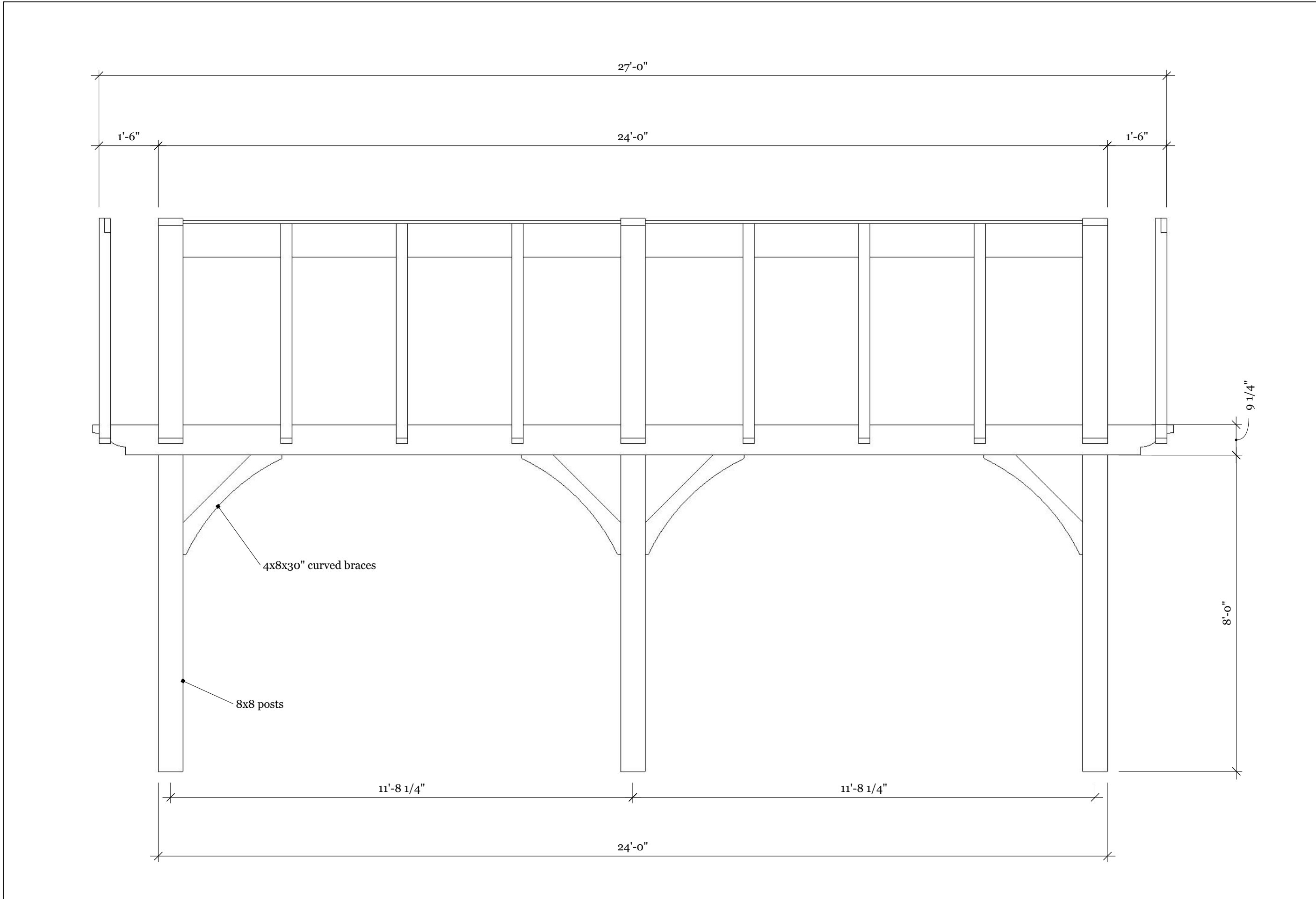


REVISIONS	
MM/DD/YY	REMARKS
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Heritage-Baltz 16' x 24' Pavilion

A 02



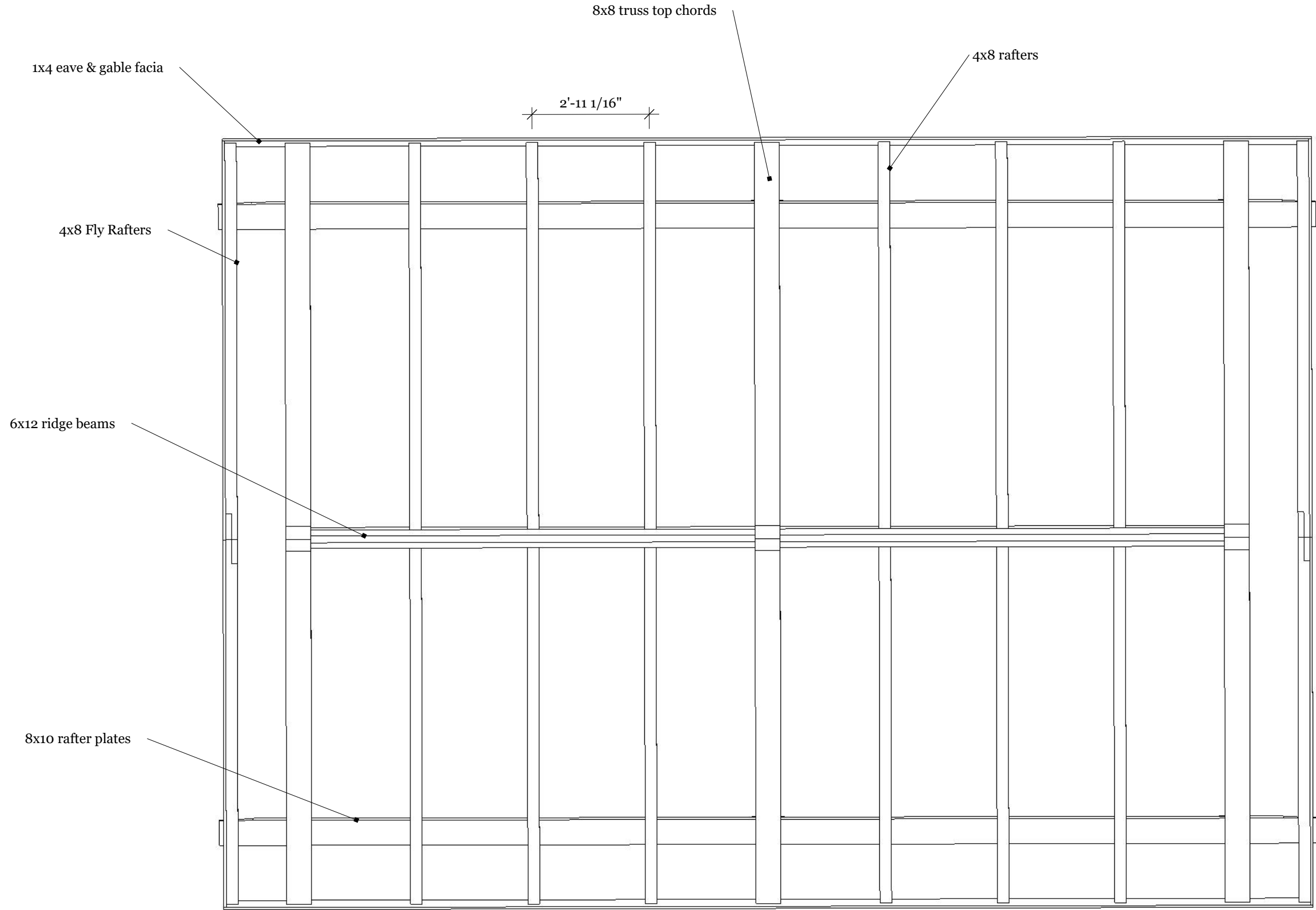
REVISIONS	
MM/DD/YY	REMARKS
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White Horse Timberworks LLC

Heritage-Baltz 16' x 24' Pavilion

A 03



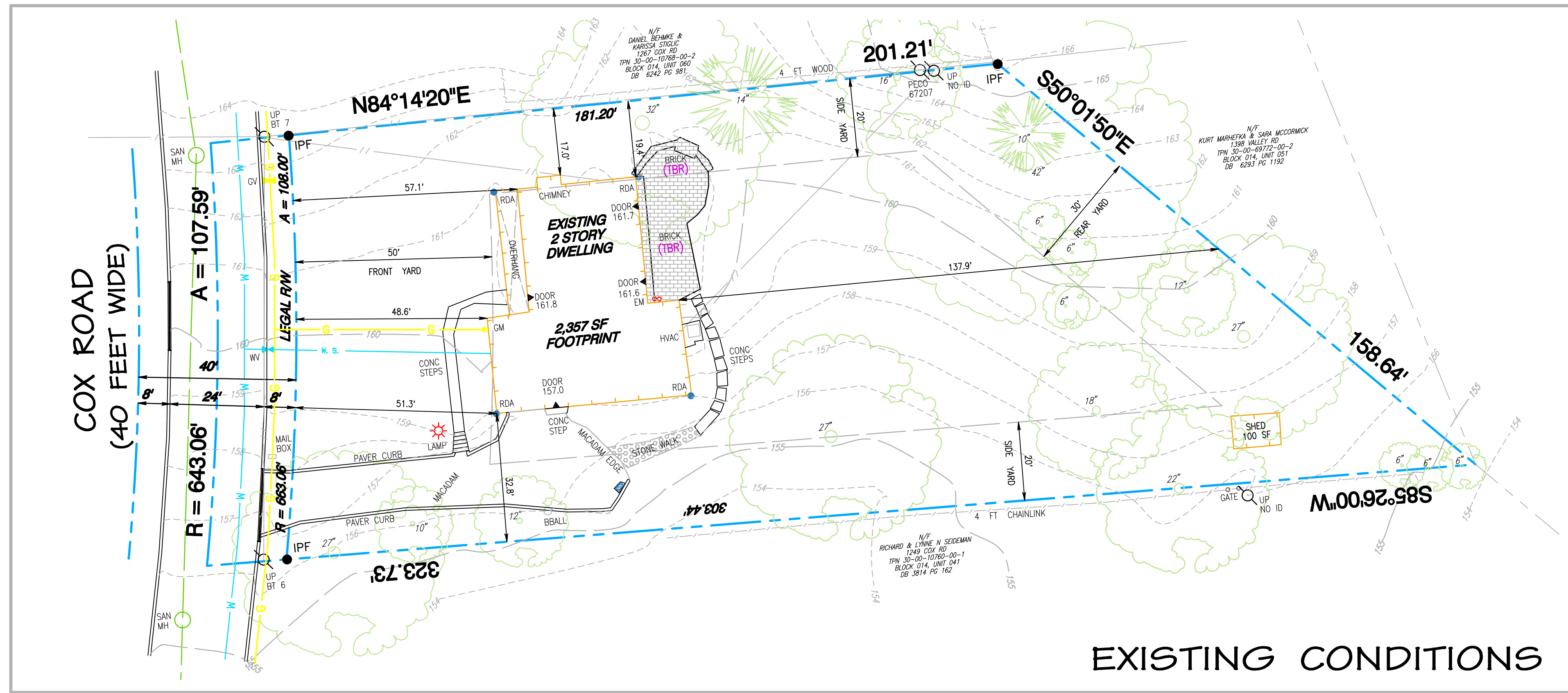
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3
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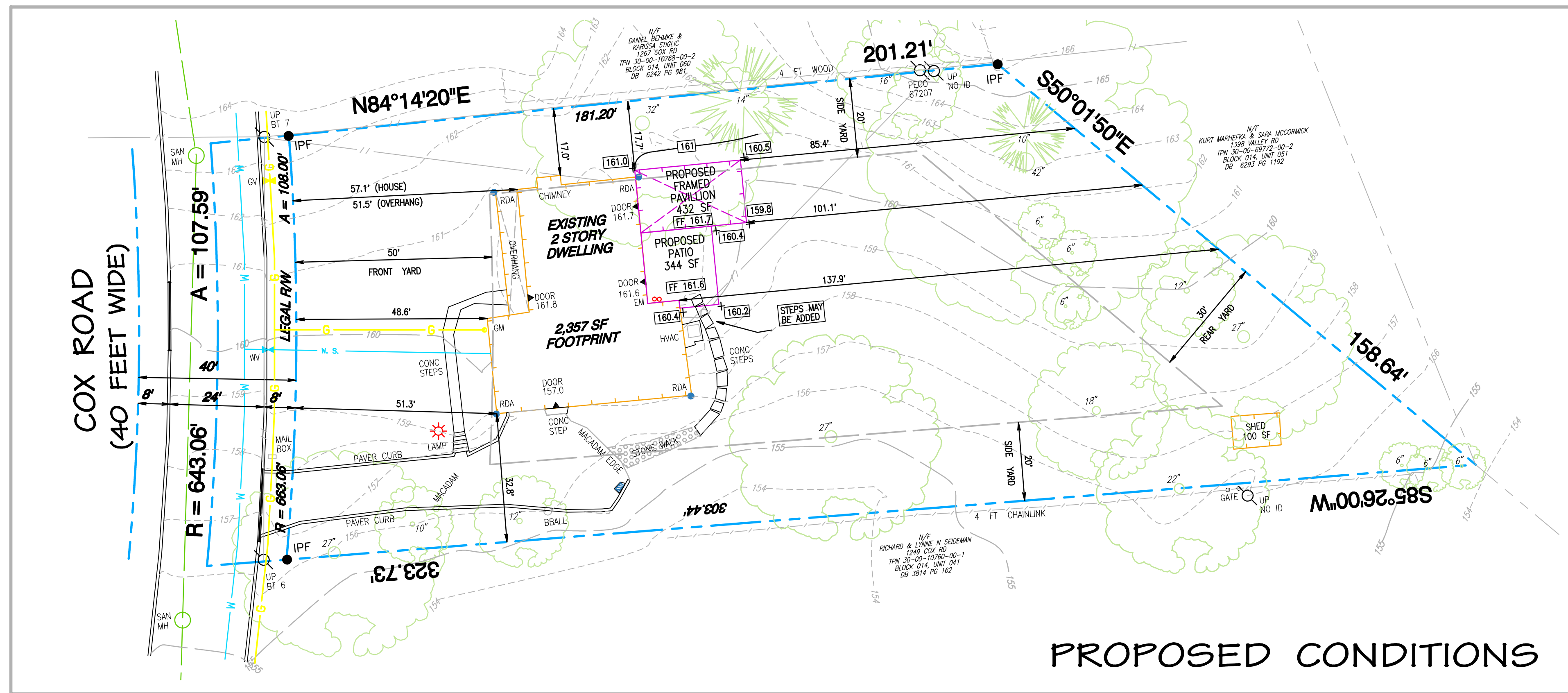
White Horse Timberworks LLC

Heritage-Baltz 16' x 24' Pavilion

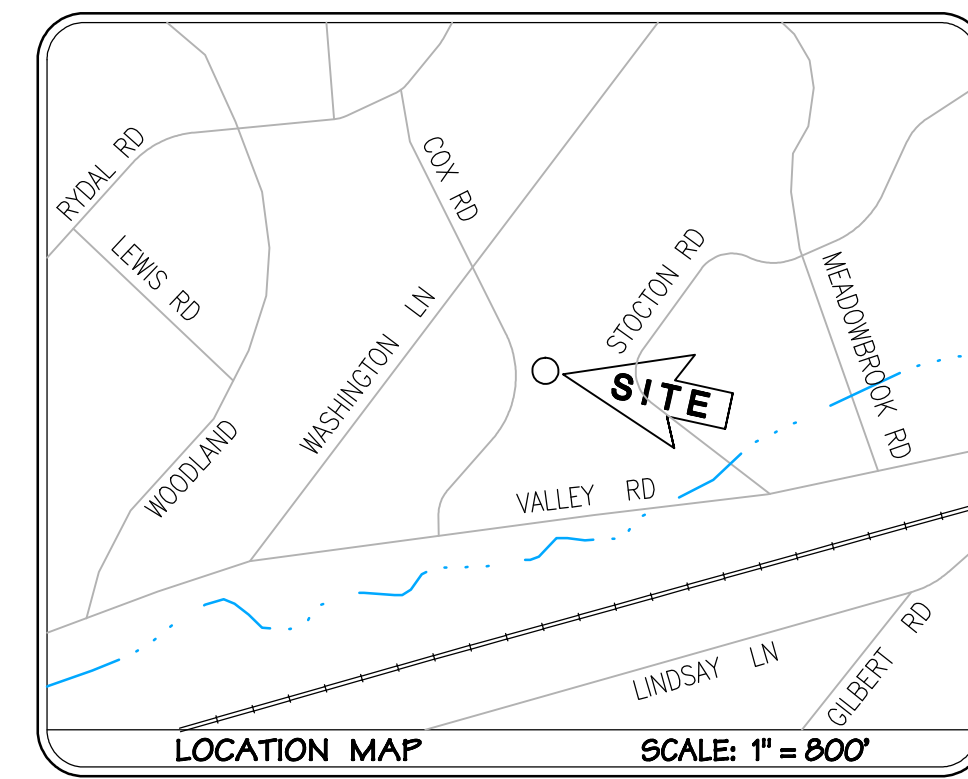
A **04**



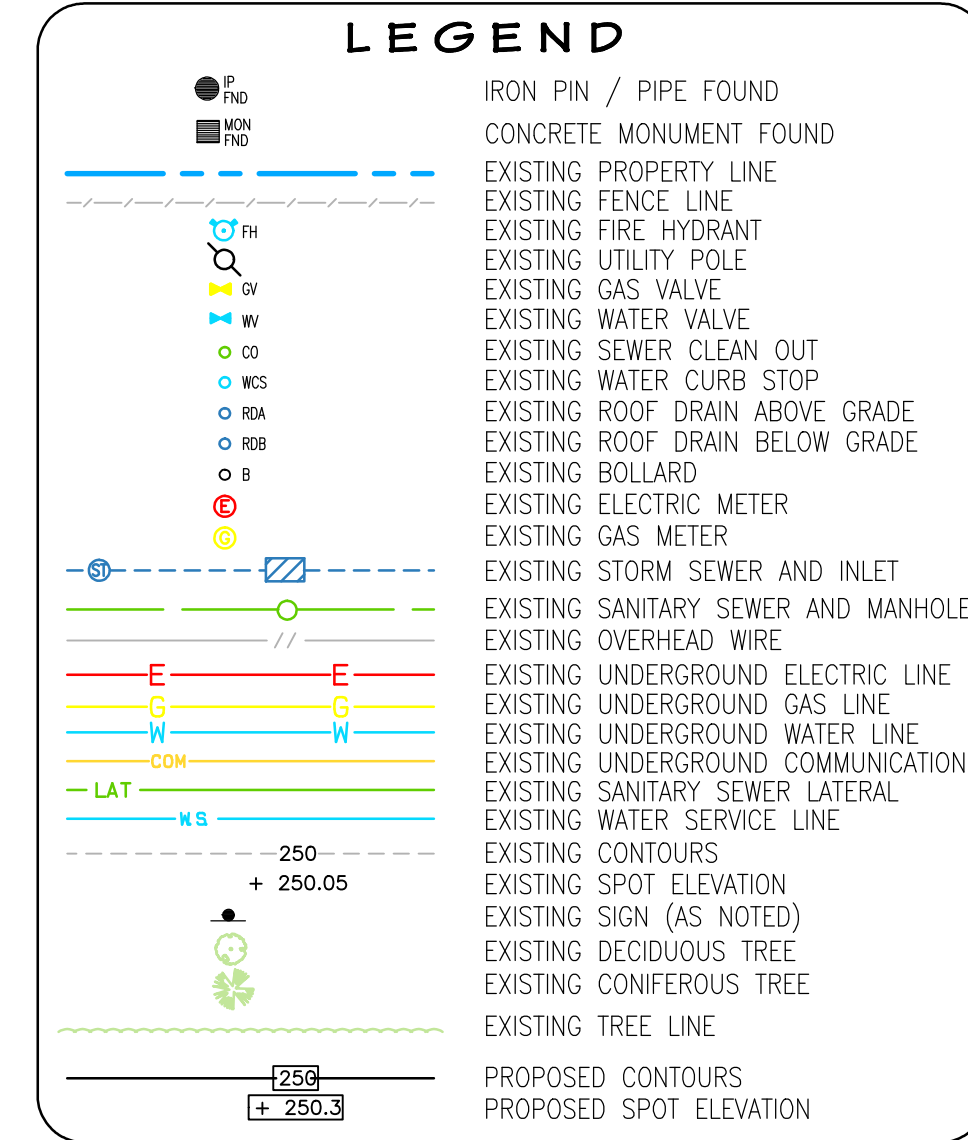
EXISTING CONDITIONS



PROPOSED CONDITIONS



LOCATION MAP SCALE: 1" = 800'



- NOTES**
- BOUNDARY INFORMATION SHOWN TAKEN FROM DEEDS OF RECORD, PLANS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PLANS AND FIELD SURVEYS PERFORMED BY MCNEILL LAND SURVEYING, LLC DURING JULY 2023.
 - IMPROVEMENTS SHOWN DERIVED FROM FIELD SURVEYS PERFORMED BY MCNEILL LAND SURVEYING, LLC DURING JULY 2023.
 - BEARING BASIS FOR THE SURVEY AS SHOWN ARE PER DEED.
 - REFERENCE PLANS:
 - A. PLOT PLAN OF PROPOSED HOUSE TO BE CONSTRUCTED ON PART OF LOT # 22 WASHINGTON LANE TRACT MADE FOR LAM AND BUCHSBAUM DATED DECEMBER 27, 1956 BY HERBERT H. METZ, INC.
 - EXISTING UNDERGROUND UTILITY LOCATIONS WERE PLOTTED FROM UTILITY COMPANY PLANS SUPPLIED TO US IN ACCORDANCE WITH PA ACT 199 (2004) OR BY PHYSICAL SURVEY LOCATIONS. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTRACTORS ARE REQUIRED BY PA ACT 199 TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION ACTIVITIES. PENNSYLVANIA ONE CALL SYSTEMS, INC., PHONE NO. 1-800-242-1776 SERIAL NO. 20232081736

UTILITY	COMCAST CABLE OF WILLOW GROVE INC	RESPONSE	CLEAR - NO FACILITIES
	COMCAST CABLE		CLEAR - NO FACILITIES
	AQUA PENNSYLVANIA INC		PLANS RECEIVED
	FRED AN EDELON COMPANY		RESPONSE - NO PRINTS AVAILABLE
	ABINGTON TOWNSHIP		CLEAR - NO FACILITIES
 - THERE ARE NO FLOODPLAIN AND FLOODWAY LIMITS ON SITE PER FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, COMMUNITY PANEL NO. 42091C04016, EFFECTIVE DATE: 3/1/2016 7:00 PM
 - PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, ETC., CONTAINED THEREIN, RECORDED OR UNRECORDED.

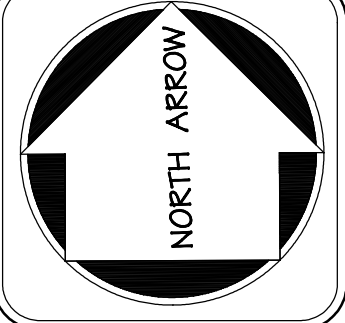
ZONE "R-1" LOW-DENSITY RESIDENTIAL

REGULATION	REQUIREMENT	EXISTING	PROPOSED
LOT AREA	43,560 SF MIN	26,442 SF *	26,442 SF *
LOT WIDTH AT B.S.B.L.	200 FT. MIN.	109 FT. *	109 FT. *
BUILDING SETBACKS			
FRONT YARD	50 FT. MIN.	48.6 FT. *	48.6 FT. *
SIDE YARD	20 FT. MIN.	19.4 FT. *	17.7 FT.
REAR YARD	30 FT. MIN.	137.9 FT.	85.4 FT.
BUILDING COVERAGE	20 % MAX.	2,457 SF or 9.3 %	2,890 SF or 10.9 %
IMPERVIOUS COVERAGE	25 % MAX.	4,750 SF or 18.0 %	4,934 SF or 18.7 %
GREEN AREA COVERAGE	75 % MIN.	21,692 SF or 82.0 %	21,508 SF or 81.3 %
BUILDING HEIGHT	35 FT. MAX.	20.3 FT.	20.3 FT.
BUILDING LENGTH	150 FT. MAX.	56.4 FT.	62.7 FT.

* DESIGNATES EXISTING NON-CONFORMING CONDITION

SITE AREA

26,442 SF or 0.6070 ACRES TO RIGHT OF WAY LINE
28,598 SF or 0.6565 ACRES TO TITLE LINE



NOTICE
THIS DRAWING AND ALL INFORMATION HEREON IS UNAUTHORIZED FOR USE, IN WHOLE OR IN PART, BY ANY PERSON OR ENTITY OTHER THAN THAT FOR WHICH IT WAS CONTRACTED OR TO WHICH IT IS OTHERWISE LEGALLY ASSIGNED. COPYRIGHT 2023 MCNEILL LAND SURVEYING, LLC. ALL RIGHTS RESERVED.

NO.	REVISION	DATE

OWNER NAME
1259 COX ROAD, RYDAL, PA 19046

TAX PARCEL NO.
30-00-10764-00-6

BLOCK & UNIT NO.
DEED BOOK 11 & PAGE NO. 5946 & 888 (2015)

SITE ADDRESS
1259 COX ROAD, RYDAL, PA 19046

McNEILL LAND SURVEYING, LLC

P.O. BOX 3074
GILBERTSVILLE, PA 19525
PHONE 610.323.8800

P.O. BOX 3771
ABINGTON, PA 19001
PHONE 215.885.9885

WWW.MCNEILLSURVEYING.COM

SCALE 1" = 200'

BUILDING PERMIT PLAN
OF
1259 COX ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PA

GREGORY J. DEFOURBALTZ
1259 COX ROAD, RYDAL, PA 19046



DATE 11 AUG 2023

DWG NO A-1943

JOB NO. 1943

SHEET NO. 1 OF 1

PENNSYLVANIA ONE CALL SYSTEM, INC.
225 IRWIN RUN ROAD
WEST MIFFLIN, PENNSYLVANIA 15122 - 1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA, CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

Contractor must comply with all provisions of "The Underground Utility Line Protection Law", PA Act 287 of 1974 as amended by Act 187 of 1996 regarding notification of utility facility owners at least three (3) days prior to any excavation work on this project. The contractor must initiate a separate investigation by calling the Pennsylvania One Call System and verify the locations of all underground facilities prior to excavation.

TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: October 3, 2023

APPLICATION: # 23-38

APPLICANT: Gregory Baltz and Annette Baltz

OWNER: Gregory Baltz and Annette Baltz

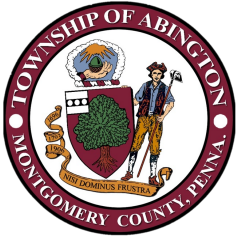
LOCATION: 1259 Cox Road, Rydal, PA 19046

DESCRIPTION: **23-38: Gregory and Annette Baltz** request the following relief from and pursuant to the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1259 Cox Rd, within the R-1 – Low-Density Residential Zoning District, Ward #1:

- 1) a Variance from Ordinance §302 to allow a screen porch to be erected within the required 20 ft side setback; and
- 2) a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot.

A public hearing will be held on **Tuesday, October 17, 2023** starting at **7:00 P.M.** at the Abington Township Municipal Building at 1176 Old York Rd, Abington PA 19001 A copy of the application and plans are on file with the Zoning Office and are available to view on our website at www.abingtonpa.gov.

POST THIS CARD SO IT IS VISIBLE FROM THE STREET



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-39 - Matthew Trickel and Katherine Bilbee

EXECUTIVE SUMMARY:

23-39: Matthew Trickel and Katherine Bilbee request the following relief from the Abington Township Zoning Ordinance (the "Ordinance") relative to real property identified as 1822 Rockwell Rd, within the R-4 – Medium-High-Density Residential Zoning District, Ward #10:

- a Variance from Ordinance §2103.A Use-A22.1 to allow a detached garage higher than 17ft and 2 stories; and
- a Variance from Ordinance §2103.A Use-A22.5 to allow a detached garage greater than 250 sq. ft to be built within the required setbacks.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

23-39: Matthew Trickel and Katherine Bilbee - 1822 Rockwell Road

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 digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared 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 plan may not be more than one (1) year old.

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:
 Matthew Trickel & Katherine Bilbee 215-990-4061
 1822 Rockwell Rd
 Abington, PA 19001

2. Name and address of the applicant: Phone number:
 Matthew Trickel & Katherine Bilbee 215-990-4061
 1822 Rockwell Rd
 Abington, PA 19001

3. Name and address of the attorney: Phone number:
 Eric Smith 215-646-6000
 400 Maryland Dr
 PO Box 7544
 Fort Washington, PA 19034

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 1822 Rockwell Rd Abington, PA 19001

Present use Residence

Proposed improvement Build a Garage

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:

We are looking to build a 784 sq ft garage with a second story, with a 4 ft side yard setback and 15 ft rear yard setback.

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

- 1. A variance from Ordinance §2103.A, Use A-22.1, to permit a detached two (2)-story accessory garage building greater than 17 feet in height when only a one (1)-story accessory building with a maximum height of 17 feet is permitted.
- 2. A variance from Ordinance §2103.A, Use A-22.5, to permit a 784 SF detached accessory garage building to exceed the maximum 250 SF size permitted.
- 3. A variance from Ordinance §2103.A, Use A-22.6, to permit the accessory garage building to be located within the side yard setback when a detached accessory building may not be erected within a required yard area.

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 is irregularly shaped and in order to build a garage in the place that makes the most sense, we need a setback variance for the rear and side yard. We are seeking a square footage variance because we need a bigger garage in order to safely store cars, a motorcycle, lawn equipment, bikes, and children's outdoor toys. The style of garage we want is the same style as our house and is 2 stories, with one half of the upper floor being open in order to have the clearance to put a car on a lift, as we are a family of motor vehicle enthusiasts.

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.

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]
Signature of Applicant

[Signature]
Signature of Owner

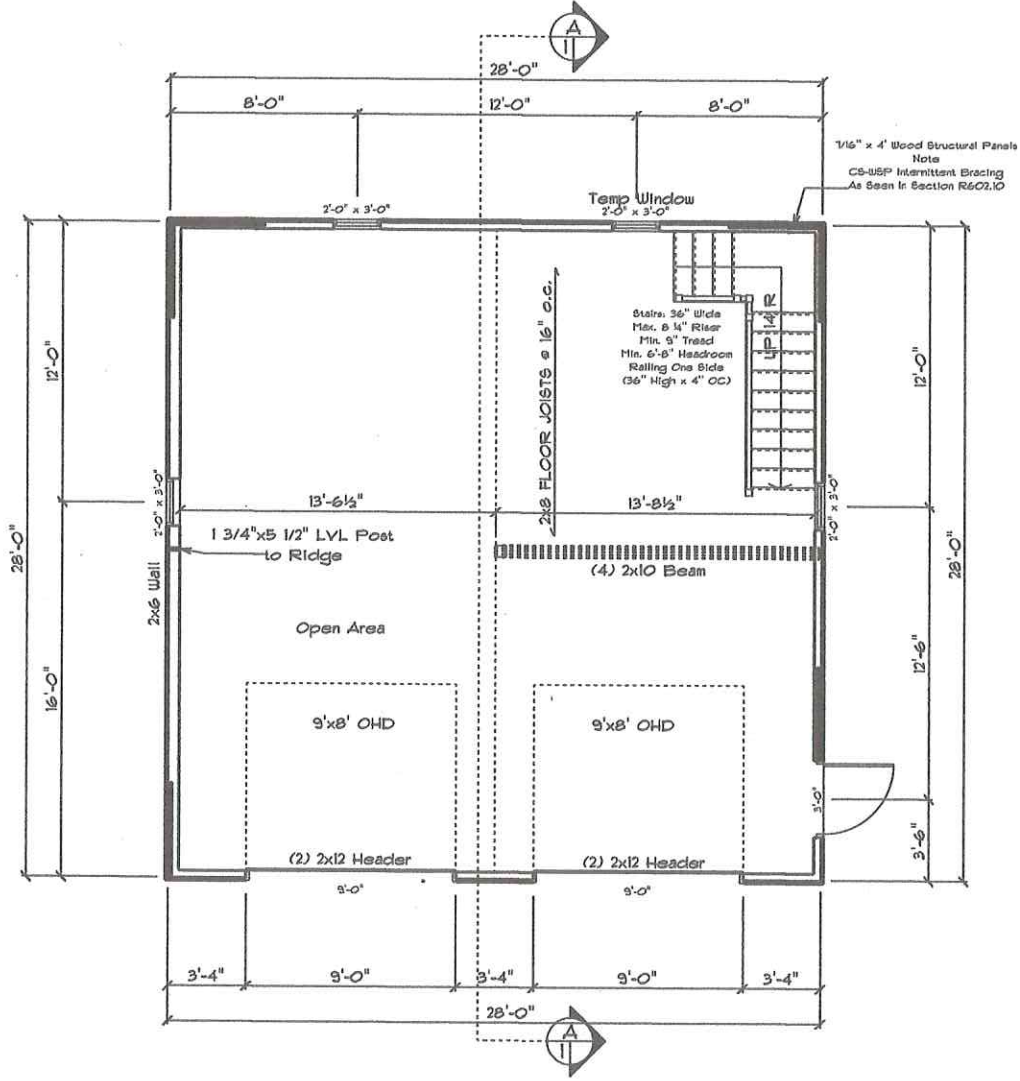
Internal Validation: 2103 vs A-22.1 71Sty 71ft - Variance
A-22.5 7250, WITHIN Setback 54x10, R 15x25

Date Received: 9/6/23

Fee Paid: 400

Case: 23-39

[Signature]
Signature of the Zoning Officer



MAIN FLOOR

SCALE: 1/8" = 1'-0"



5075 Lower Valley Rd
Atglen PA 19310

PHONE: 610-593-7700

Matthew Trickel

1822 Rockwell Road
Abington PA
19001

DRAWN BY: Dave Fisher

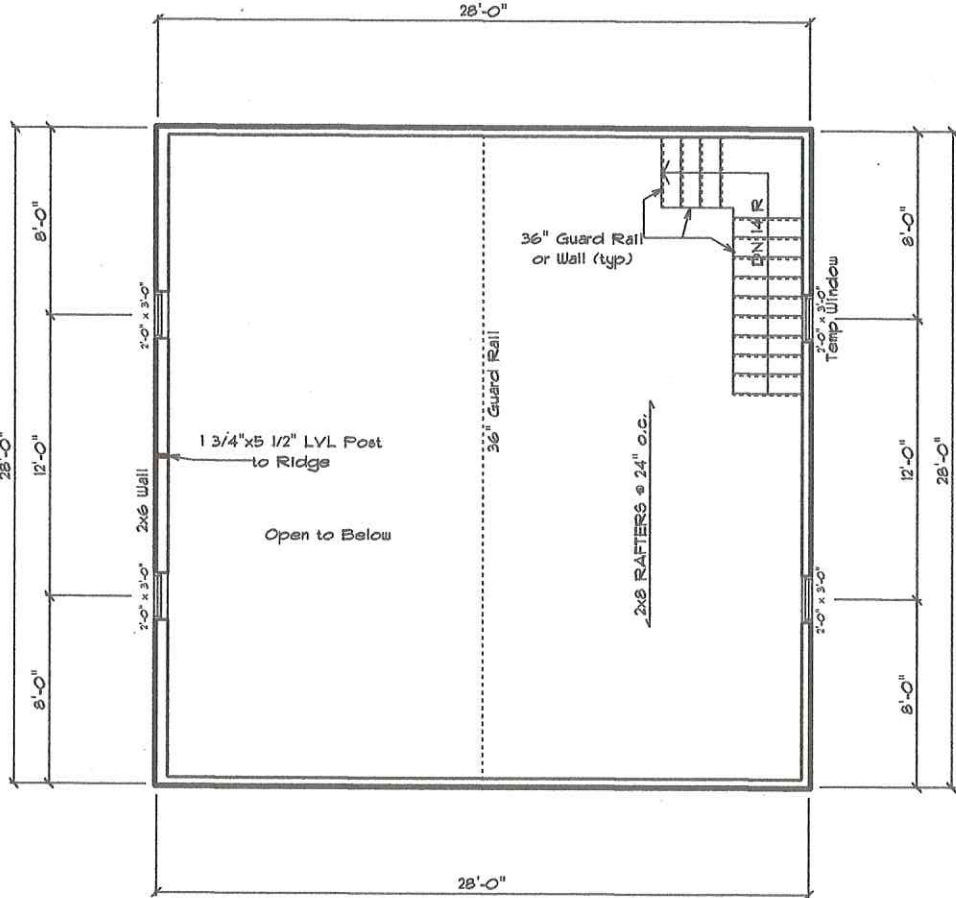
SCALE: 1/8" = 1'-0"

DATE: Thursday, February 2, 2023

CONSTRUCTION NOTES:

Spec Live Load: 40 psf
Wind Load: 115 mph
Weathering: Severe
Termites: Moderate to Heavy
Decay: Slight to Moderate
Flood Hazard: see Local Flood Map

PHONE: 267-320-9852



2ND FLOOR
 SCALE: 1/8" = 1'-0"



5075 Lower Valley Rd
 Atglen PA 19310

PHONE: 610-593-7700

Matthew Trickel

1822 Rockwell Road
 Abington PA 19001

PHONE: 267-320-9852

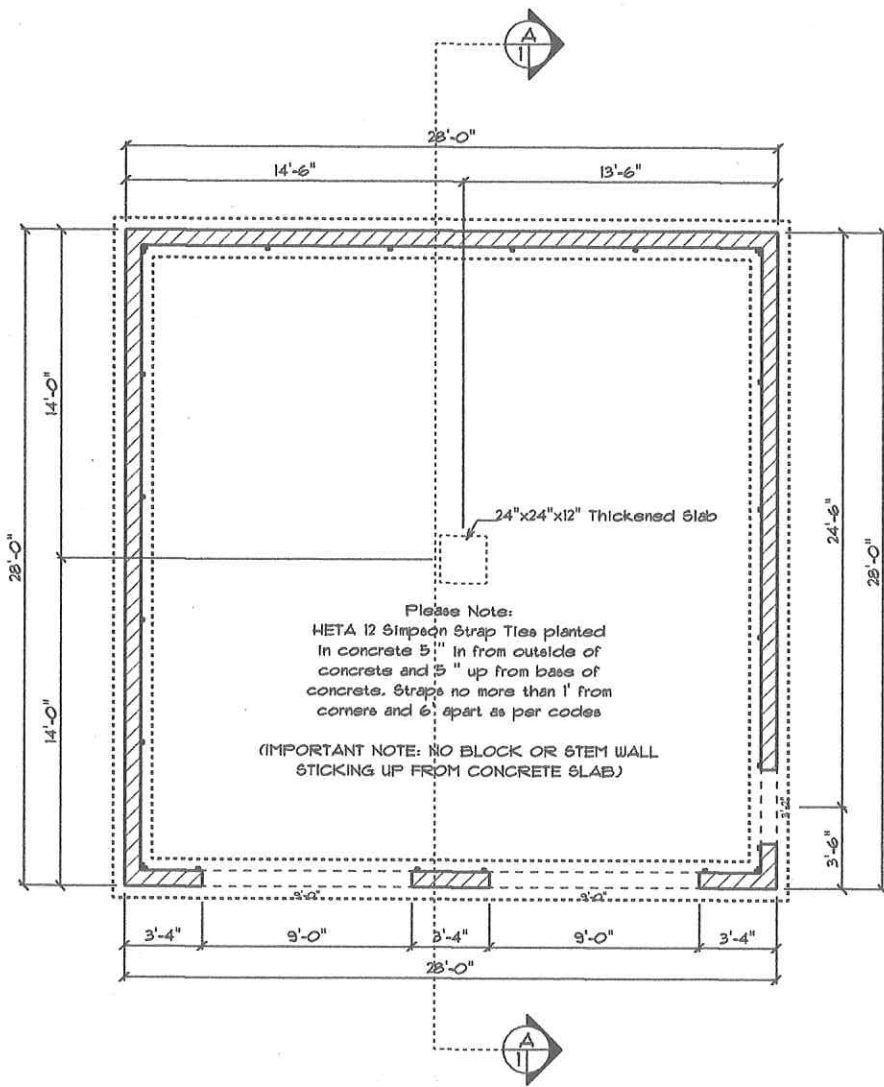
DRAWN BY: Dave Fisher

SCALE: 1/8" = 1'-0"

DATE: Thursday, February 2, 2023

CONSTRUCTION NOTES:

- Snow Live Load: 40 psf
- Wind Load: 115 mph
- Weathering: Severe
- Termites: Moderate to Heavy
- Decay: Slight to Moderate
- Flood Hazard: see Local Flood Map



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

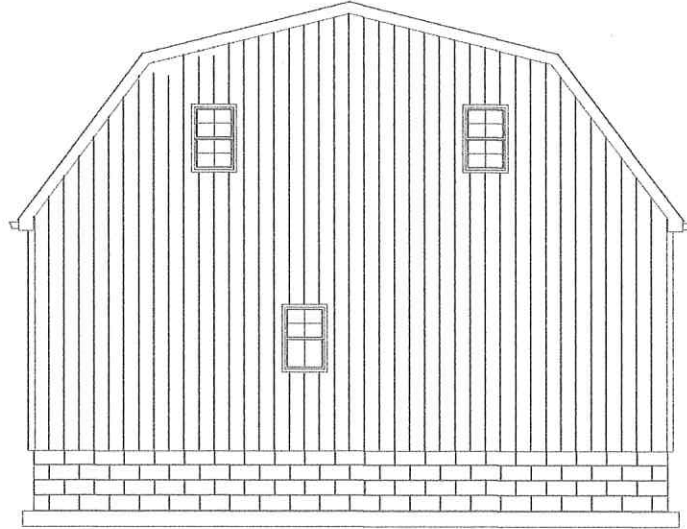
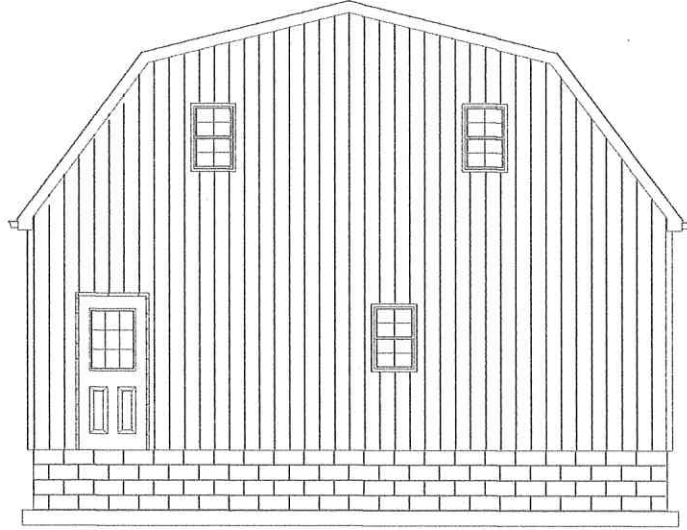
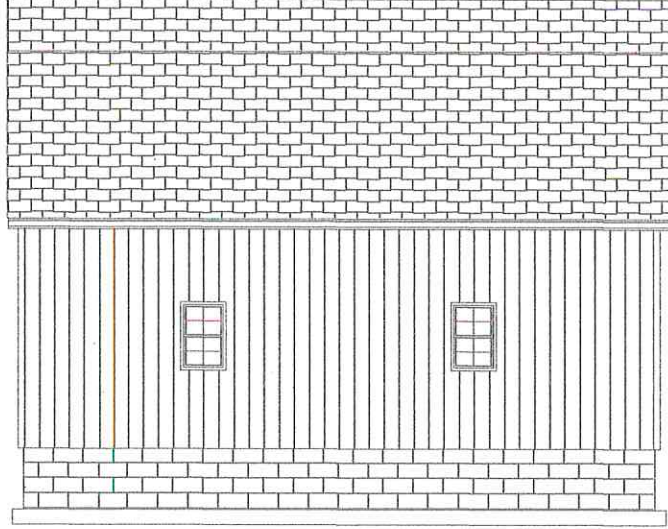
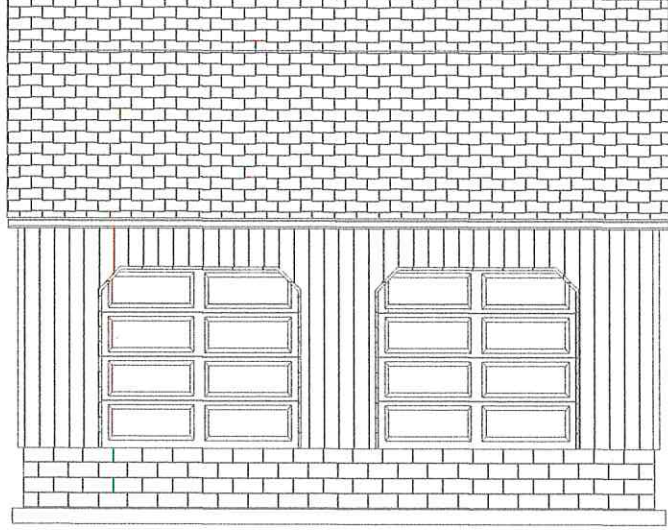


5075 Lower Valley Rd
 Atglen PA 19310
 PHONE: 610-593-7700

Matthew Trickel
 1822 Rockwell Road
 Abington
 PA
 19001
 PHONE: 267-320-9852

DRAWN BY: Dave Fisher
 SCALE: 1/8" = 1'-0"
 DATE: Thursday, February 2, 2023

CONSTRUCTION NOTES:
 Snow Live Load: 40 psf
 Wind Load: 115 mph
 Weathering: Severe
 Tempering: Moderate to Heavy
 Decay: Slight to Moderate
 Flood Hazard: see Local Flood Map



5075 Lower Valley Rd
Aiglen PA 19310
PHONE: 610-593-7700

Matthew Trickel

1822 Rockwell Road
Abington
PA
19001
PHONE: 267-320-9852

DRAWN BY: Dave Fisher

SCALE: 0.1210" = 1'-0"

DATE: Thursday, February 2, 2023

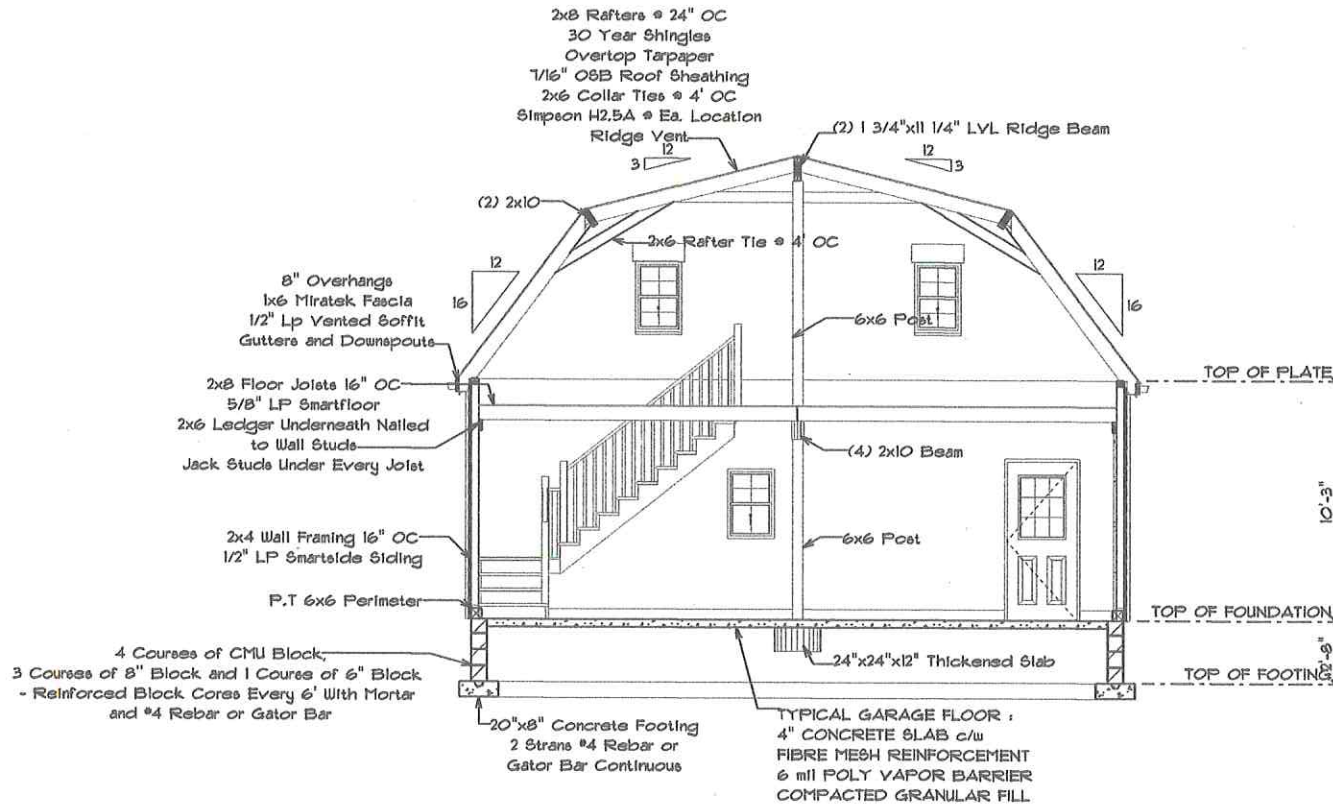
CONSTRUCTION NOTES:

Snow Live Load: 4.0 psf
Wind Load: 115 mph
Weathering: Severe
Termites: Moderate to Heavy
Decay: Slight to Moderate
Flood Hazard: see Local Flood Map



CROSS SECTION A

SCALE: 1/8" = 1'-0"



CONSTRUCTION NOTES:

snow Live Load: 40 psf
Wind Load: 115 mph
Weathering: Severe
Termites: Moderate to Heavy
Decay: slight to Moderate
Flood Hazard: see Local Flood Map

Matthew Trickel

1822 Rockwell Road
Abington
PA
19001

PHONE: 267-320-9852

DRAWN BY: Dave Fisher

SCALE: 1/8" = 1'-0"

DATE: Thursday, February 2, 2023



WHERE DREAMS BECOME REALITY

PHONE: 610-593-7700

5075 Lower Valley Rd
Atglen PA 19310

TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: October 3, 2023

APPLICATION: # 23-39

APPLICANT: Matthew Trickel and Katherine Bilbee

OWNER: Matthew Trickel and Katherine Bilbee

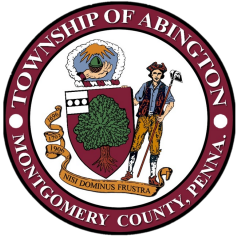
LOCATION: 1822 Rockwell Rd, Abington, PA 19001

DESCRIPTION: 23-39: **Matthew Trickel and Katherine Bilbee** request the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1822 Rockwell Rd, within the R-4 – Medium-High-Density Residential Zoning District, Ward #10:

- 1) a Variance from Ordinance §2103.A Use-A22.1 to allow a detached garage higher than 17ft and 2 stories; and
- 2) a Variance from Ordinance §2103.A Use-A22.5 to allow a detached garage greater than 250 sq. ft to be built within the required setbacks.

A public hearing will be held on **Tuesday, October 17, 2023** starting at **7:00 P.M.** at the Abington Township Municipal Building at 1176 Old York Rd, Abington PA 19001 A copy of the application and plans are on file with the Zoning Office and are available to view on our website at www.abingtonpa.gov.

POST THIS CARD SO IT IS VISIBLE FROM THE STREET



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-40 - Adi Kronfeld

EXECUTIVE SUMMARY:

requests the following relief from the Abington Township Zoning Ordinance (the "Ordinance") relative to real property identified as 46 Moredon Rd, within the R-2 Low-Medium-Density Residential Zoning District, Ward #2:

- a Variance from Ordinance §2103.A Use-A13.1 to allow a fence/wall to be built higher than 6 ft total; and
- a Variance from Ordinance §2103.A Use-A13.2 to allow a fence/wall to be built higher than 4 ft within the required front yard setback.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

23-40: Adi Kronfeld - 46 Moredon Road

23-40

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 digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared 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 plan may not be more than one (1) year old.

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:
 Adi Kronfeld
 46 Moredon Road
 Huntingdon Valley, PA 19006

2. Name and address of the applicant: Phone number:
 Dennis R. Meakim, Esquire, Attorney for Owner 215-914-2422
 2444 Huntingdon Pike
 Huntingdon Valley, PA 19006

3. Name and address of the attorney: Phone number:
 Dennis R. Meakim, Esquire 215-914-2422
 2444 Huntingdon Pike
 Huntingdon Valley, PA 19006

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.

*Rec'd 9-7-2023
 ck # 3107
 \$ 200.-*

5. Description of the property:
 Address/location 46 Moredon Road, Huntingdon Valley, PA 19006
 Present use Residential
 Proposed improvement Construction of a retaining wall and fence that exceeds maximum height due to slope of the land.

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:
Construction of retaining wall and fence exceeds the 6 feet maximum height due to the slope of the property.

- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:
2103 A-13

- 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.
Owner removed significant growth of bamboo. The invasive nature of the plant was creating an overgrowth and expansion of the area of plant growth and going onto the neighboring property. The bamboo has been a "protective barrier and privacy screen." Applicant replaced the bamboo, which was higher than 6 feet (15-20 feet tall) with a retaining wall and *continued on additional page*
- 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.

- 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.

Dennis Markin / ef
Signature of Applicant

[Signature]
Signature of Owner

Internal Validation: 2103 A-13 7444 - Verone

Date Received: 9/7/23

Fee Paid: 200

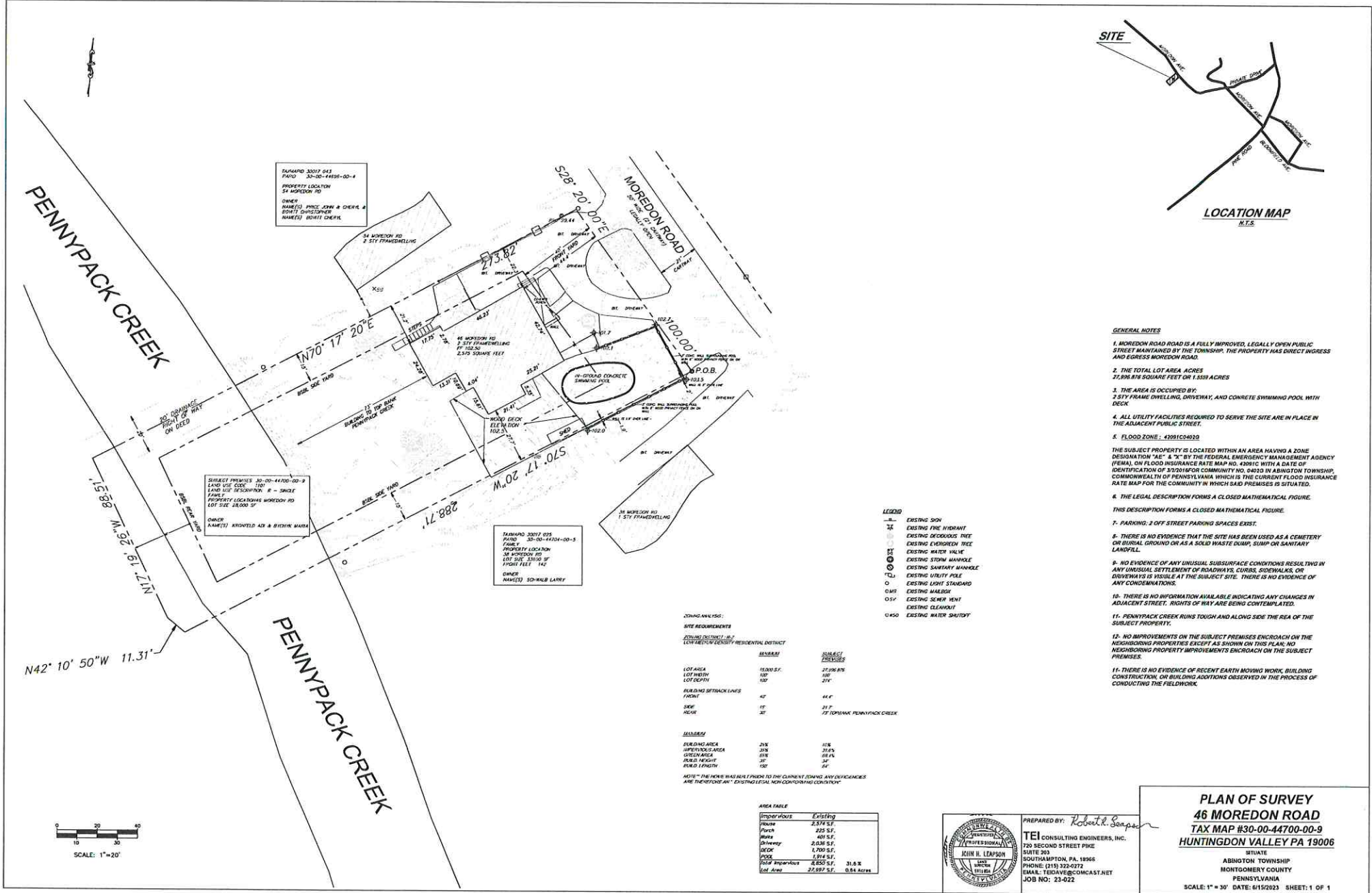
Case: 23-40

[Signature]
Signature of the Zoning Officer

Zoning Hearing Board Application #8 continued

a six foot privacy fence above.

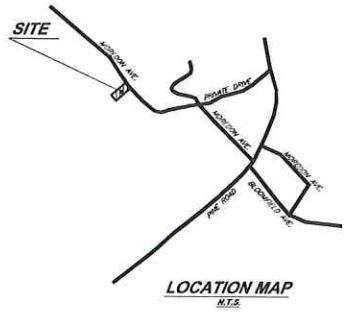
Applicant is concerned that a car coming down the road would drive into his pool so the retaining wall and fence are there to deter this from happening.



PARAPID 30017 043
 PARCELS 30-00-44855-00-4
 PROPERTY LOCATION
 34 MOREDON RD
 OWNER
 NAME(S) PRICE JOHN & DIANA A
 EDWY DUNSTONER
 NAME(S) ASHIT CHEEK

SUBJECT PREMISES 30-00-44700-00-9
 LAND USE CODE 700
 LAND USE DESCRIPTION R - SINGLE
 FAMILY
 PROPERTY LOCATION
 46 MOREDON RD
 LOT SIZE 28,000 SF

PARAPID 30017 025
 PARCELS 30-00-44700-00-5
 PROPERTY LOCATION
 38 MOREDON RD
 LOT SIZE 28,000 SF
 PPOINT FEET 142
 OWNER
 NAME(S) SCHWAB LARRY



- GENERAL NOTES**
- MOREDON ROAD ROAD IS A FULLY IMPROVED, LEGALLY OPEN PUBLIC STREET MAINTAINED BY THE TOWNSHIP. THE PROPERTY HAS DIRECT INGRESS AND EGRESS MOREDON ROAD.
 - THE TOTAL LOT AREA ACRES 27,896.878 SQUARE FEET OR 1.5339 ACRES
 - THE AREA IS OCCUPIED BY:
 2 2-STY FRAME DWELLING, DRIVEWAY, AND CONCRETE SWIMMING POOL WITH DECK
 - ALL UTILITY FACILITIES REQUIRED TO SERVE THE SITE ARE IN PLACE IN THE ADJACENT PUBLIC STREET.
 - FLOOD ZONE: 42091C04010

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE" & "M" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48061C WITH A DATE OF IDENTIFICATION OF 3/20/16 FOR COMMUNITY NO. 94210 IN ABBINGTON TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

- THE LEGAL DESCRIPTION FORMS A CLOSED MATHEMATICAL FIGURE. THIS DESCRIPTION FORMS A CLOSED MATHEMATICAL FIGURE.
- PARKING - 2 OFF STREET PARKING SPACES EXIST.
- THERE IS NO EVIDENCE THAT THE SITE HAS BEEN USED AS A CEMETERY OR BURIAL GROUND OR AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- NO EVIDENCE OF ANY UNUSUAL SUBSURFACE CONDITIONS RESULTING IN ANY UNUSUAL SETTLEMENT OF ROADWAYS, CURBS, SIDEWALKS, OR DRIVEWAYS IS VISIBLE AT THE SUBJECT SITE. THERE IS NO EVIDENCE OF ANY CONDEMNATIONS.
- THERE IS NO INFORMATION AVAILABLE INDICATING ANY CHANGES IN ADJACENT STREET RIGHTS OF WAY ARE BEING CONTEMPLATED.
- PENNYPACK CREEK RUNS TOUGH AND ALONG SIDE THE REA OF THE SUBJECT PROPERTY.
- NO IMPROVEMENTS ON THE SUBJECT PREMISES ENCRONCH ON THE NEIGHBORING PROPERTIES EXCEPT AS SHOWN ON THIS PLAN; NO NEIGHBORING PROPERTY IMPROVEMENTS ENCRONCH ON THE SUBJECT PREMISES.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

- LEGEND**
- EXISTING SIGN
 - EXISTING FIRE HYDRANT
 - EXISTING DECADUOUS TREE
 - EXISTING EVERGREEN TREE
 - EXISTING WATER VALVE
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING UTILITY POLE
 - EXISTING LIGHT STANDARD
 - EXISTING MAILBOX
 - EXISTING SEWER VENT
 - EXISTING CLEANOUT
 - EXISTING WATER SHEDDENT

ZONING ANALYSIS:

SITE REQUIREMENTS

ZONING DISTRICT: R-17
 LOW DENSITY RESIDENTIAL DISTRICT

	MINIMUM	SUBJECT
LOT AREA	15,000 S.F.	27,896.878
LOT FRONT	80'	100'
LOT DEPTH	100'	210'
BUILDING SETBACK LINES FRONT	40'	44.4'
SEW	10'	11'
ROOF	30'	32.0'

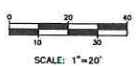
LANDSCAPE

	25%	10%
BUILDING AREA	25%	10%
IMPROVED AREA	25%	31.8%
CIRCULAR AREA	6.8%	10.4%
PAVED HEIGHT	34'	34'
PAVED LENGTH	100'	100'

NOTE: THE HOME WAS BUILT PRIOR TO THE CURRENT ZONING. ANY DIFFERENCES ARE THEREFORE AN EXISTING LEGAL NON CONFORMING CONDITION.

AREA TABLE

Improvements	Existing
Porches	2,374 S.F.
Porch	225 S.F.
Walls	401 S.F.
Driveway	2,036 S.F.
Deck	1,700 S.F.
Pool	1,514 S.F.
Total Improvements	8,650 S.F. 31.6 %
Lot Area	27,897 S.F. 0.84 Acres



PREPARED BY: Robert J. Saper
TEI CONSULTING ENGINEERS, INC.
 120 SECOND STREET PIKE
 SUITE 303
 SOUTHAMPTON, PA. 18966
 PHONE: (717) 322-0271
 EMAIL: TEIDAVE@COMCAST.NET
 JOB NO: 23-022

PLAN OF SURVEY
46 MOREDON ROAD
TAX MAP #30-00-44700-00-9
HUNTINGDON VALLEY PA 19006

SITUATE
 ABBINGTON TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

SCALE: 1"=30' DATE: 01/15/2023 SHEET: 1 OF 1

TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: October 3, 2023

APPLICATION: # 23-40

APPLICANT: Adi Kronfeld

OWNER: Adi Kronfeld & Maria Bychyk

LOCATION: 46 Moredon Rd, Huntingdon Valley, PA 19046

DESCRIPTION: 23-40: **Adi Kronfeld** requests the following relief from the Abington Township Zoning Ordinance (the "Ordinance") relative to real property identified as 46 Moredon Rd, within the R-2 Low-Medium-Density Residential Zoning District, Ward #2:

- 1) a Variance from Ordinance §2103.A Use-A13.1 to allow a fence/wall to be built higher than 6 ft total; and
- 2) a Variance from Ordinance §2103.A Use-A13.2 to allow a fence/wall to be built higher than 4 ft within the required front yard setback.

A public hearing will be held on **Tuesday, October 17, 2023** starting at **7:00 P.M.** at the Abington Township Municipal Building at 1176 Old York Rd, Abington PA 19001 A copy of the application and plans are on file with the Zoning Office and are available to view on our website at www.abingtonpa.gov.

POST THIS CARD SO IT IS VISIBLE FROM THE STREET



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-41 - Kristen Holzhauser

EXECUTIVE SUMMARY:

23-41: Kristen Holzhauser requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot, for an addition to be constructed at real property identified as 1820 Lukens Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #5..

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

23-41: Kristen Holzhauser - 1820 Lukens Avenue

23-41



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 digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-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 plan may not be more than one (1) year old.

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:
 Kristen Holzhauser 215-531-0245
 1820 Lukens Ave.
 Willow Grove, PA 19090

2. Name and address of the applicant: Phone number:
 Kristen Holzhauser 215-531-0245
 1820 Lukens Ave.
 Willow Grove, PA 19090

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.

Rec'd 9-14-2023
 MasterCard
 \$400.-

5. Description of the property:

Address/location 1820 Lukens Ave, Willow Grove, PA 19090

Present use single family residence

Proposed improvement second floor addition to mimick first floor foot print

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:

My lot is an existing non-conforming lot less than 7,500 square feet and therefore requires a special exception from the Township Zoning Hearing Board to make a building alteration.
7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

§ 1908 - Expansion of or Construction on Non-Conforming Lot
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.

I need additional space for my growing family. Financially, it is a better decision for me to add to my current home than to buy a new home.
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.
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.

Kristin Helman
Signature of Applicant

Kristin Helman
Signature of Owner

Internal Validation: 1908 - Special Exception - Expansion Non-Conforming Lot

Date Received: 9/14/23

Fee Paid: 400

Case: 23-41

KRH
Signature of the Zoning Officer

PROPOSED INTERIOR RENOVATIONS AND SECOND FLOOR ADDITION HOLZHAUER RESIDENCE

1820 LUKENS AVENUE, WILLOW GROVE, PA 19090 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA



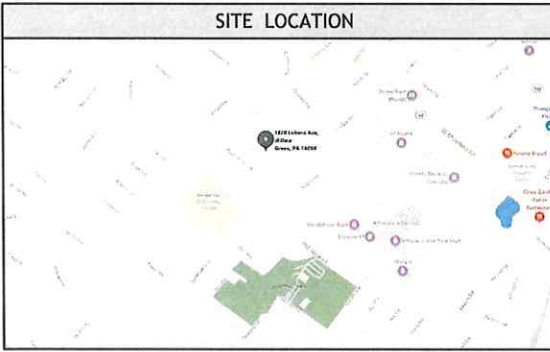
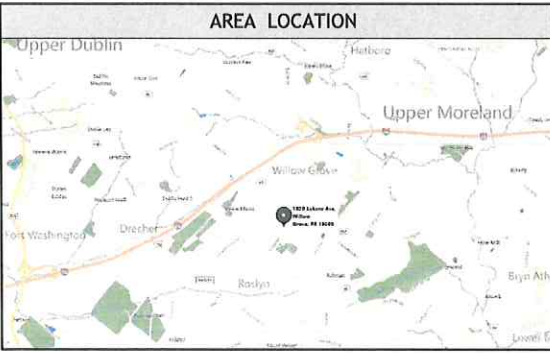
CLIENT:
HOLZHAUER RESIDENCE
1820 LUKENS AVENUE
WILLOW GROVE, PA 19090

PROJECT NUMBER:
2310

ISSUE DATE:
JULY 1, 2023

STATUS:
FOR PERMIT

REVISIONS
REV DATE DESCRIPTION



SYMBOLOLOGY

GENERAL SYMBOLS		MATERIAL SYMBOLS	
DETAIL INDICATOR		IN SECTION	
	DETAIL NUMBER DRAWING NUMBER OR INSTRUMENTAL APPENDIX		BRICK
	ELEVATION OR SECTION INDICATOR		WOOD FINISH
	ELEVATION OR SECTION NUMBER		PLYWOOD
	DRAWING NUMBER THE ELEVATION OR SECTION APPENDIX		FORMED FILL
	DOOR IDENTIFICATION		WOOD ROOF
	DOOR NUMBER		CEILING
	MISCELLANEOUS		CONCRETE
	BATHROOM ACCESSORIES		ALUMINUM
	DOOR NUMBER		STEEL
	PLUMBING FIXTURE		INSULATION (R-15)
	DOOR NUMBER		GLASS
			CONCRETE
			SEALING

- ### RESIDENTIAL ARCHITECTURAL NOTES
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUBCONTRACTORS' AND SUPPLIERS' ADHERENCE TO THESE GENERAL NOTES.
 - ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE MOST RECENT APPLICABLE LOCAL, STATE AND NATIONAL BUILDING, LIFE SAFETY AND ELECTRICAL CODES TO INCLUDE THE 2018 OR LATER EDITION OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS AND SCHEDULING ALL REQUIRED SITE INSPECTIONS AS NECESSARY FOR THE COMPLETION OF ALL WORK.
 - GENERAL CONTRACTOR IS REQUIRED TO VERIFY THE LOCATION OF ALL UTILITIES BEFORE THE START OF WORK AS GOVERNED BY THE STATE AND LOCAL AUTHORITIES. THE ACCURACY AND COMPLETENESS OF CONCEALED UTILITIES SHOWN ON THE DRAWINGS ARE NOT GUARANTEED.
 - GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ALL NEW WORK IS TO BE LAYED-OUT IN RELATION TO EXISTING CONDITIONS PRIOR TO THE START OF ANY CONSTRUCTION. GENERAL CONTRACTOR TO NOTIFY THE ARCHITECT / DESIGNER IF ANY CONFLICTS ARE DISCOVERED. FAILURE TO DO THIS PRELIMINARY LAYOUT MAY RESULT IN THE REMOVAL OF COMPLETED WORK IF CONFLICTS ARE DISCOVERED AFTER WORK IS COMPLETE.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK AMONG SUBCONTRACTING TRADES.
 - DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS AND / OR SIZES. GENERAL CONTRACTOR SHALL REQUEST ARCHITECT / DESIGNER TO PROVIDE OR VERIFY ADDITIONAL DIMENSIONS.
 - GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIAL AND EQUIPMENT REQUIRED TO PROVIDE THE OWNER WITH A COMPLETE AND FINISHED PROJECT.
 - GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
 - IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE AND INSURE THAT ALL SELECTIONS REQUIRED BY THE OWNER AND/OR ARCHITECT ARE PRESENTED IN A TIMELY MANNER SO AS NOT TO IMPEDE THE CONSTRUCTION SCHEDULE.

- ### RESIDENTIAL STRUCTURAL NOTES
- DESIGN AND CONSTRUCTION TO COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE.
 - CONSTRUCTION TO BE COMPLETED IN A WORKMAN LIKE MANNER AND TO COMPLY WITH ALL LOCAL AND STATE CODES. CONTRACTOR TO COORDINATE FOR ALL REQUIRED INSPECTIONS. DESIGNER SHALL NOT BE RESPONSIBLE FOR MATERIAL QUANTITIES AND SUPERVISION OF PROJECT. GENERAL CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY OWNER, AND DESIGNER, OF ANY CONDITION DISCREPANCIES.
 - LIGHT FRAMING TO BE SPF#2 OR BETTER.
LVL OR ENGINEERED LUMBER TO BE F# 2900 PSI OR BETTER.
NAILED CONNECTIONS TO COMPLY WITH IRC NAILING PATTERNS MINIMUM.
 - STRUCTURAL DESIGN LOAD:
FLOOR LOAD 40 PSF LIVE LOAD
10 PSF DEAD LOAD
ROOF LOAD 30 PSF LIVE LOAD (SNOW UNREDUCED)
15 PSF DEAD LOAD
ATTIC LOAD 30 PSF ATTIC STORAGE LIVE LOAD
10 PSF DEAD LOAD
USE GROUP: RESIDENTIAL SINGLE FAMILY DETACHED.
COMBUSTIBLE CONSTRUCTION. ASCE 7-10
ULTIMATE WIND SPEED 115 MPH, EXPOSURE B,
CLIMATE ZONE 4A.
 - FLOOR SHEATHING TO BE APA RATED 3/4" CDX FIR PLYWOOD OR EQUAL, GLUED AND NAILED. ROOF SHEATHING TO BE APA RATED 1/2" CDX FIR PLYWOOD OR 7/16" OSB. WALL SHEATHING TO BE 1/2" CDX FIR PLYWOOD OR 7/16" OSB.

APPLICABLE CODES

BUILDING CODE:	IBC 2018	International Building Code (with amendments)
RESIDENTIAL CODE	IRC 2018	International Residential Code (with amendments)
EXISTING BUILDING CODE:	IBEC 2018	International Existing Building Code (with amendments)
ELECTRICAL CODE:	IEC 2018	International Electrical Code
MECHANICAL CODE:	IMC 2018	International Mechanical Code
PLUMBING CODE:	IPC 2018	International Plumbing Code

DRAWING SCHEDULE

TITLE	SHEET TITLE	ISSUE					
		Check by Owner Client Review	Check by Designer Architectural Review	Check by Designer Structural Review	Check by Designer Mechanical Review	Check by Designer Plumbing Review	Check by Designer Electrical Review
CS	Cover Sheet	●	●	●	●	●	●
C1	Site Plan						
AD1	Demolition Plan						
A1	First Floor Plan						
A2	Second Floor Plan						
A3.1	Interior Elevations						
A3.2	Interior Elevations						
A4	Exterior Elevations						
A5	Schedules, Wall Types & Details						
A6	Wall Sections						
E1	First Floor Electrical Plan						
E2	Second Floor Electrical Plan						
P1	First Floor Plumbing Plan						
P2	Second Floor Plumbing Plan						
S1	Framing Plans						

CONTACT PERSONNEL

HOMEOWNER	DESIGNER	REGISTERED ENGINEER
Kristen Holzhauser 1820 Lukens Avenue Willow Grove, PA 19090 215.531.0245	Tom McKinstry 445 South Main Street Telford, PA 18969 215.460.21584	Kenneth C. Resler Remington & Vernick Engineers 2059 Springdale Road Cherry Hill, NJ 08003 856.795.9595

ELECTRICAL DRAWINGS

ELECTRICAL PLAN WILL BE SUPPLIED. IF APPLICABLE, ADDITIONAL ELECTRICAL DRAWINGS, INCLUDING CIRCUIT DIAGRAMS AND CALCULATIONS TO BE PROVIDED BY CERTIFIED ELECTRICAL CONTRACTOR, UNDER SEPARATE COVER IF NECESSARY.

MECHANICAL DRAWINGS

MECHANICAL PLANS WILL NOT BE SUPPLIED. IF APPLICABLE, DIAGRAMS AND SCHEMATICS TO BE PROVIDED BY A CERTIFIED MECHANICAL CONTRACTOR, UNDER SEPARATE COVER.

PLUMBING DRAWINGS

PLUMBING PLAN AND RISER DIAGRAM WILL BE SUPPLIED.
IF APPLICABLE, ADDITIONAL PLUMBING DRAWINGS, TO BE PROVIDED BY A CERTIFIED PLUMBING CONTRACTOR, UNDER SEPARATE COVER IF NECESSARY.

SHEET TITLE:

COVER SHEET

SCALE: NONE

SHEET NUMBER:

CS

CLIENT:
HOLZHAUER RESIDENCE
 1820 LUKENS AVENUE
 WILLOW GROVE, PA 19090

PROJECT NUMBER:
2310

ISSUE DATE:
JULY 1, 2023

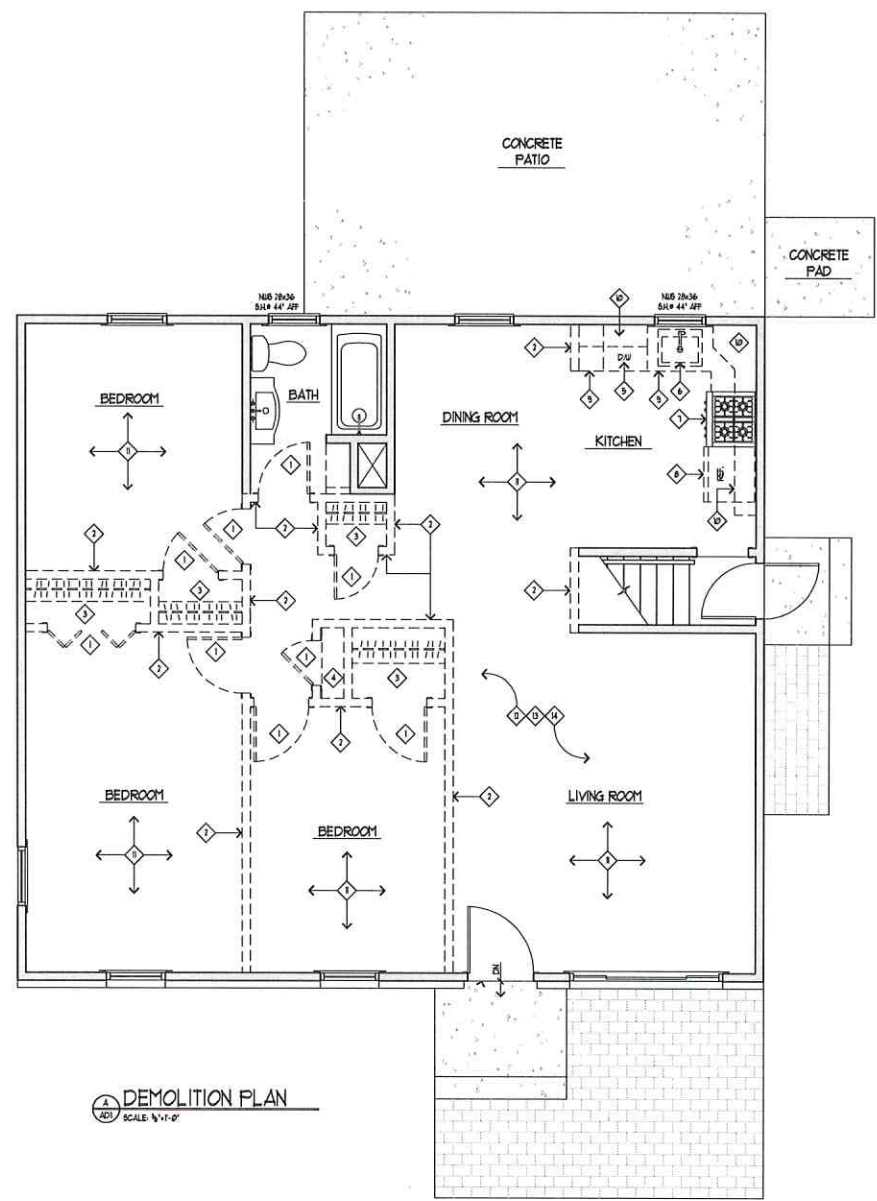
STATUS:
FOR PERMIT

REVISONS

REV	DATE	DESCRIPTION

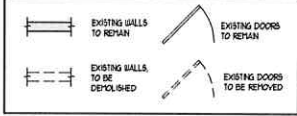
GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL LINES AND LEVELS, POINTS OF REFERENCE AND DIMENSIONS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE ORDERING ANY MATERIALS OR COMMENCEMENT OF ANY WORK.
- BEFORE ANY WORK IS BEGUN, CONTRACTOR SHALL COORDINATE WITH THE OWNER AND LOCATE AND IDENTIFY CONCEALED AND VISIBLE UTILITIES IN THE GENERAL VICINITY OF THE WORK. PROVISIONS MUST BE MADE FOR THE TEMPORARY SHUT DOWN OF AFFECTED UTILITIES PRIOR TO ANY DEMOLITION WORK.
- CONTRACTOR SHALL COMPLY WITH OWNER'S SECURITY REQUIREMENTS REGARDING USE OF HOME FACILITIES, ACCESS AND EGRESS DURING ALL DEMOLITION WORK.
- DO NOT CUT OR MODIFY EXISTING STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL BY OWNER.
- MAINTAIN EXISTING UTILITIES TO STAY IN SERVICE & PROTECT AGAINST DAMAGE.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION PLANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- NO CUTTING OR DURING SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE OWNER.
- PROVIDE TEMPORARY PROTECTION TO VARIOUS SURFACES & OCCUPIED AREAS THAT MAY BE AFFECTED BY THE WORK. TEMPORARY PROTECTION IS TO BE MAINTAINED FOR THE DURATION OF THE PROJECT. DAMAGE AS A RESULT OF TEMPORARY PROTECTION NOT BEING IN PLACE SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE WORK; TO CORRECT AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE ALL DEMOLITION MATERIAL FROM THE BUILDING AND LEGALLY DISPOSE OF OFF SITE.
- ALL EXISTING ELECTRICAL, TELEPHONE AND COMPUTER DATA OUTLETS ARE TO BE REMOVED AND EITHER STORED, REUSED OR DISCARDED PER OWNERS DIRECTION.
- OCCUPIED AREA COORDINATION: COORDINATE WORK TO BE PERFORMED IN ALL OCCUPIED AREAS WITH THE OWNER. CONTRACTOR SHALL REVIEW SCHEDULES SUCH AS WORK HOURS AND SCHEDULE SPECIFIC TASKS THAT CAN BE DONE DURING NON-PEAK HOURS SO THAT HOUSEHOLD OPERATIONS MAY NOT BE DISTURBED.
- ALL EXISTING APPLIANCES ARE TO BE REMOVED AND EITHER STORED OR DISCARDED PER OWNERS DIRECTION.



DEMOLITION PLAN
 SCALE: 3/8" = 1'-0"

DEMOLITION LEGEND



DEMOLITION KEY

- ◇ REMOVE DOOR, DOOR FRAME & HARDWARE AND DISCARD.
- ◇ REMOVE WALL SECTION, DRYWALL, STUDS, INSULATION AND DISCARD.
- ◇ REMOVE SHELVING & HANGER ROD AND DISCARD.
- ◇ REMOVE SHELVING AND DISCARD.
- ◇ REMOVE DISHWASHER AND DISCARD.
- ◇ REMOVE SINK & ALL ASSOCIATED PIPING AND DISCARD.
- ◇ REMOVE RANGE AND HOOD AND DISCARD.
- ◇ REMOVE REFRIGERATOR, CONSULT OWNER TO RETAIN OR DISCARD.
- ◇ REMOVE COUNTER & BASE CABINET AND DISCARD.
- ◇ REMOVE UPPER CABINET AND DISCARD.
- ◇ REMOVE FLOORING AND DISCARD.
- ◇ REMOVE DRYWALL CEILING AND DISCARD.
- ◇ REMOVE EXISTING CEILING JOISTS AND DISCARD.
- ◇ REMOVE ROOF SHEATHING, SHINGLES, FLASHING AND GUTTERS & DISCARD.

DISCLAIMER

IT IS EXPRESSLY AGREED THAT THIS DRAWING SHALL BE UNDERSTOOD BY THE GENERAL CONTRACTOR FOR DEMOLITION PURPOSES AT HIS SOLE RISK AND THAT THE DESIGNER SHALL NOT BE LIABLE FOR ANY CLAIMS, DEMANDS, ACTIONS ARISING OUT OF OR IN CONNECTION WITH THE DEMOLITION OF THIS STRUCTURE. CONTRACTOR WILL BE RESPONSIBLE FOR CONFIRMING AND CORRELATING THE DEMOLITION PROCESS AND TECHNIQUES OF DEMOLITION, COORDINATION OF HIS WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH ALL APPLICABLE CODES AND CONTRACT DOCUMENTS.

SHEET TITLE:
DEMOLITION PLAN

SCALE: **3/8" = 1'-0"**

SHEET NUMBER:
AD1



Project Management
Design Services
Architectural Surveying

445 South Main Street, Telford, PA 18969
C. 215-460-1584
E. turn01@comcast.net

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CLIENT:
HOLZHAUER RESIDENCE
1820 LUKENS AVENUE
WILLOW GROVE, PA 19090

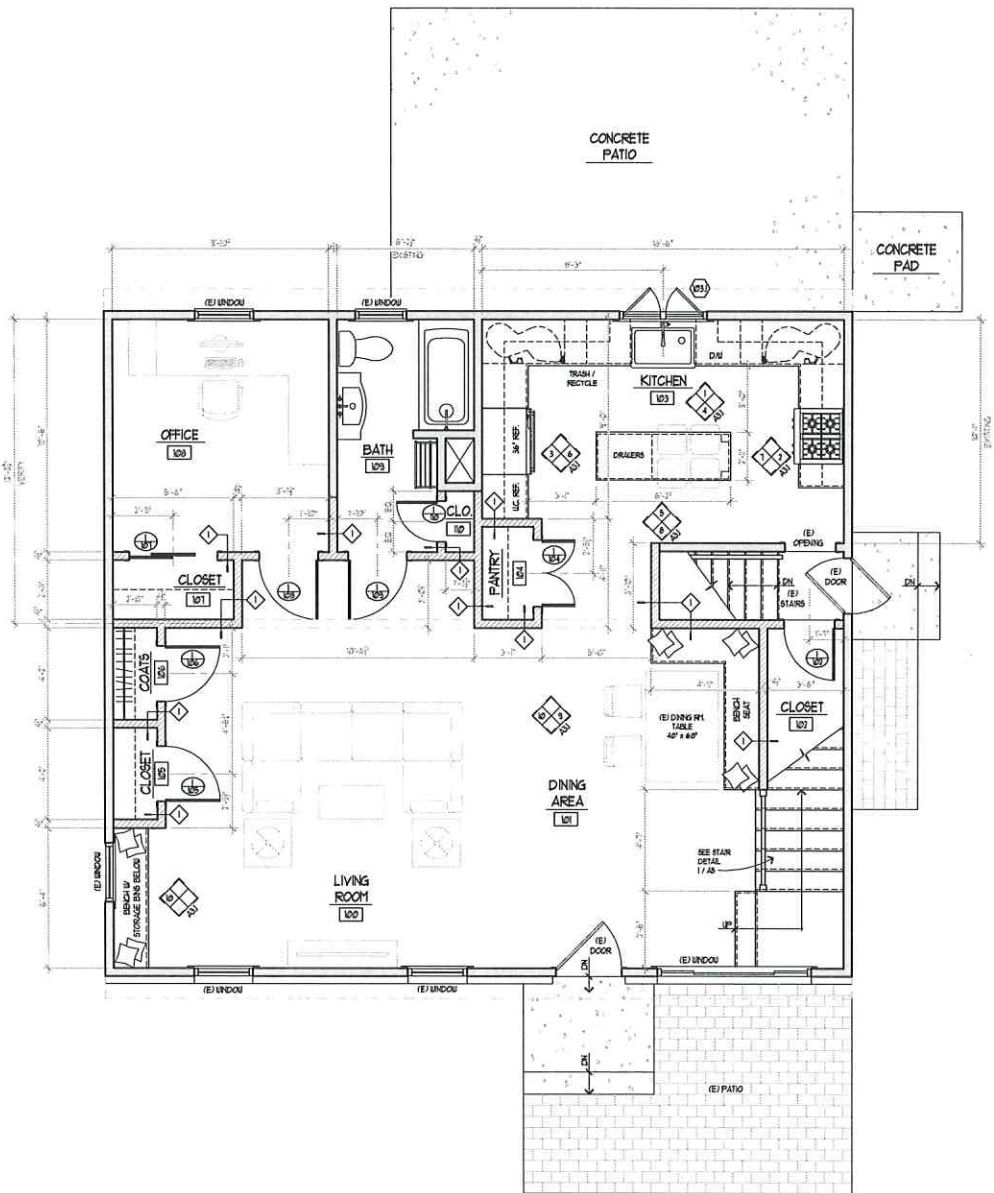
PROJECT NUMBER:
2310

ISSUE DATE:
JULY 1, 2023

STATUS:
FOR PERMIT

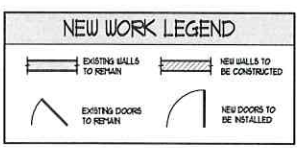
REVISIONS

REV	DATE	DESCRIPTION



DISCLAIMER

IT IS EXPRESSLY AGREED THAT THIS DRAWING SHALL BE UNDERTAKEN BY THE GENERAL CONTRACTOR FOR NEW CONSTRUCTION PURPOSES AT HIS SOLE RISK AND THAT THE DESIGNER SHALL NOT BE LIABLE FOR ANY CLAIMS, DAMAGES, ACTIONS ARISING OUT OF OR IN CONNECTION WITH THE CONSTRUCTION OF THIS INTERIOR RENOVATION CONTRACTOR WILL BE RESPONSIBLE FOR CONFIRMING AND CORRELATING CONSTRUCTION TECHNIQUES AND COORDINATION OF HIS WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH ALL APPLICABLE CODES AND CONTRACT DOCUMENTS.



- GENERAL NOTES**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2008 IRC AND ANY APPLICABLE LOCAL, COUNTY & STATE ORDINANCES.
 2. COMPLY WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION ON ALL MATERIALS UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED.
 3. CONTRACTOR SHALL FIELD VERIFY ALL LINES AND LEVELS, POINTS OF REFERENCE, EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK.
 4. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT / DESIGNER IMMEDIATELY AND PROVIDE INFORMATION OF EXIST. CONDITIONS. FINAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE ARCHITECT / DESIGNER.
 5. ALL JOISTS AND RAFTERS SHALL BEAR ON BARE CENTERLINE AS SHOWN BELOW.
 6. ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C84, C78, C478, C84, C830, C960, C900, C847, C911, C978, C978 & C998. APPLICATION WITH ADHESIVES FOR THE INSTALLATION OF GYPSUM BOARD SHALL CONFORM TO C891.
 7. ALL 1/2" OR 5/8" GYPSUM BOARD TO BE INSTALLED AS FOLLOWS:
 - a) GELLS TO BE PERPENDICULAR TO FRAMING MEMBERS WITH A MAXIMUM SPACING OF 24" O.C. AND FASTENED WITH NAILS # 7" O.C. OR SCREWS # 6" O.C.
 - b) WALL BOARDS TO RUN EITHER DIRECTION OF FRAMING MEMBERS WITH A MAXIMUM SPACING OF 24" O.C. AND FASTENED WITH NAILS # 7" O.C. OR SCREWS # 6" O.C.
 - c) ALL EDGES AND ENDS OF GYPSUM BOARD SHALL OCCUR ON THE FRAMING MEMBERS EXCEPT THOSE EDGES AND ENDS THAT ARE PERPENDICULAR TO THE FRAMING MEMBERS.
 - d) INTERIOR GYPSUM BOARD SHALL NOT BE INSTALLED WHERE IT IS EXPOSED TO THE WEATHER.
 8. NEW DOOR FRAMES AND TRIM TO MATCH EXISTING IF APPLICABLE.
 9. NO VERTICAL DRES, PLASTIC OR PLASTIC FOAM PERMITTED IN RETURN AIR SPACES.
 10. WORK IN PROGRESS SHALL BE ADEQUATELY BRACED AND PROTECTED UNTIL THE PROJECT IS COMPLETED ON UNIL PERMANENT LATERAL BRACING HAS BEEN ESTABLISHED.
 11. NO BURIAL, FITS, BURNING OR BURYING PERMITTED.
 12. ALL DEBRIS TO BE REMOVED AND DISCARDED AT A LEGAL DUMP SITE.

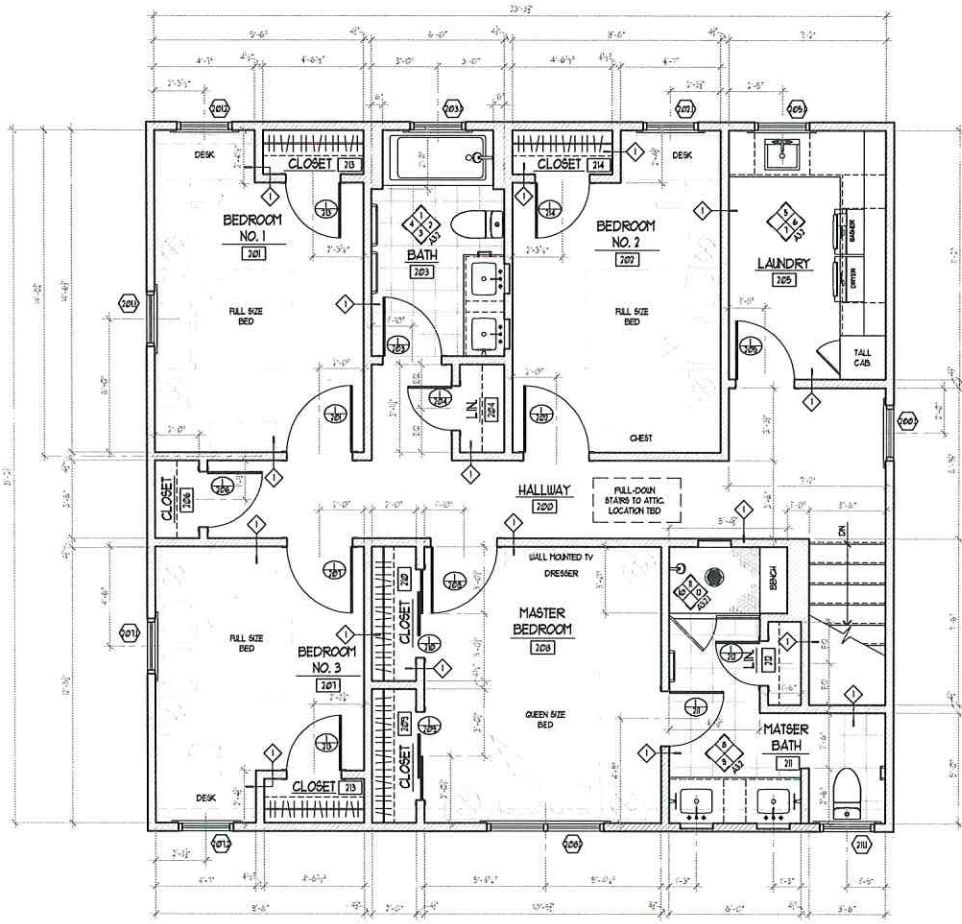
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

SHEET TITLE:
FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"

SHEET NUMBER:

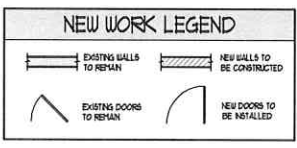
A1



SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"
NORTH

DISCLAIMER

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- GENERAL NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2009 IRC AND ANY APPLICABLE LOCAL, COUNTY & STATE ORDINANCES.
 - COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION ON ALL MATERIALS UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED.
 - CONTRACTOR SHALL FIELD VERIFY ALL LINES AND LEVELS, POINTS OF REFERENCE, EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK.
 - IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN THE CONTRACTOR SHALL NOTIFY THE ARCHITECT / DESIGNER IMMEDIATELY AND PROVIDE INFORMATION ON EXISTING CONDITIONS. FINAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE ARCHITECT / DESIGNER.
 - ALL JOISTS AND RAFTERS SHALL BEAR ON 6" X 6" CENTRALISE AS SHOWN BELOW.
 - ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C84, C79, C78, C84, C84D, C84E, C1200, C907, C910, C911, C1200 APPLICATION WITH ADHESIVES FOR THE INSTALLATION OF GYPSUM BOARD SHALL CONFORM TO CSI1.
 - ALL 1/2" OR 5/8" GYPSUM BOARD TO BE INSTALLED AS FOLLOWS:
 - Ceilings to be perpendicular to framing members with a maximum spacing of 24" O.C. AND FASTENED WITH NAILS # 12 O.C. OR SCREWS # 18 O.C.
 - Wall boards to run either direction of framing members with a maximum spacing of 24" O.C. AND FASTENED WITH NAILS # 12 O.C. OR SCREWS # 18 O.C.
 - ALL EDGES AND ENDS OF GYPSUM BOARD SHALL OCCUR ON THE FRAMING MEMBERS EXCEPT THOSE EDGES AND ENDS THAT ARE PERPENDICULAR TO THE FRAMING MEMBERS.
 - INTERIOR GYPSUM BOARD SHALL NOT BE INSTALLED WHERE IT IS EXPOSED TO THE WEATHER.
 - NEW DOOR FRAMES AND TRIM TO MATCH EXISTING IF APPLICABLE.
 - NO VERTICAL VIBES, PLASTIC OR PLASTIC FOAM PERMITTED IN RETURN AIR SPACES.
 - WORK IN PROGRESS SHALL BE ADEQUATELY BRACED AND PROTECTED UNTIL THE PROJECT IS COMPLETED OR UNTIL PERMANENT LATERAL BRACING HAS BEEN ESTABLISHED.
 - NO BURIAL PITS, BURNING OR BURYING PERMITTED.
 - ALL DEBRIS TO BE REMOVED AND DISCARDED AT A LEGAL DUMPSTE.

CLIENT:
HOLZHAUER RESIDENCE
1820 LUKEN'S AVENUE
WILLOW GROVE, PA 19090

PROJECT NUMBER:
2310

ISSUE DATE:
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STATUS:
FOR PERMIT

REVISIONS

REV	DATE	DESCRIPTION

SHEET TITLE:
SECOND FLOOR PLAN

SCALE: **3/8" = 1'-0"**

SHEET NUMBER:
A2



Project Management
Design Services
Architectural Surveying

445 South Main Street - Telford, PA 18769
C: 215-460-1584
E: tom01@comcast.net

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TSM Project Management.

CLIENT:
HOLZHAUER RESIDENCE
1820 LUKENS AVENUE
WILLOW GROVE, PA 19090

PROJECT NUMBER:
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ISSUE DATE:
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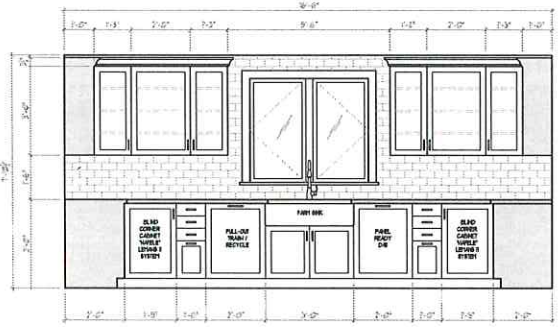
STATUS:
FOR PERMIT

REVISIONS

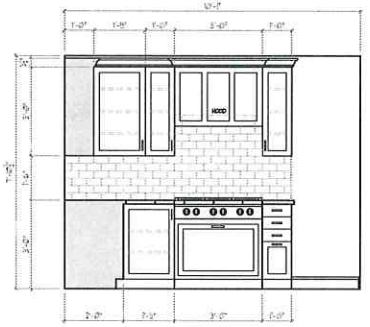
REV	DATE	DESCRIPTION

GENERAL NOTES

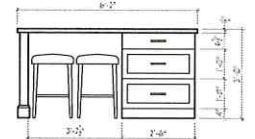
1. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION ON ALL MATERIALS UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED.
2. CABINET FABRICATOR SHALL FIELD VERIFY ALL LINES AND LEVELS, POINTS OF REFERENCE, EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK.
3. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY AND PROVIDE INFORMATION OF EXISTING CONDITIONS. FINAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE GENERAL CONTRACTOR.



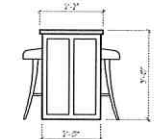
1 KITCHEN ELEVATION @ SINK WALL
SCALE: 1/4" = 1'-0"



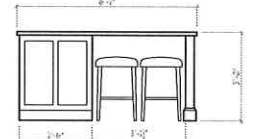
2 KITCHEN ELEVATION @ RANGE WALL
SCALE: 1/4" = 1'-0"



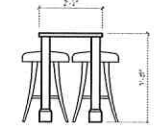
4 ISLAND ELEVATION @ FRONT
SCALE: 1/4" = 1'-0"



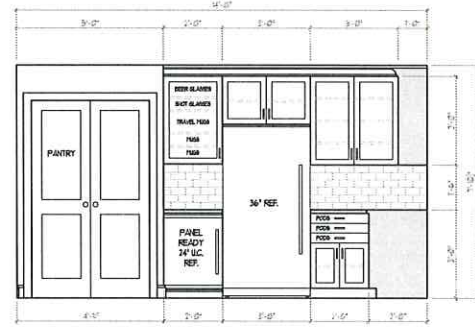
6 ISLAND ELEVATION @ LEFT SIDE
SCALE: 1/4" = 1'-0"



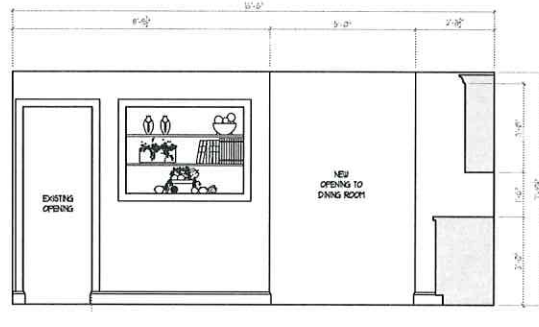
5 ISLAND ELEVATION @ SEATING
SCALE: 1/4" = 1'-0"



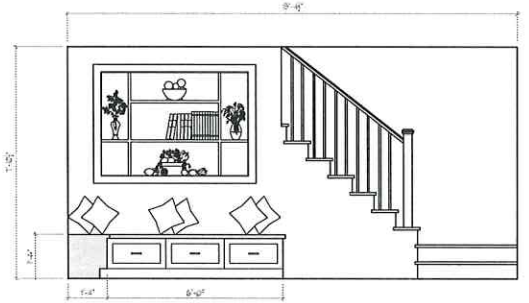
7 ISLAND ELEVATION @ LEFT SIDE
SCALE: 1/4" = 1'-0"



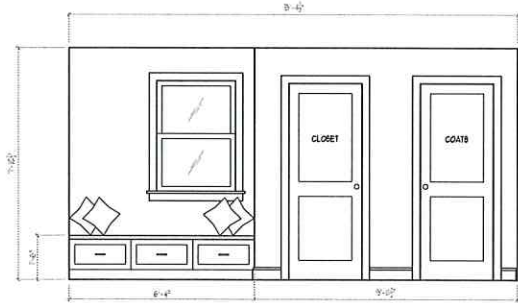
3 KITCHEN ELEVATION @ REF. WALL
SCALE: 1/4" = 1'-0"



8 KITCHEN ELEVATION @ REF. WALL
SCALE: 1/4" = 1'-0"



10 DINING RM. ELEVATION @ BENCH / STAIRS
SCALE: 1/4" = 1'-0"



9 DINING RM. ELEVATION @ STAIRS
SCALE: 1/4" = 1'-0"

SHEET TITLE:
INTERIOR ELEVATIONS

SCALE: 1/2" = 1'-0"

SHEET NUMBER:

A3.1



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CLIENT:
HOLZHAUER RESIDENCE
 1820 LUKEN'S AVENUE
 WILLOW GROVE, PA 19090

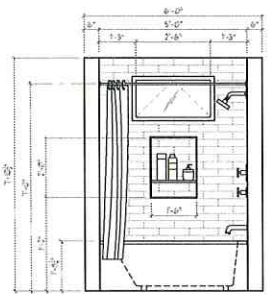
PROJECT NUMBER:
2310

ISSUE DATE:
JULY 1, 2023

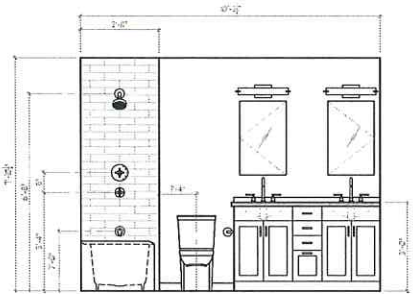
STATUS:
FOR PERMIT

REVISIONS

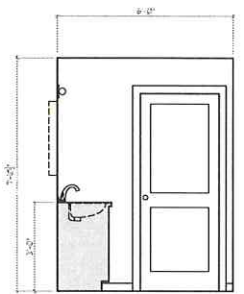
REV	DATE	DESCRIPTION



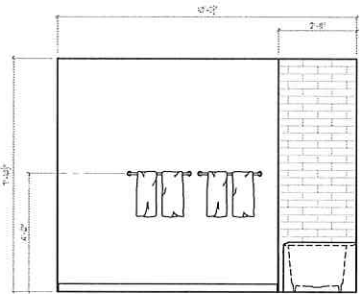
2ND FLOOR BATH ELEVATION @ TUB
 1 AS3 SCALE: 1/4"=1'-0"



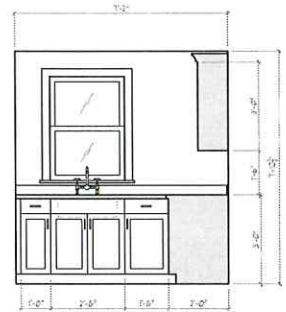
2ND FLOOR BATH ELEVATION @ VANITY
 2 AS3 SCALE: 1/4"=1'-0"



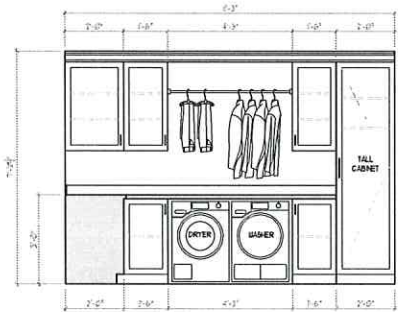
2ND FLOOR BATH ELEVATION @ ENTRY
 3 AS3 SCALE: 1/4"=1'-0"



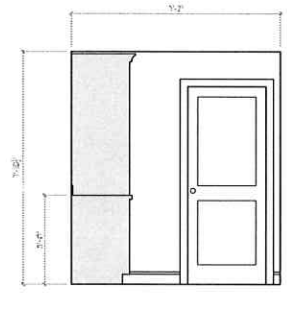
2ND FLOOR BATH ELEVATION @ TOWEL RACKS
 4 AS3 SCALE: 1/4"=1'-0"



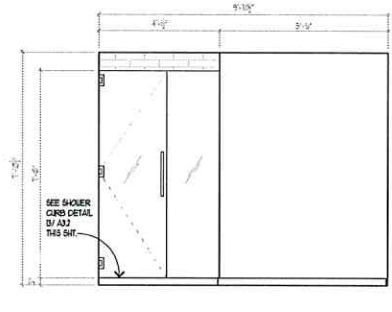
LAUNDRY RM. ELEVATION @ SINK
 5 AS3 SCALE: 1/4"=1'-0"



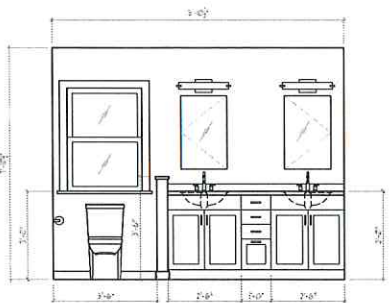
LAUNDRY RM. ELEVATION @ WASHER / DRYER
 6 AS3 SCALE: 1/4"=1'-0"



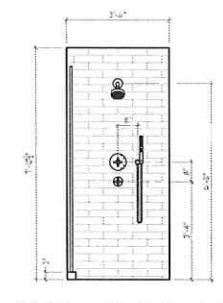
LAUNDRY RM. ELEVATION @ ENTRY
 7 AS3 SCALE: 1/4"=1'-0"



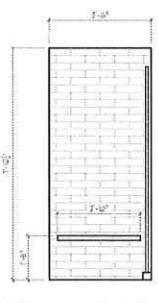
MASTER BATH ELEVATION @ SHOWER ENTRY
 8 AS3 SCALE: 1/4"=1'-0"



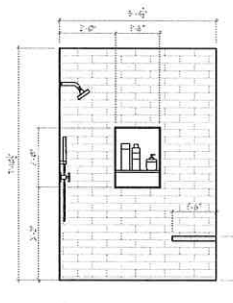
MASTER BATH ELEVATION @ TOILET / VANITY
 9 AS3 SCALE: 1/4"=1'-0"



MASTER BATH ELEVATION @ SHOWER CONTROLS
 10 AS3 SCALE: 1/4"=1'-0"



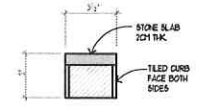
MASTER BATH ELEVATION @ SHOWER BENCH
 11 AS3 SCALE: 1/4"=1'-0"



MASTER BATH ELEVATION @ SHOWER NICHE
 12 AS3 SCALE: 1/4"=1'-0"

GENERAL NOTES

1. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION ON ALL MATERIALS UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED.
2. CABINET FABRICATOR SHALL FIELD VERIFY ALL LINES AND LEVELS, POINTS OF REFERENCE, EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK.
3. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY AND PROVIDE REPRODUCTION OF EXISTING CONDITIONS. FINAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE GENERAL CONTRACTOR.



SHOWER CURB DETAIL
 13 AS3 SCALE: 1/4"=1'-0"

SHEET TITLE:
INTERIOR ELEVATIONS

SCALE: 1/2" = 1'-0"

SHEET NUMBER:

A3.2



CLIENT:
HOLZHAUER RESIDENCE
1820 LUKENS AVENUE
WILLOW GROVE, PA 19090

PROJECT NUMBER:
2310

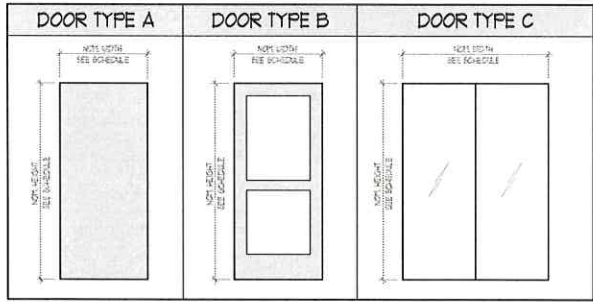
ISSUE DATE:
JULY 1, 2023

STATUS:
FOR PERMIT

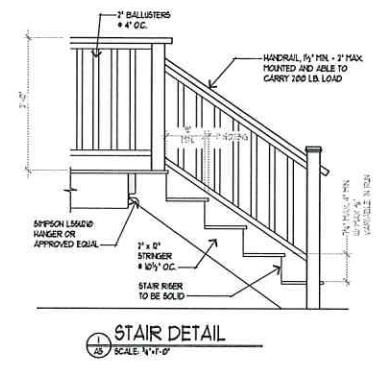
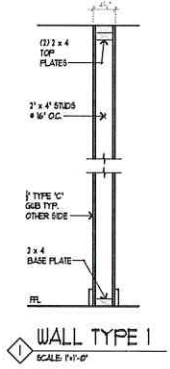
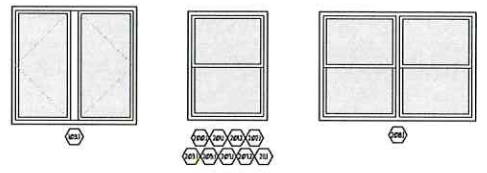
REVISIONS

REV	DATE	DESCRIPTION

DOOR SCHEDULE												
FIRST FLOOR												
LOCATION			DOOR		FRAME		DETAIL NO.		HOUR		REMARKS	
OPENING	ENTRANCE	EXIT SIDE	TYPE	PAUL	NEPT	BUDE	MATERIAL	DETAIL NO.	HOUR	TYPE	REMARKS	
				WETS	SEBET			JAB	HEAD			
1/101	STORAGE CLOSET	STARBUCK	A	LD	7'-0"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	
1/104	PANTRY	KITCHEN	B	LD	11'-1'-6"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	
1/105	CLOSET	LIVING ROOM	B	LD	7'-6"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	
1/106	COATS	LIVING ROOM	B	LD	7'-6"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	
1/107	CLOSET	OFFICE	C	LD	11'-3'-0"	6'-8"	LD	---	---	PER	MIRRORED SLIDING DOORS	
1/108	OFFICE	HALLWAY	B	LD	3'-8"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	
1/109	BATHROOM	HALLWAY	B	LD	3'-8"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	
1/110	LINEN	BATHROOM	A	LD	7'-0"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	
SECOND FLOOR												
LOCATION			DOOR		FRAME		DETAIL NO.		HOUR		REMARKS	
OPENING	ENTRANCE	EXIT SIDE	TYPE	PAUL	NEPT	BUDE	MATERIAL	DETAIL NO.	HOUR	TYPE	REMARKS	
				WETS	SEBET			JAB	HEAD			
1/201	BEDROOM NO. 1	HALLWAY	A	LD	3'-0"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	
1/202	BEDROOM NO. 2	HALLWAY	A	LD	3'-0"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	
1/203	BATH	HALLWAY	A	LD	7'-8"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	
1/204	LINEN	HALLWAY	A	LD	7'-0"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	
1/205	LAUNDRY	HALLWAY	A	LD	7'-8"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	
1/206	CLOSET	HALLWAY	A	LD	7'-6"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	
1/207	BEDROOM NO. 3	HALLWAY	A	LD	3'-0"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	
1/208	MASTER BEDROOM	HALLWAY	A	LD	3'-0"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	
1/209	CLOSET	MASTER BEDROOM	C	LD	11'-3'-0"	6'-8"	LD	---	---	PER	MIRRORED SLIDING DOORS	
1/210	CLOSET	MASTER BEDROOM	C	LD	11'-3'-0"	6'-8"	LD	---	---	PER	MIRRORED SLIDING DOORS	
1/211	MASTER BATHROOM	MASTER BEDROOM	A	LD	7'-6"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	
1/212	LINEN	MASTER BATHROOM	A	LD	7'-0"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	
1/213	CLOSET	BEDROOM NO. 3	A	LD	7'-6"	6'-8"	LD	---	---	PER	SOLID CORE WOOD DOOR	



WINDOW SCHEDULE						
TAG	NOMINAL SIZE	LOCATION	QTY.	FRAME	DESCRIPTION	REMARKS
(60)	7'-6" W x 3'-6" H	2ND. FLR. HALLWAY	1	WOOD	DOUBLE HING WINDOW, LOW E3 GLASS	SOLID GLASS, NO GRILLES
(61)	4'-0" W x 3'-8" H	KITCHEN	1	WOOD	DOUBLE CASEMENT WINDOW, LOW E GLASS	SOLID GLASS, NO GRILLES
(62)	7'-6" W x 3'-6" H	BEDROOM NO. 1	1	WOOD	DOUBLE HING WINDOW, LOW E3 GLASS	SOLID GLASS, NO GRILLES
(63)	7'-6" W x 3'-6" H	BEDROOM NO. 1	1	WOOD	DOUBLE HING WINDOW, LOW E3 GLASS	SOLID GLASS, NO GRILLES
(64)	7'-6" W x 3'-6" H	BEDROOM NO. 2	1	WOOD	DOUBLE HING WINDOW, LOW E3 GLASS	SOLID GLASS, NO GRILLES
(65)	7'-6" W x 3'-6" H	2ND FLR. BATH	1	WOOD	DOUBLE HING WINDOW, LOW E3 GLASS	SOLID GLASS, NO GRILLES
(66)	7'-6" W x 3'-6" H	BEDROOM NO. 3	1	WOOD	DOUBLE HING WINDOW, LOW E3 GLASS	SOLID GLASS, NO GRILLES
(67)	7'-6" W x 3'-6" H	BEDROOM NO. 3	1	WOOD	DOUBLE HING WINDOW, LOW E3 GLASS	SOLID GLASS, NO GRILLES
(68)	3'-0" W x 3'-6" H	MASTER BEDROOM	1	WOOD	(7) DOUBLE HING WINDOW, LOW E3 GLASS	SOLID GLASS, NO GRILLES
(69)	7'-6" W x 3'-6" H	MASTER BATH	1	WOOD	DOUBLE HING WINDOW, LOW E3 GLASS	SOLID GLASS, NO GRILLES



SHEET TITLE:
**SCHEDULES,
WALL TYPES
& DETAILS**

SCALE: NONE

SHEET NUMBER:

A5



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 E: tsm01@comcast.net
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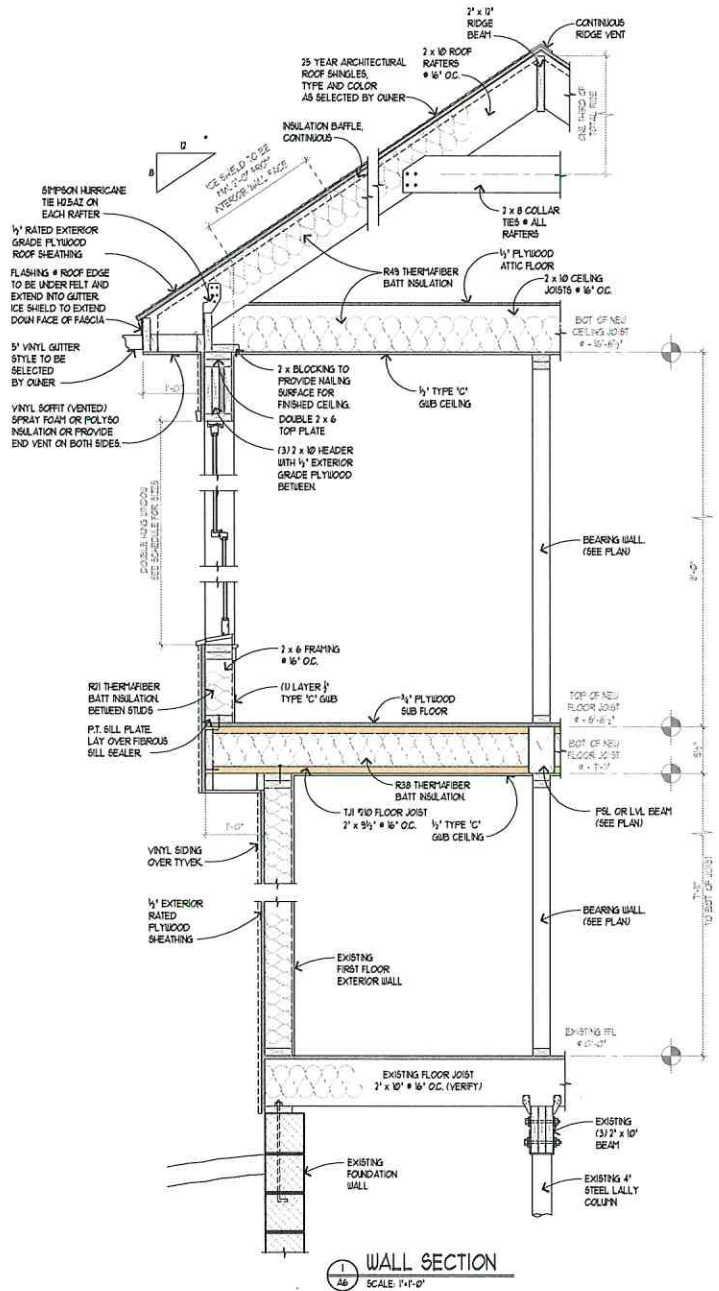
CLIENT:
HOLZHAUER RESIDENCE
 1820 LUKENS AVENUE
 WILLOW GROVE, PA 19090

PROJECT NUMBER:
2310

ISSUE DATE:
JULY 1, 2023

STATUS:
FOR PERMIT

REVIEWS
 REV DATE DESCRIPTION



1 WALL SECTION
 26 SCALE: 1/4"=1'-0"

NAILING SCHEDULE				
ATTACHMENT	NAILING METHOD	NAILS		
		QTY.	SIZE	PLACEMENT
HEADER TO JOIST	END NAIL	3	16 D	
JOIST TO BOLL OR GIRDER	TOENAIL	2	10 D	
HEADER 4 STRINGER JOIST TO BILL	TOENAIL		10 D	16" O.C.
BRIDGING TO JOIST	TOENAIL EA END	2	8 D	
LEDGER STRIP TO BEAM		3	16 D	EA JOIST
SUBFLOOR BOARDS 1" x 6" AND SMALLER 1" x 8"		2	8 D	TO EA JOIST TO EA JOIST
SUBFLOOR PLYWOOD # EDGES # INTERMEDIATE JOINTS		8 D	8 D	16" O.C. 8" O.C.
SUBFLOOR 2" x 6" TO JOIST OR GIRDER	BLIND NAIL 4 FACE NAIL	2	16 D	
SOLE PLATE TO STUD	END NAIL	2	16 D	EA STUD
TOP PLATE TO STUD	END NAIL	2	16 D	
STUD TO SOLE PLATE	TOENAIL	4	8 D	
SOLE PLATE TO JOIST OR BLOCKING	FACE NAIL	16 D	16" O.C.	
DOUBLE STUDS	FACE NAIL - STAGGER	10 D	16" O.C.	
END OF STUD INTERSECTING WALL TO EXTERIOR WALL STUD	FACE NAIL	16 D	16" O.C.	
UPPER TOP PLATE TO LOWER TOP PLATE	FACE NAIL	16 D	16" O.C.	
UPPER TOP PLATE, LAPS 4 INTERSECTIONS	FACE NAIL	2	16 D	
CONTINUOUS HEADER 2 PCS EA EDGE	TOENAIL	3	8 D	8" O.C.
CEILING JOISTS TO TOP WALL PLATES	TOENAIL	3	8 D	
CEILING JOISTS LAPS # PARTITION	FACE NAIL	4	16 D	
RAFTER TO TOP PLATE	TOENAIL	2	8 D	
RAFTER TO CEILING JOIST	FACE NAIL	5	10 D	
RAFTER TO VALLEY OR HIP RAFTER	TOENAIL	3	10 D	
RIDGE BOARD TO RAFTER	END NAIL	3	10 D	
RAFTER TO RAFTER THROUGH RIDGE BOARD	TOENAIL EDGE NAIL	1 4	10 D 8 D	
COLLAR TIE TO RAFTER 2" HYBER 1" HYBER				
BUILT-UP CORNER STUDS STUDS TO BLOCKING INTERSECTING STUD TO CORNER STUDS	FACE NAIL	2 3	8 D 8 D	
BUILT-UP GIRDERS 4 BEAMS	FACE NAIL		20 D	31" O.C. EA. SIDE
WALL SHEATHING 1" x 8" OR LESS HORIZONTAL 1" x 8" OR GREATER DIAGONAL	FACE NAIL FACE NAIL	2 3	8 D 8 D	EA SIDE EA SIDE

SHEET TITLE:
WALL SECTIONS

SCALE: AS NOTED

SHEET NUMBER:

A6



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 E. tsmd@comcast.net
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CLIENT:
HOLZHAUER RESIDENCE
 1820 LUKENS AVENUE
 WILLOW GROVE, PA 19090

PROJECT NUMBER:
2310

ISSUE DATE:
JULY 1, 2023

STATUS:
FOR PERMIT

REVIEWS

REV	DATE	DESCRIPTION

DISCLAIMER

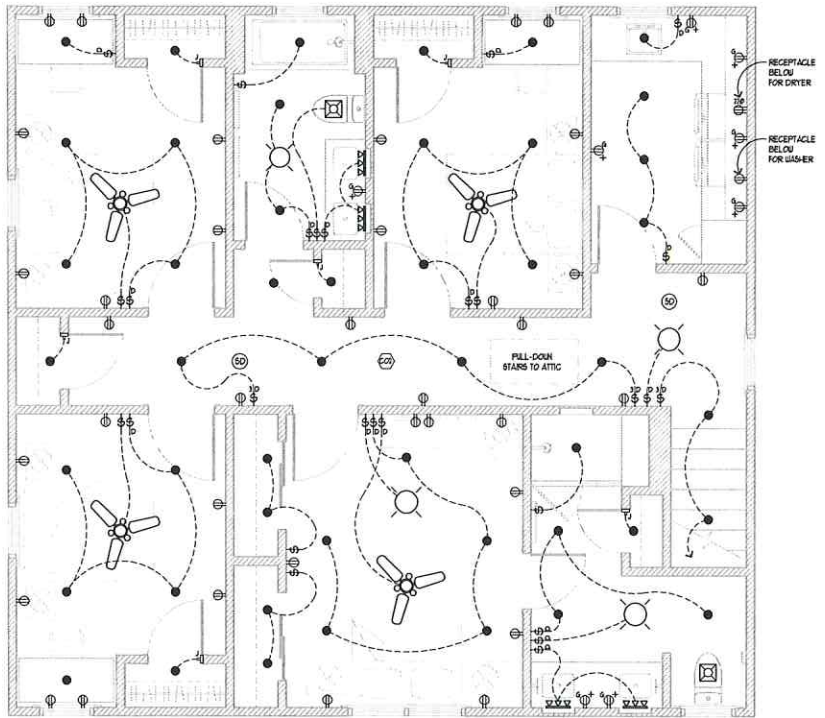
IT IS EXPRESSLY AGREED THAT THIS DRAWING SHALL BE UNDERTAKEN BY THE GENERAL CONTRACTOR FOR NEW CONSTRUCTION PURPOSES AT HIS SOLE RISK AND THAT THE DESIGNER SHALL NOT BE LIABLE FOR ANY CLAIMS, DAMAGES, ACTION ARISING OUT OF OR IN CONNECTION WITH THE CONSTRUCTION OF THIS INTERIOR RENOVATION CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING AND CORRELATING CONSTRUCTION TECHNIQUES AND COORDINATION OF HIS WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH ALL APPLICABLE CODES AND CONTRACT DOCUMENTS.

LEGEND

- RECEIVED LIGHT FIXTURE
- ⊕ FREQUANT LIGHT FIXTURE
- ☉ CEILING MOUNTED DECORATIVE LIGHT FIXTURE
- ⊖ WALL SCOOP
- ⚡ VANTY LIGHTING
- ⚙ CHANDELER
- ☼ CEILING FAN WITH LIGHTS
- ⚡ SINGLE POLE SWITCH
- ⚡ 3 WAY SWITCH
- ⚡ 3 WAY DIMMER SWITCH
- ⚡ JAMB SWITCH
- ⊕ INDV DUPLEX RECEPTACLE
- ⊕ ABOVE CENTER GFCI RECEPTACLE
- ⊕ 200V DUPLEX RECEPTACLE
- ⊕ USB RECEPTACLE
- ⊕ SMOKE DETECTOR (HARD WIRED)
- ⊕ CABLE TV
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ EXHAUST FAN

GENERAL NOTES

- ELECTRICAL CONTRACTOR TO REVIEW WITH OWNER PRIOR TO INSTALLATION THE LOCATION OF ALL OUTLETS, SWITCHES, DEVICES & LIGHTING.
- LIGHT SWITCHES SHALL BE MOUNTED 48 INCHES ABOVE FINISHED FLOOR TO CENTER LINE OF DEVICE UNLESS OTHERWISE NOTED. RECEPTACLES SHALL BE LOCATED 18 INCHES ABOVE FINISHED FLOOR TO CENTER LINE OF DEVICE.
- UNLESS OTHERWISE NOTED ABOVE CENTER RECEPTACLES SHALL BE MOUNTED 6" ABOVE BACK SPLASH TO CENTERLINE OF DEVICE.
- ALL DEVICES SHALL BE MOUNTED VERTICAL UNLESS OTHERWISE NOTED.
- ALL RECEPTACLES SHALL BE MOUNTED SUCH THAT THE GROUND PIN IS MOUNTED UP.
- ALL PANELS IN THIS PROJECT SHALL BE PROVIDED WITH A TYPE WRITTEN DIRECTORY.
- EQUIPMENT SHALL BE OF MATERIALS SUITABLE FOR AND RATED FOR THE ENVIRONMENT IN WHICH THEY ARE TO BE INSTALLED.
 - WORKING CLEARANCES FOR ELECTRICAL EQUIPMENT SHALL BE IN COMPLIANCE WITH THE CURRENT NEC.
 - THE EXCLUSIVELY DEDICATED SPACE EXTENDING FROM FLOOR TO FINISHED CEILING WITH A WIDTH AND DEPTH OF ANY INSTALLED PANEL BOARD MUST BE CLEAR OF ALL PIPING, DUCTS, EQUIPMENT FOREVER TO THE ELECTRICAL EQUIPMENT OR ARCHITECTURAL APPOINTMENTS IN ACCORDANCE WITH NEC 408.
- ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE TO BE HARDWIRED AND INTERCONNECTED.



SECOND FLOOR ELECTRICAL PLAN
 SCALE: 3/8" = 1'-0"

SHEET TITLE:
SECOND FLOOR ELECTRICAL PLAN

SCALE: **3/8" = 1'-0"**

SHEET NUMBER:
E2

TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: **October 3, 2023**

APPLICATION: **# 23-41**

APPLICANT: Kristen Holzhauer

OWNER: Kristen Holzhauer & Marshall Juarez

LOCATION: 1820 Lukens Ave, Willow Grove, PA 19090

DESCRIPTION: **23-41:** **Kristen Holzhauer** requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot, for an addition to be constructed at real property identified as 1820 Lukens Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #5.

A public hearing will be held on **Tuesday, October 17, 2023** starting at **7:00 P.M.** at the Abington Township Municipal Building at 1176 Old York Rd, Abington PA 19001 A copy of the application and plans are on file with the Zoning Office and are available to view on our website at www.abingtonpa.gov.

POST THIS CARD SO IT IS VISIBLE FROM THE STREET



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-42 - Nicole Swaayze McCall and Swaayze Properties LLC

EXECUTIVE SUMMARY:

23-42: Nicole Swaayze McCall and Swaayze Properties, LLC. request the following relief from the Abington Township Zoning Ordinance (the "Ordinance") relative to real property identified as 1209 Lenox Rd, within the R-2 – Low-Medium-Density Residential Zoning District, Ward #7:

- a Variance from Ordinance §2103.A Use-A22.1 to allow a detached garage higher than 17ft and 2 stories to be erected; and
- a Variance from Ordinance §2103.A Use-A22.5 to allow a detached garage greater than 250 sq. ft to be built within the required side and rear setbacks.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

23-42: Nicole Swaayze McCall and Swaayze Properties, LLC. - 1209 Lenox Road

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 digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared 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 plan may not be more than one (1) year old.

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: 215-626-2978
867-335-6279
*Nicole Swaayze McCall
 (SWAAYZE PROPERTIES LLC)*

2. Name and address of the applicant: Phone number: 215-626-2978
NICOLE SWAAYZE MCCALL

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.
SWAAYZE PROPERTIES LLC. *Rec'd 9-21-2023
 CK# 1293
 \$ 200.-*

5. Description of the property:
 Address/location 1209 Lenox Road Jenkintown Pa 19046
 Present use Single Family Residential
 Proposed improvement Detached Garage

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:

Proposal Residential Accessable Structure to be erected within required setbacks

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

*402 Dimensional Regulations Variance
2013.A. Use A 22.1 2 story over 17 ft. Variance*

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.

~~2013.1~~ *Due to size needed, This structure NEEDS to be placed ^(OR) within setback (rear corner of yard)*

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.

Nicole Swaayze-McCall
Signature of Applicant

Swaaayze Properties LLC
Signature of Owner

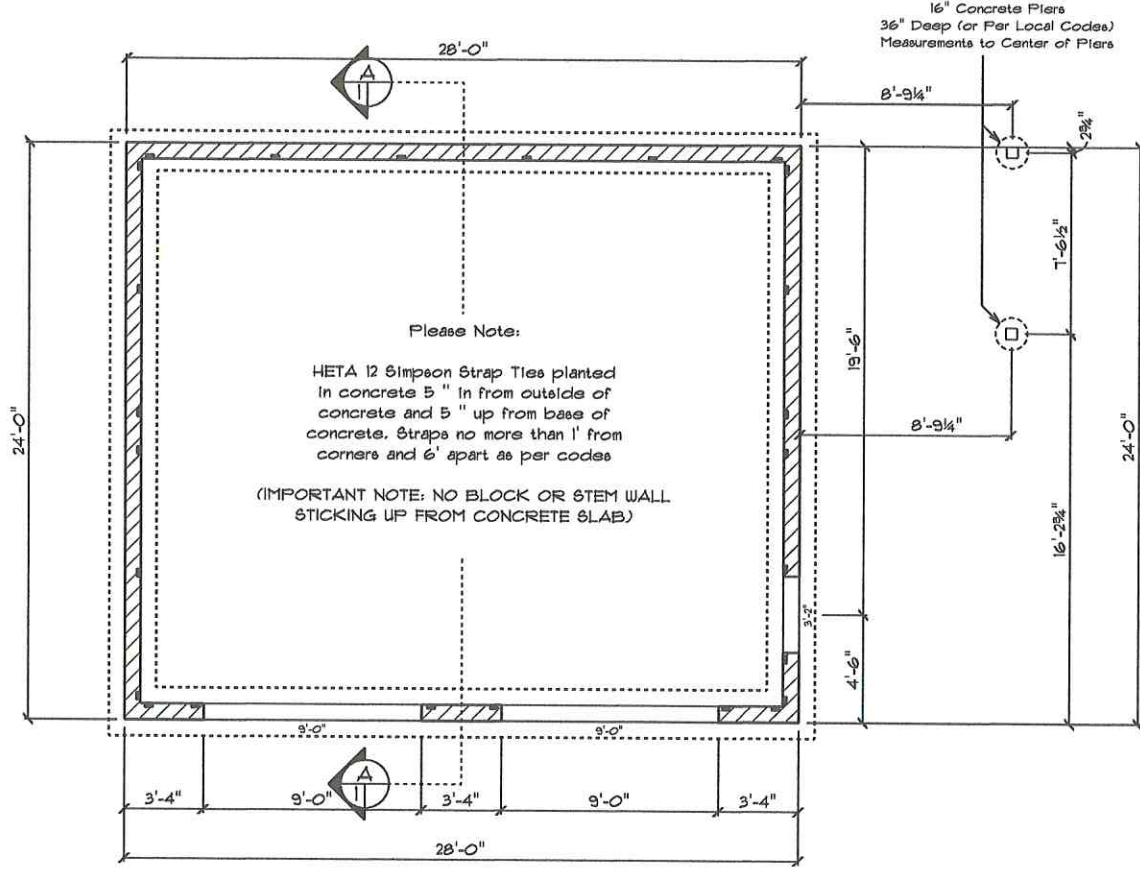
Internal Validation: *2013.A 22.1 717ft 71 story - Variance
22.8 7250 within setback - Variance*

Date Received: *9/21/23*

Fee Paid: *200*

Case: *23-42*

K. J. [Signature]
Signature of the Zoning Officer



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



5075 Lower Valley Rd
Atglen PA 19310

PHONE: 610-593-7700

Nicole Swaayze-Mccall

1209 Lenox Rd
Jenkintown
Pennsylvania
19406

PHONE:

DRAWN BY: James Lapp

SCALE: 1/8" = 1'-0"

DATE: Tuesday, May 23, 2023

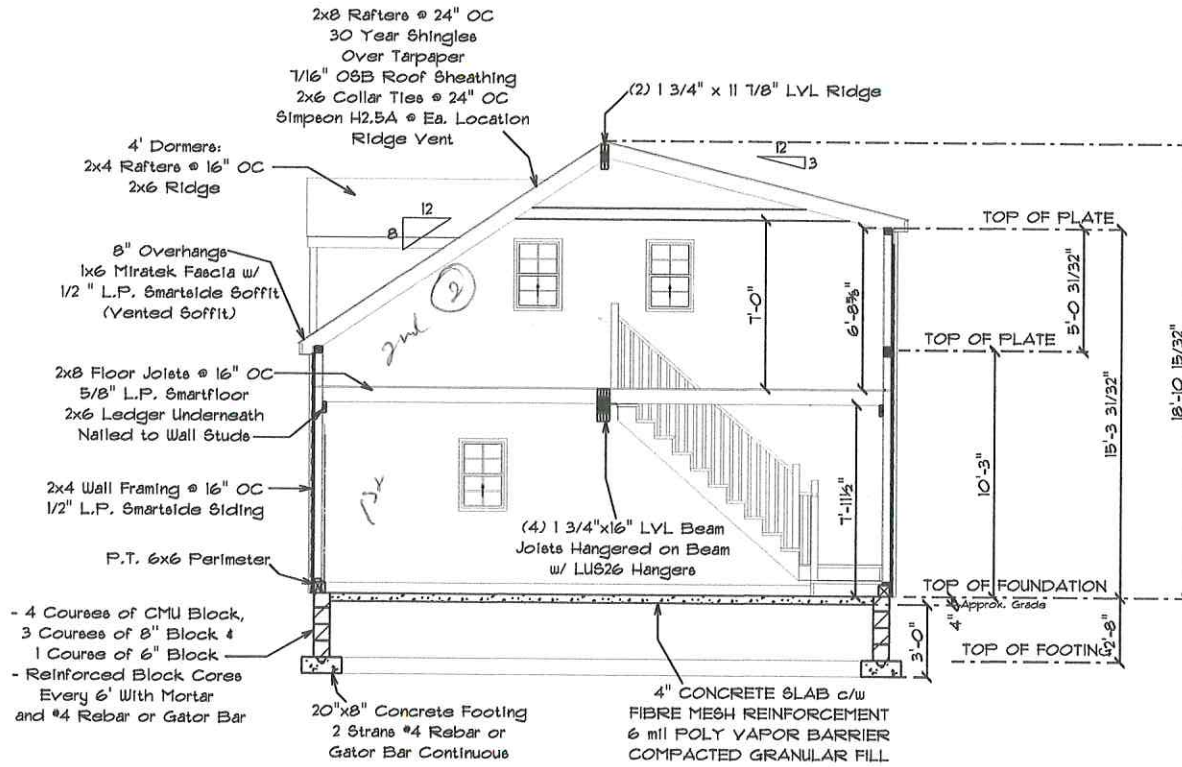
CONSTRUCTION NOTES:

- Snow Live Load: 30 psf
- Wind Load: 115 mph
- Weathering: Severe
- Termites: Moderates to Heavy
- Decay: Slight to Moderate
- Flood Hazard: see Local Flood Map



CROSS SECTION A

SCALE: 1/8" = 1'-0"



5075 Lower Valley Rd
Atglen PA 19310

PHONE: 610-593-7700

Nicole Swaayze-Mccall

1209 Lenox Rd
Jenkintown
Pennsylvania
19406

PHONE:

DRAWN BY: James Lapp

SCALE: 1/8" = 1'-0"

DATE: Tuesday, May 23, 2023

CONSTRUCTION NOTES:

- Snow Live Load: 30 psf
- Wind Load: 115 mph
- Weathering: Severe
- Termites: Moderate to Heavy
- Decay: Slight to Moderate
- Flood Hazard: see Local Flood Map

PERMIT APPLICATIONS

Name Nicole Swazyze-McCall

Address 1209 Lenox Road
Jenkin town PA 19046

email swazyzeproperties@gmail.com

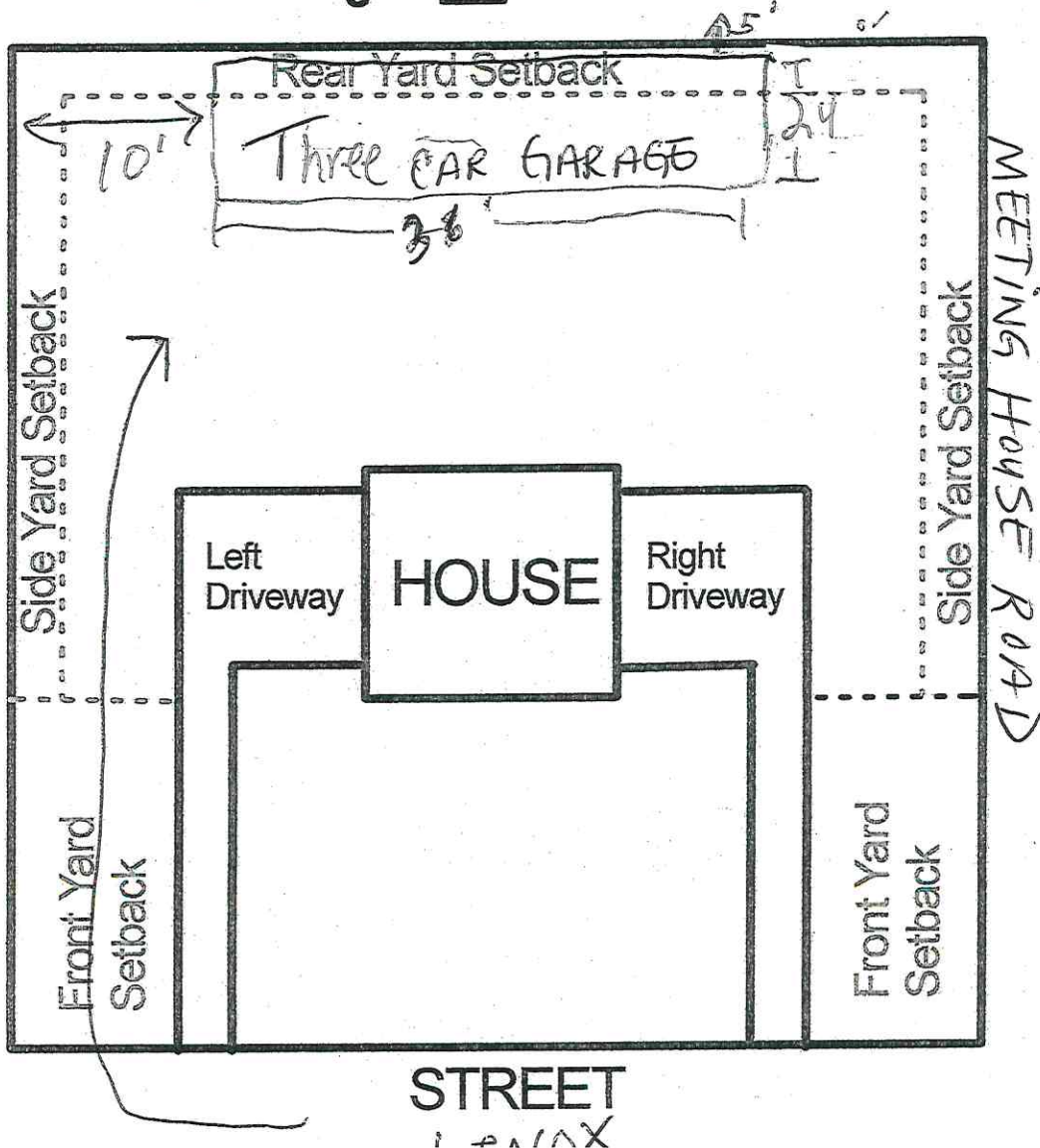
* 36x24 Pad
Detailed
Structure

Township
or County Jenkin town Pa
State Pa 19046

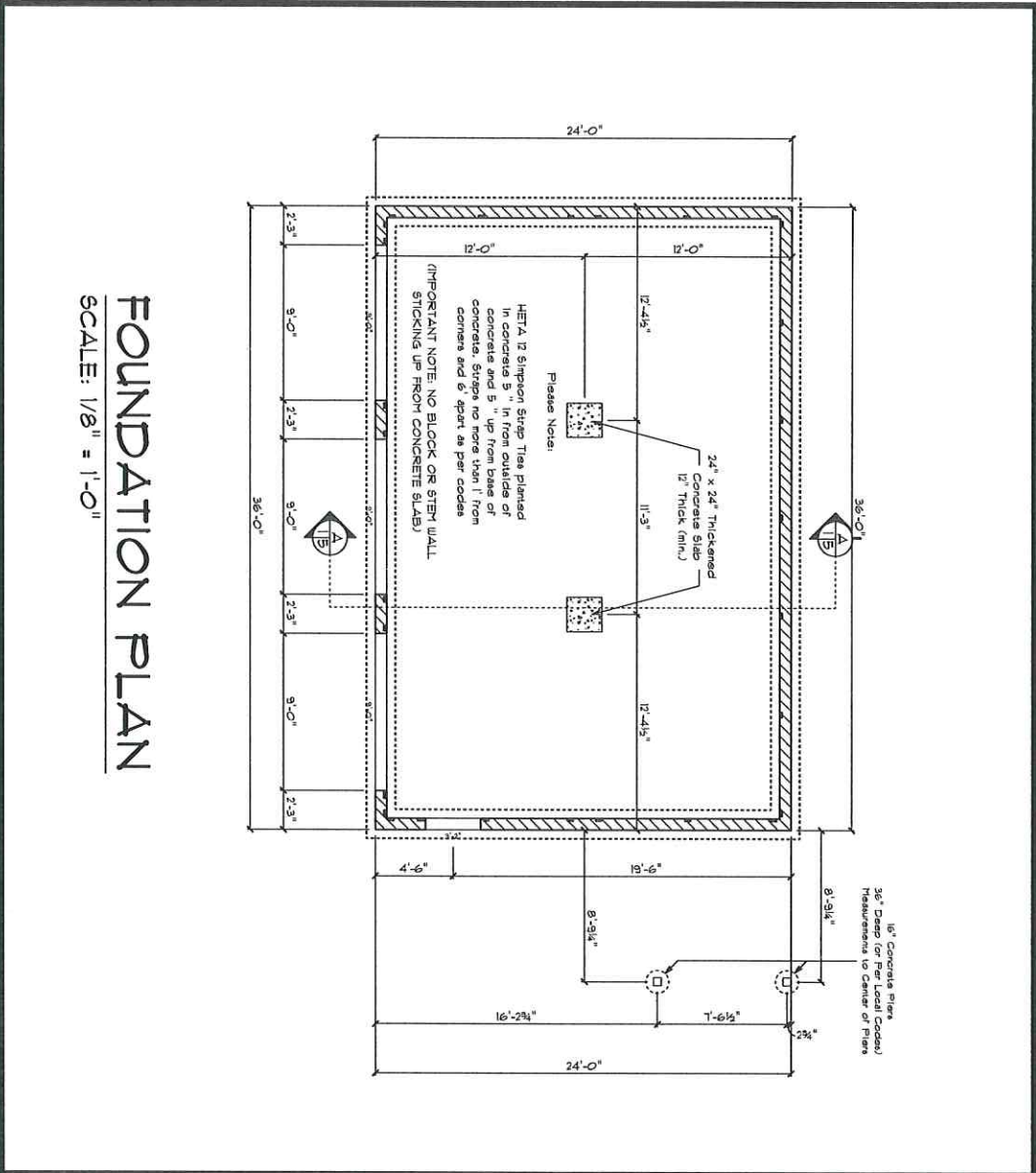
HOA YES NO

Attach Contract
Attach Drawings

mark location
of building on
sketch below




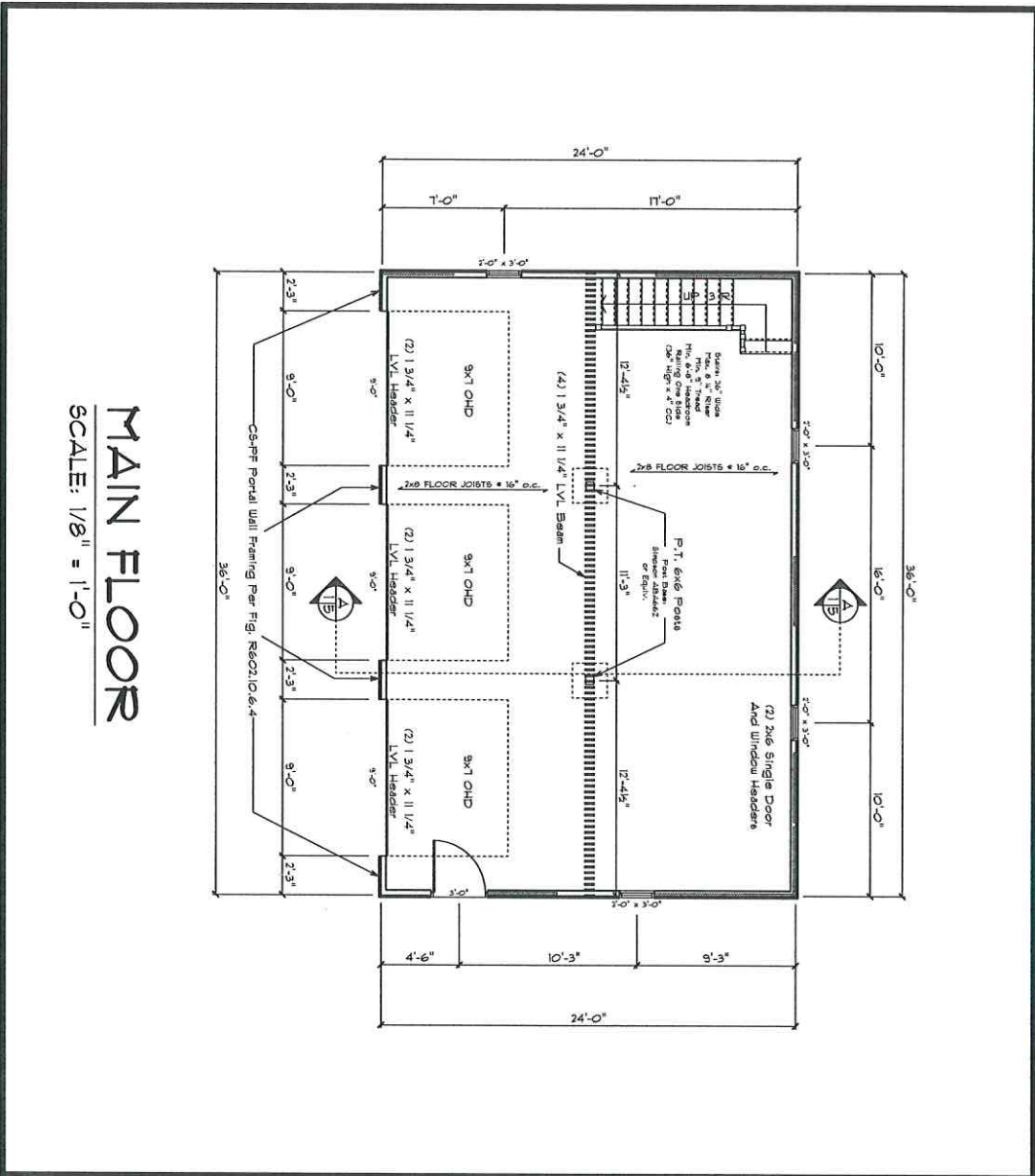





FOUNDATION PLAN

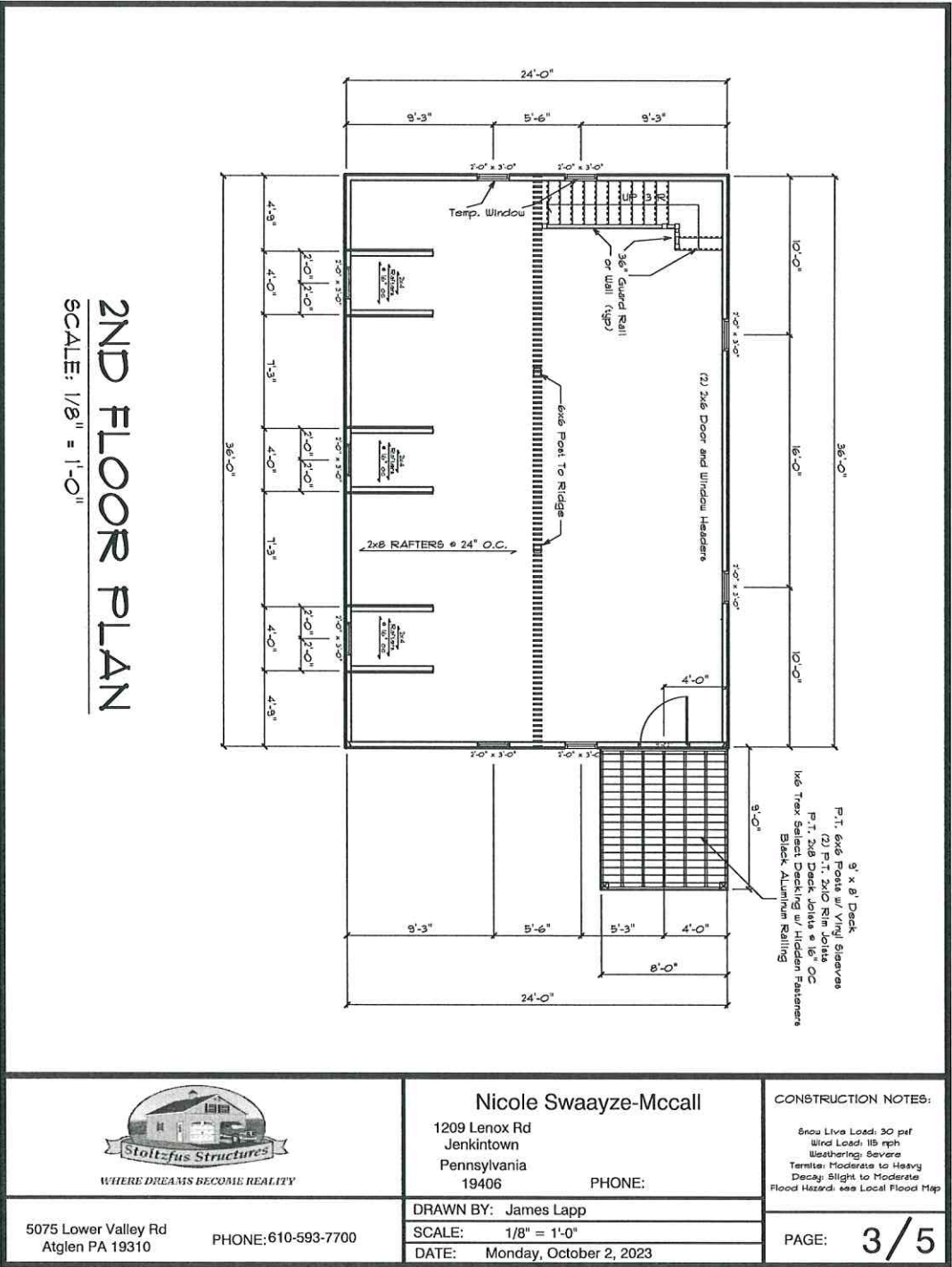
SCALE: 1/8" = 1'-0"

 <p>WHERE DREAMS BECOME REALITY</p>	<p>Nicole Swaayze-Mccall 1209 Lenox Rd Jenkintown Pennsylvania 19406 PHONE:</p>	<p>CONSTRUCTION NOTES:</p> <p>Snow Live Load: 30 psf Wind Load: 115 mph Weathering: Severe Termites: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map</p>
<p>5075 Lower Valley Rd Atglen PA 19310 PHONE: 610-593-7700</p>	<p>DRAWN BY: James Lapp SCALE: 1/8" = 1'-0" DATE: Monday, October 2, 2023</p>	<p>PAGE: 1/5</p>



MAIN FLOOR
SCALE: 1/8" = 1'-0"

	<p>Nicole Swaayze-Mccall 1209 Lenox Rd Jenkintown Pennsylvania 19406 PHONE:</p>	<p>CONSTRUCTION NOTES: Snow Live Load: 30 psf Wind Load: 115 mph Wet Rotting: Severe Termites: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map</p>
<p>5075 Lower Valley Rd Atglen PA 19310 PHONE: 610-593-7700</p>	<p>DRAWN BY: James Lapp SCALE: 1/8" = 1'-0" DATE: Monday, October 2, 2023</p>	<p>PAGE: 2/5</p>



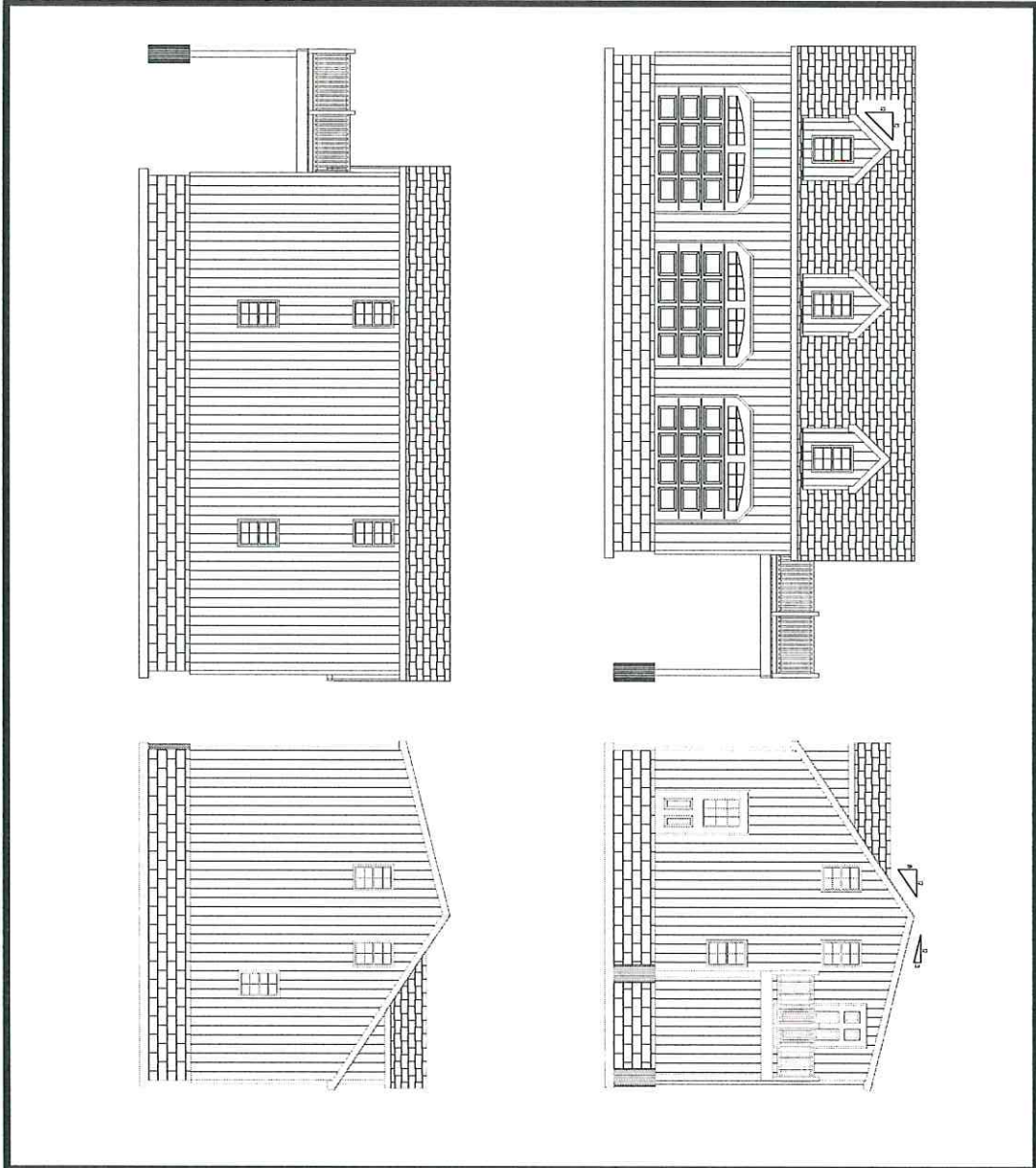
Nicole Swaayze-Mccall
 1209 Lenox Rd
 Jenkintown
 Pennsylvania
 19406 PHONE:

CONSTRUCTION NOTES:
 Snow Live Load: 30 psf
 Wind Load: 115 mph
 Disinfecting: Service
 Termite: Moderate to Heavy
 Decay: Slight to Moderate
 Flood Hazard: see Local Flood Map

5075 Lower Valley Rd PHONE: 610-593-7700
 Atglen PA 19310

DRAWN BY: James Lapp
 SCALE: 1/8" = 1'-0"
 DATE: Monday, October 2, 2023

PAGE: **3/5**



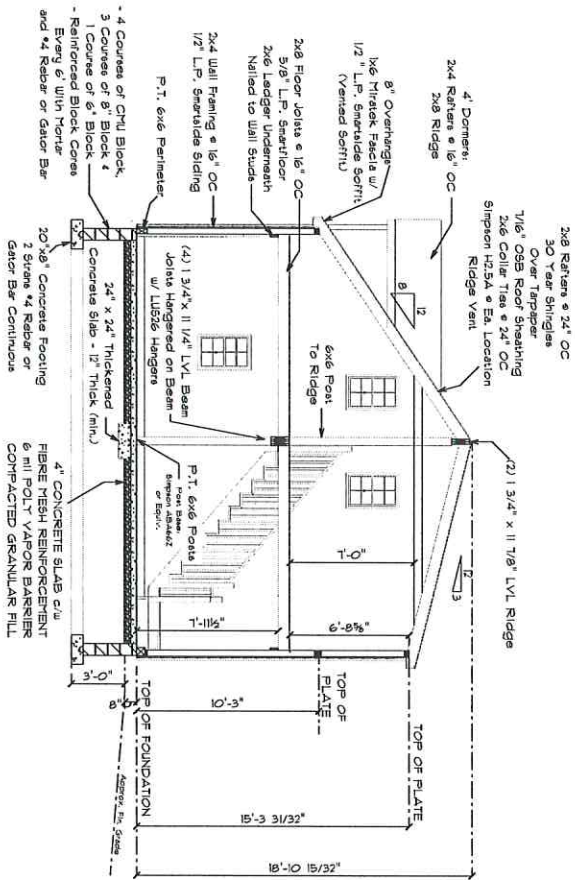
Nicole Swaayze-Mccall
1209 Lenox Rd
Jenkintown
Pennsylvania
19406 PHONE:

CONSTRUCTION NOTES:
Snow Live Load: 30 psf
Wind Load: 115 mph
Insulating: Gypsum
Termites: Moderate to Heavy
Decay: Slight to Moderate
Flood Hazard: see Local Flood Map

5075 Lower Valley Rd
Atglen PA 19310 PHONE: 610-593-7700

DRAWN BY: James Lapp
SCALE: 1" = 10'-0"
DATE: Monday, October 2, 2023

PAGE: 4/5



CROSS SECTION A
 SCALE: 1/8" = 1'-0"



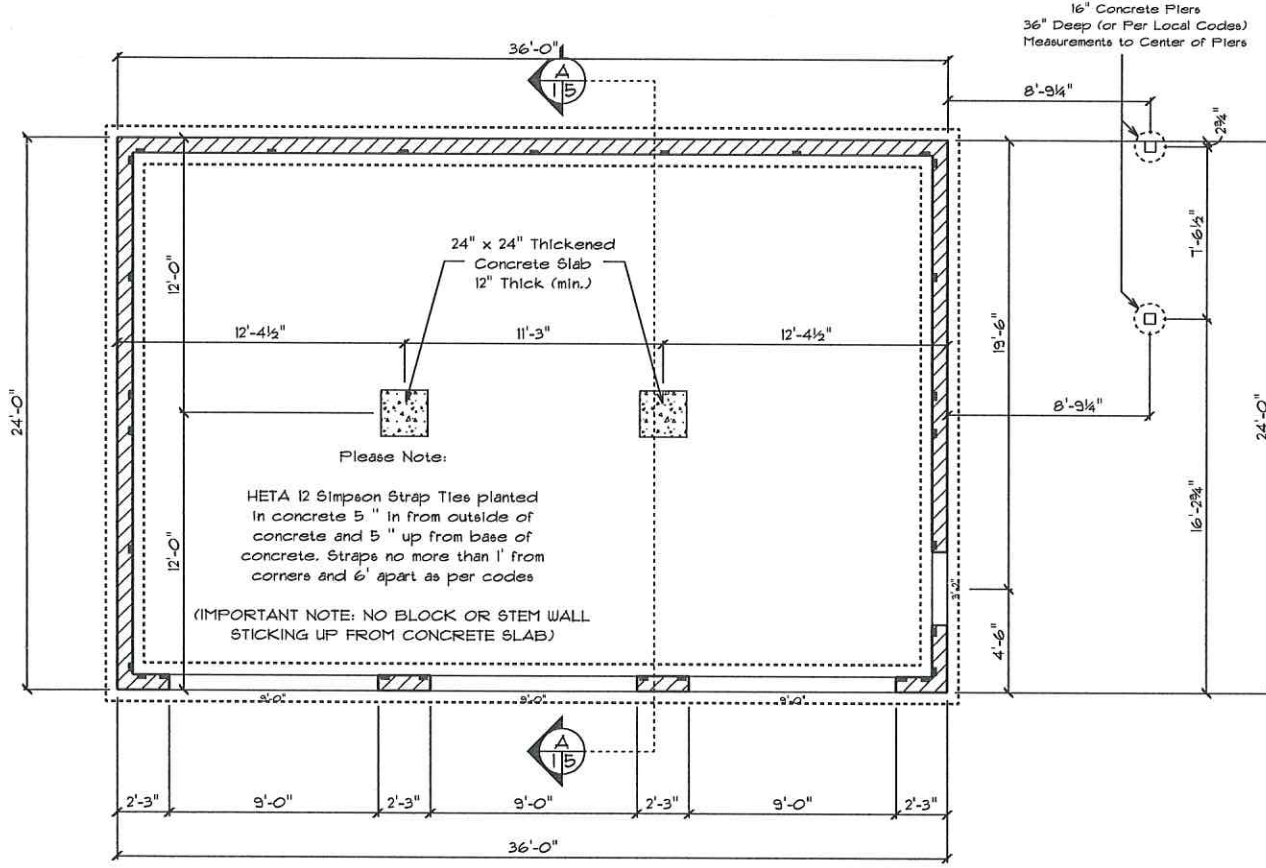
5075 Lower Valley Rd
 Atglen PA 19310
 PHONE: 610-593-7700

Nicole Swayze-Mccall
 1209 Lenox Rd
 Jenkintown
 Pennsylvania
 19406
 PHONE:

DRAWN BY: James Lapp
 SCALE: 1/8" = 1'-0"
 DATE: Monday, October 2, 2023

CONSTRUCTION NOTES:
 Snow Live Load: 30 psf
 Wind Load: 115 mph
 Weathering: Severe
 Termites: Moderate to Heavy
 Decay: Slight to Moderate
 Flood Hazard: see Local Flood Map

PAGE: **5/5**



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



WHERE DREAMS BECOME REALITY

5075 Lower Valley Rd
Aiglen PA 19310

PHONE: 610-593-7700

Nicole Swaayze-Mccall

1209 Lenox Rd
Jenkintown
Pennsylvania
19406

PHONE:

DRAWN BY: James Lapp

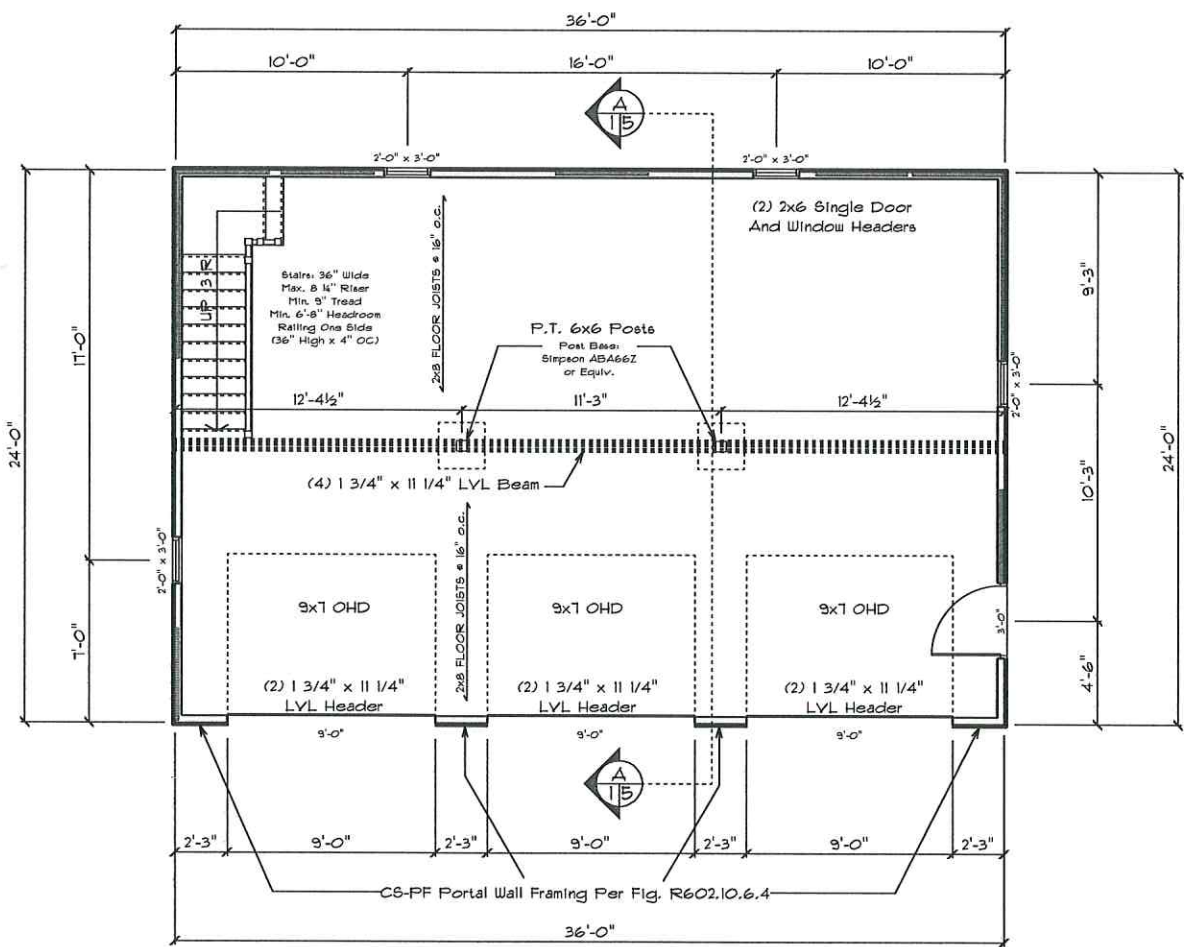
SCALE: 1/8" = 1'-0"

DATE: Monday, October 2, 2023

CONSTRUCTION NOTES:
Snow Live Load: 30 per
Wind Load: 115 mph
Weathering: Severe
Termin: Moderate to Heavy
Decay: Slight to Moderate
Flood Hazard: see Local Flood Map

PAGE:

1/5



MAIN FLOOR

SCALE: 1/8" = 1'-0"



5075 Lower Valley Rd
Aiglen PA 19310

PHONE: 610-593-7700

Nicole Swaayze-Mccall

1209 Lenox Rd
Jenkintown
Pennsylvania
19406

PHONE:

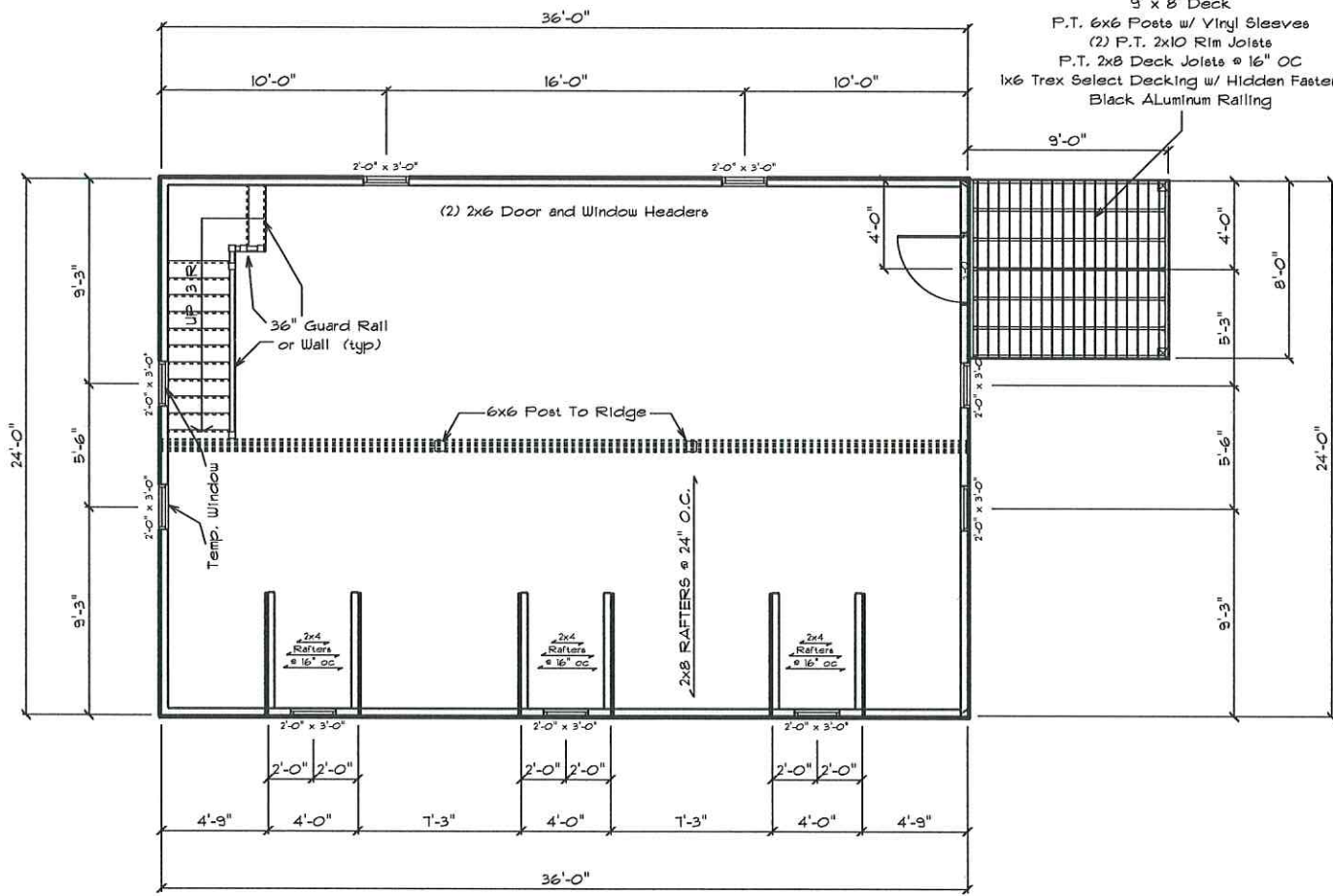
DRAWN BY: James Lapp

SCALE: 1/8" = 1'-0"

DATE: Monday, October 2, 2023

CONSTRUCTION NOTES:
Snow Live Load: 30 psf
Wind Load: 15 mph
Weathering: Severe
Termites: Moderate to Heavy
Decay: Slight to Moderate
Flood Hazard: see Local Flood Map

PAGE: 2/5



2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



5075 Lower Valley Rd
 Atglen PA 19310

PHONE: 610-593-7700

Nicole Swaayze-Mccall

1209 Lenox Rd
 Jenkintown
 Pennsylvania
 19406

PHONE:

DRAWN BY: James Lapp

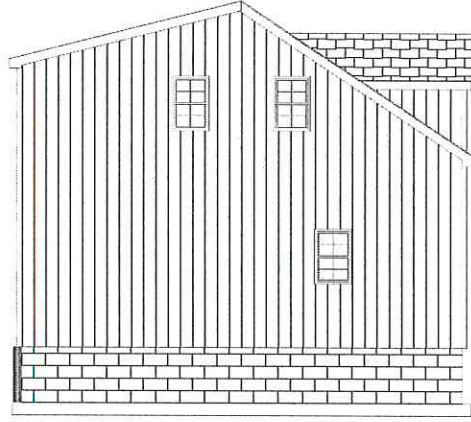
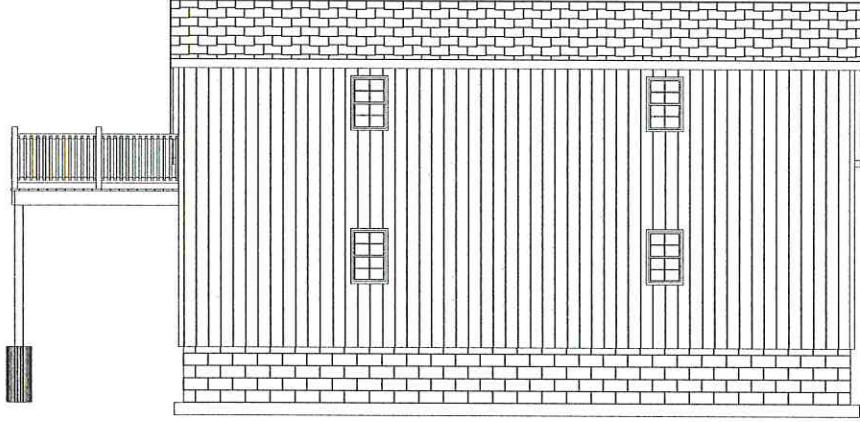
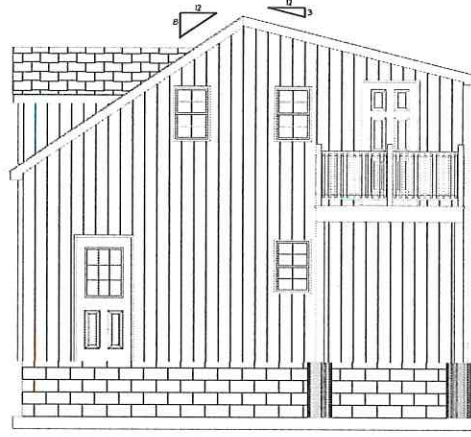
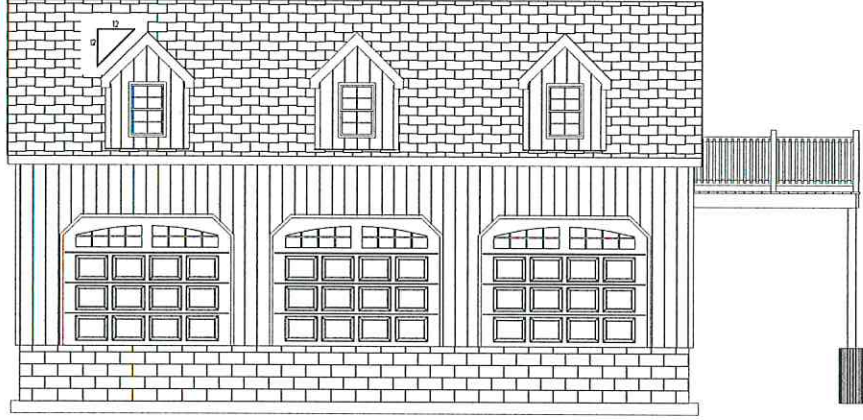
SCALE: 1/8" = 1'-0"

DATE: Monday, October 2, 2023

CONSTRUCTION NOTES:

Snow Live Load: 30 psf
 Wind Load: 115 mph
 Weathering: Severe
 Termites: Moderate to Heavy
 Decay: Slight to Moderate
 Flood Hazard: see Local Flood Map

PAGE: 3/5



5075 Lower Valley Rd
Aiglen PA 19310

PHONE: 610-593-7700

Nicole Swaayze-Mccall

1209 Lenox Rd
Jenkintown
Pennsylvania
19406

PHONE:

DRAWN BY: James Lapp

SCALE: 1" = 10'-0"

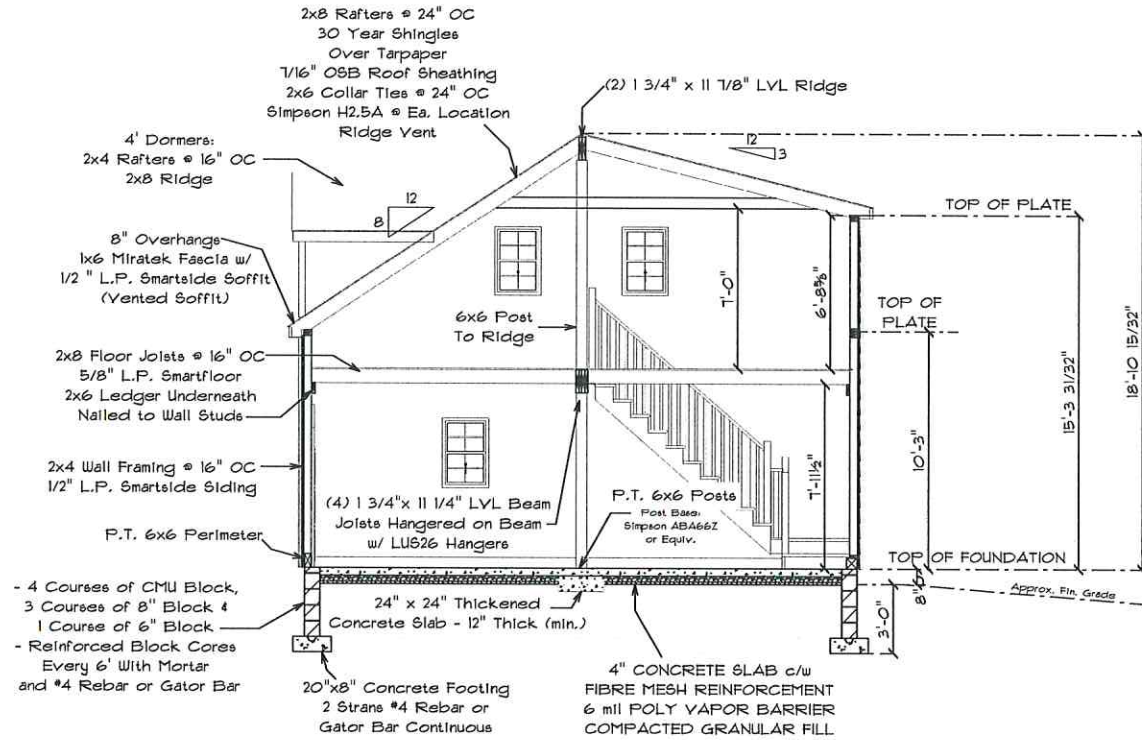
DATE: Monday, October 2, 2023

CONSTRUCTION NOTES:

Snow Live Load: 30 psf
Wind Load: 115 mph
Weathering: Severe
Termites: Moderate to Heavy
Decay: Slight to Moderate
Flood Hazard: see Local Flood Map

PAGE:

4/5



A
1/5

CROSS SECTION A

SCALE: 1/8" = 1'-0"



5075 Lower Valley Rd
Atglen PA 19310

PHONE: 610-593-7700

Nicole Swaayze-Mccall

1209 Lenox Rd
Jenkintown
Pennsylvania
19406

PHONE:

DRAWN BY: James Lapp

SCALE: 1/8" = 1'-0"

DATE: Monday, October 2, 2023

CONSTRUCTION NOTES:

Snow Live Load: 30 psf
Wind Load: 15 mph
Weathering: Severe
Termites: Moderate to Heavy
Decay: Slight to Moderate
Flood Hazard: see Local Flood Map

PAGE: 5/5

TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: October 3, 2023

APPLICATION: # 23-42

APPLICANT: Nicole Swaayze

OWNER: Swaayze Properties LLC

LOCATION: 1209 Lenox Rd, Jenkintown, PA 19046

DESCRIPTION: 23-42: Nicole Swaayze McCall and Swaayze Properties LLC request the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1209 Lenox Rd, within the R-2 – Low-Medium-Density Residential Zoning District, Ward #7:

- 1) a Variance from Ordinance §2103.A Use-A22.1 to allow a detached garage higher than 17ft and 2 stories to be erected; and
- 2) a Variance from Ordinance §2103.A Use-A22.5 to allow a detached garage greater than 250 sq. ft to be built within the required side and rear setbacks.

A public hearing will be held on **Tuesday, October 17, 2023** starting at **7:00 P.M.** at the Abington Township Municipal Building at 1176 Old York Rd, Abington PA 19001 A copy of the application and plans are on file with the Zoning Office and are available to view on our website at www.abingtonpa.gov.

POST THIS CARD SO IT IS VISIBLE FROM THE STREET



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-43 - James McClinton

EXECUTIVE SUMMARY:

23-43: James McClinton requests the following relief from and pursuant to the Abington Township Zoning Ordinance (the "Ordinance") relative to real property identified as 2328 Tague Ave, within the R-4 – Medium-High-Density Residential Zoning District, Ward #13:

- a Variance from Ordinance 602: Dimensional Regulations, Figure 6.1, to allow an increase of impervious surface over the Maximum Allowable Impervious Surface limitations of the Ordinance;
- a Special Exception pursuant to Ordinance 1908: Expansion of or Construction on a Nonconforming Lot;
- a Variance from Ordinance §2103.A Use-A22.1 to allow a detached garage higher than 17ft;
- a Variance from Ordinance §2103.A Use-A22.2 to allow total building area of all detached accessory structures to be greater than 625 sq. ft; and
- a Variance from Ordinance §2103.A Use-A22.5 to allow a detached garage greater than 250 sq. ft to be built within the required side and rear setbacks.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

23-43: James McClinton - 2328 Tague Avenue

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 digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared 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 plan may not be more than one (1) year old.

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:
 2328 Tague Ave 215 892 2043

2. Name and address of the applicant: Phone number:
 James McClinton 215 892 2043

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

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.
 NA rec'd 9-22-2023
 CF# 609
 \$ 200.-

5. Description of the property:
 Address/location 2328 Tague Ave Glenside PA 19038
 Present use single family dwelling
 Proposed improvement detached garage

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:

accessory setback structure
Less than required

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

see attached

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.

Storage and I have a small business

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.

NA

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.

James Melin

Signature of Applicant

Signature of Owner

Internal Validation: 602 - Superior Map 7 - Varnell 2103.A-22.1 717sq
1608 - Spec. Excep Non Conform Lot .2 Total Acc St. > 625
Date Received: 9/22/23 .5 7250 sq. setbacks

Fee Paid: 200

Case: 23-43

[Signature]

Signature of the Zoning Officer

#7

2328 Tagle

- 1) Section 602 Dimensional Regulations, Figure 6.1
 - a) Nonconforming lot due to side yd setback less than 10ft FROM PROP LINE TO MAIN BLDG
 - b) Proposed impervious is greater than maximum allowed impervious surface
VARIANCE

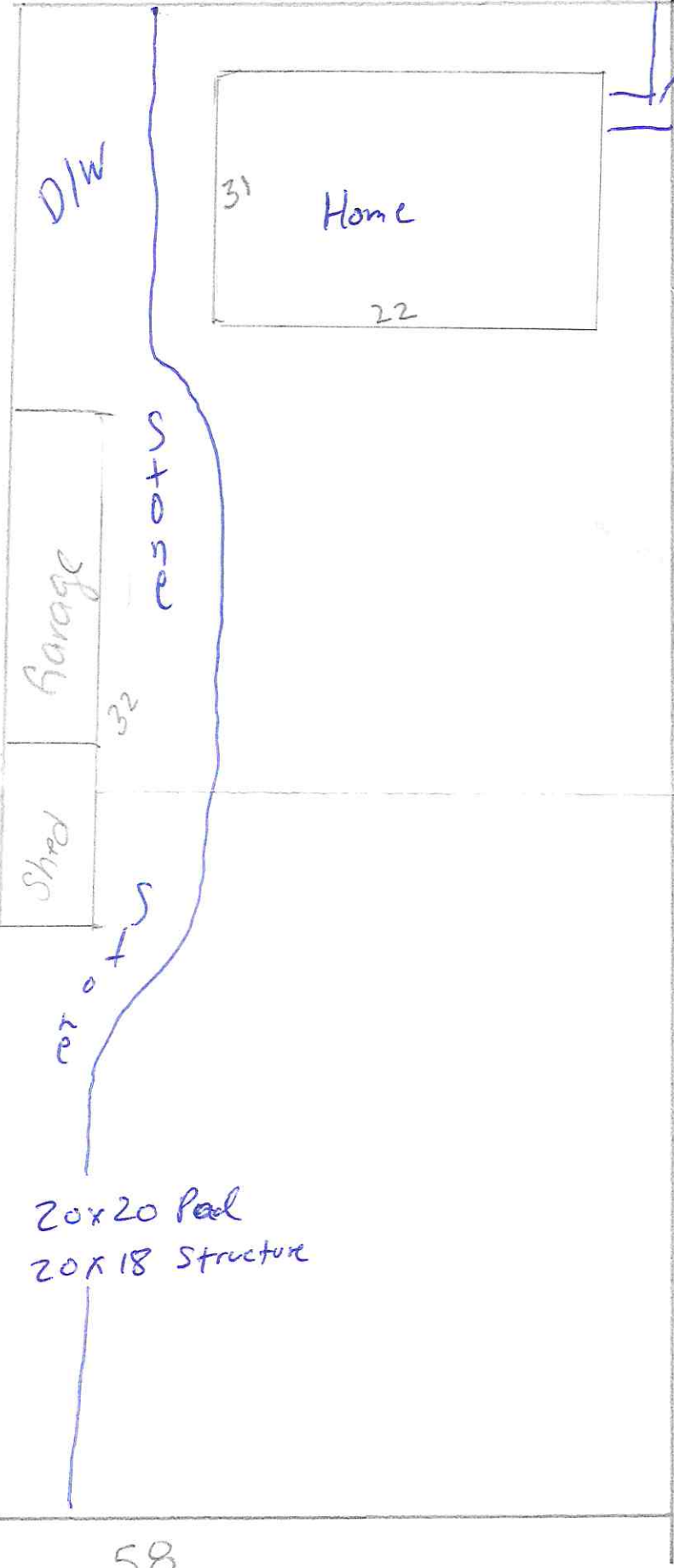
- 2) Section 1908 – Expansion of or Construction on a nonconforming lot
 - a. Nonconforming due to side yd setback less than 10 ft from prop line to main house bldg.
– **Special Exception needed**

- 3) Section 2103.A. Use A-22: Residential Accessory Structure
 - a) 1 - Height? Building or structure shall be limited to one story, but in no event shall it be greater than 17 ft in height – **VARIANCE NEEDED**
 - b) 2 – lots less than $\frac{3}{4}$ acres, total building area of all detached accessory structures shall be limited to 35% of 625 sq. ft, whichever is greater (estimated 732 sq. ft total)
– **VARIANCE NEEDED**
 - c) 3 - Lots less than $\frac{3}{4}$ acres detached Residential Accessory structures may not be constructed closer than 4 ft from any side or rear property line. (only up to 250 sq. ft)
 - d) 5 – notwithstanding 3 above, any Residential Accessory structure larger than 250 sq. ft. must not be constructed in any required rear yard or build to zone. **VARIANCE NEEDED**

Tague Ave

40

Total Imp. = $\approx 4,900$
Max Allowed = 4,176.39



175

Store

20x20 Pad
20x18 Structure

41

4'

Proposed Structure

14'

58

TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: October 3, 2023

APPLICATION: # 23-43

APPLICANT: James McClinton

OWNER: James McClinton

LOCATION: 2328 Tague Ave, Glenside, PA 19038

DESCRIPTION: 23-43: **James McClinton** requests the following relief from and pursuant to the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 2328 Tague Ave, within the R-4 – Medium-High-Density Residential Zoning District, Ward #13:

- 1) a Variance from Ordinance §602: Dimensional Regulations, Figure 6.1, to allow an increase of impervious surface over the Maximum Allowable Impervious Surface limitations of the Ordinance;
- 2) a Special Exception pursuant to Ordinance §1908: Expansion of or Construction on a Nonconforming Lot;
- 3) a Variance from Ordinance §2103.A Use-A22.1 to allow a detached garage higher than 17ft;
- 4) a Variance from Ordinance §2103.A Use-A22.2 to allow total building area of all detached accessory structures to be greater than 625 sq. ft; and
- 5) a Variance from Ordinance §2103.A Use-A22.5 to allow a detached garage greater than 250 sq. ft to be built within the required side and rear setbacks.

A public hearing will be held on **Tuesday, October 17, 2023** starting at **7:00 P.M.** at the Abington Township Municipal Building at 1176 Old York Rd, Abington PA 19001 A copy of the application and plans are on file with the Zoning Office and are available to view on our website at www.abingtonpa.gov.

POST THIS CARD SO IT IS VISIBLE FROM THE STREET



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-44 - Alexis Kidd

EXECUTIVE SUMMARY:

23-44: Alexis Kidd requests a Variance from Abington Township Zoning Ordinance §2103.A Use A-13.1 to allow a fence to be built higher than 6ftl along the rear property line of real property identified as 2407 Patane Ave, within the MS-H The Main Street-High Density/Intensity Zoning District, Ward #14.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

23-44: Alexis Kidd - 2407 Patane Avenue

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 digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared 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 plan may not be more than one (1) year old.

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:
 Alexis Kidd 267-441-1794
 2407 Patane Avenue
 Abington PA 19001

2. Name and address of the applicant: Phone number:
 N/A

3. Name and address of the attorney: Phone number:
 N/A

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
 Rec'd 9-22-2023
 MasterCard
 \$ 200.-

5. Description of the property:
 Address/location 2407 Patane Avenue
 Present use Residential - Single Family
 Proposed improvement Replace fence ~~at~~ access rear property line

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:

Current Zoning Ordinance limits fence height to 6'.

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

Section 2103: Categories of Permitted Use.
2103A - Accessory Uses
Use A-13 Fences and Walls (page 135)

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.

SEE ATTACHED

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.

Signature of Applicant

Signature of Owner

Internal Validation: Section 2103, A-13 fence > 6ft - Variance needed

Date Received: 9/22/23

Fee Paid: 200

Case: 23-44

Signature of the Zoning Officer

2407 Patane Avenue, Abington, PA 19001

Two story residential property

Property is located in MS-H Main Street High Intensity Density

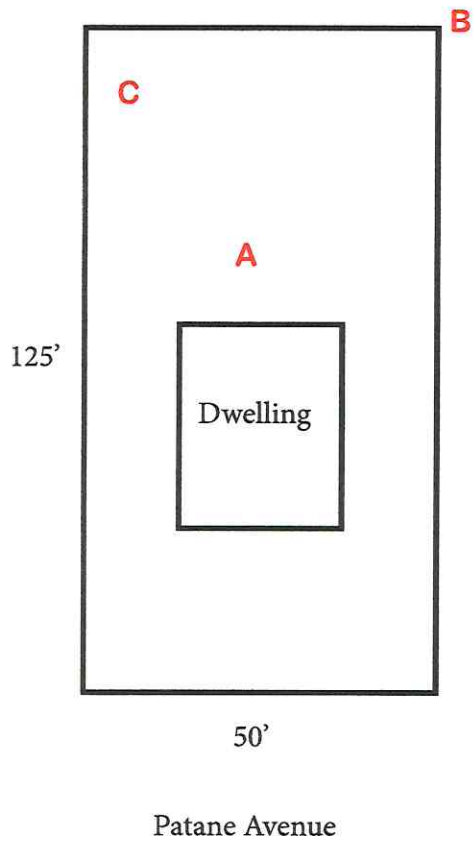
Rear of property is adjacent to a property that hosts buildings used in auto repair. The property contains two large structures with a total of 7 car bays. The 4 bays in the structure closest to Easton road is directly opposite the rear property line of 2407 Patane.

The reason for the variance request is to erect an 8' h fence to:

- reduce the noise level from open bays of the front and rear properties. (bays are approximately 10' high)
- prevent automotive debris from falling from trucks into the rear area of the property.
- block lights from incoming trucks and cars during frequent late evening work and vehicle drop off.

A variance is being requested to erect a fence similar to an existing 8' h fence on a neighboring property.

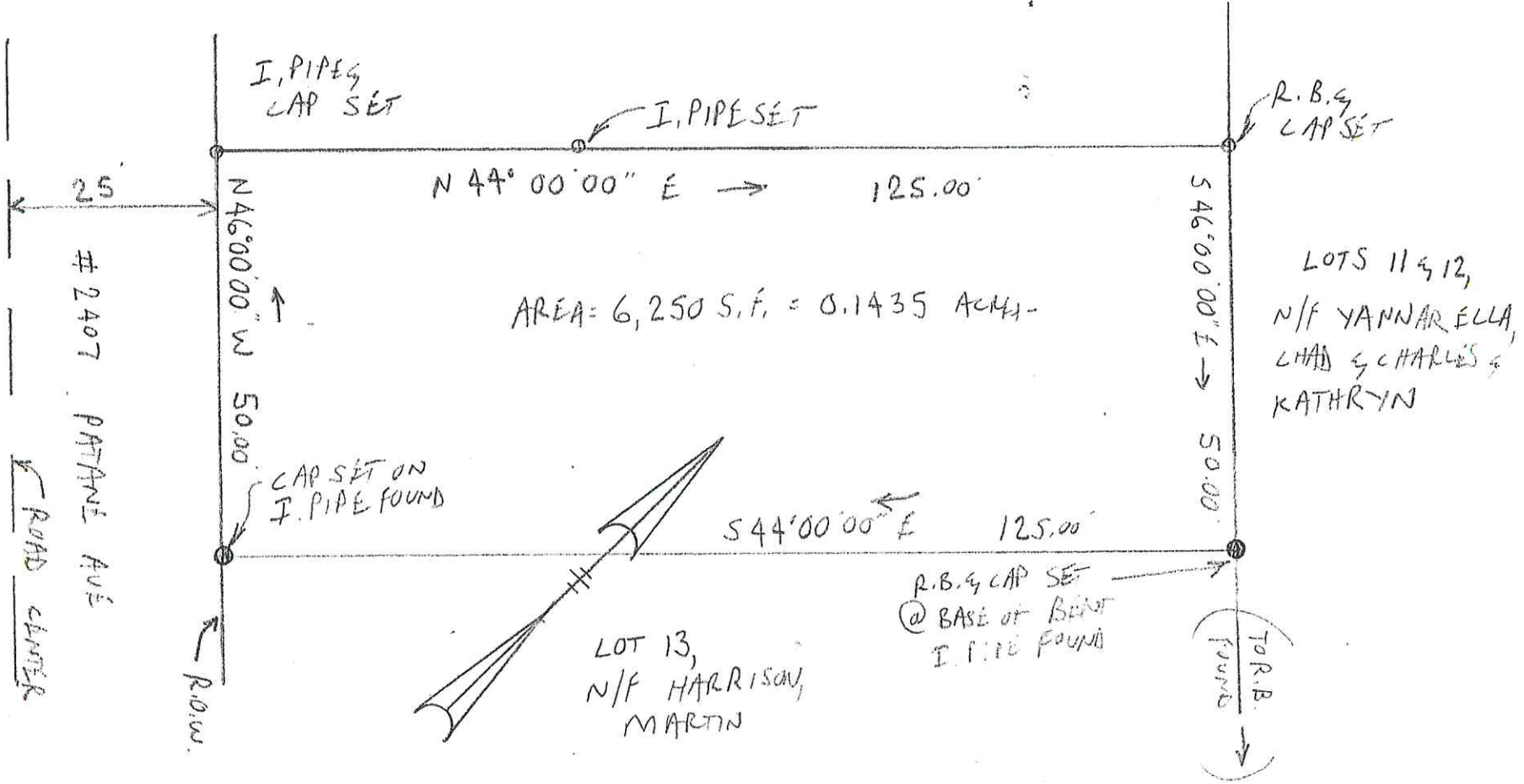
Auto Repair Property



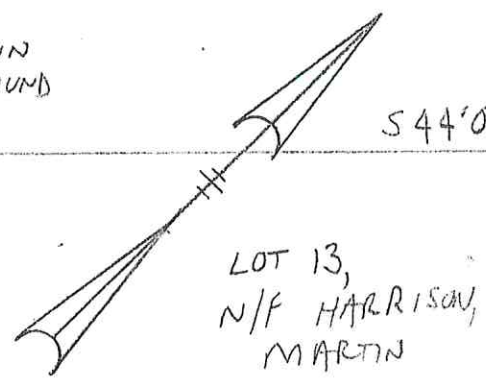
Property Line view



LOT 14, N/F STEWART, HUGH



AREA = 6,250 S.F. = 0.1435 ACRES



Stephen Paul Bryant
 PLS # 50052206-F

PLAN OF LAND SURVEY FOR
 KIDD, ALEXIS
 BLOCK 19, LOT 20
 ABINGTON TWP.
 MONTGOMERY CO.
 PENNSYLVANIA

SCALE 1" = 20' | DATE 8-13-2020

Bear Gully Survey Company

FREE PRICE QUOTE - Mon.-Sat. 7 AM - 9 PM
 CALL 215-280-3520 or 215-776-4168

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TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: October 3, 2023

APPLICATION: # 23-44

APPLICANT: Alexis Kidd

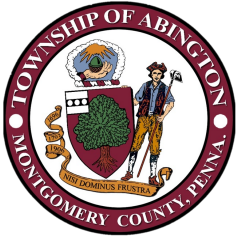
OWNER: Alexis Kidd

LOCATION: 2407 Patane Ave, Abington, PA 19001

DESCRIPTION: 23-44: Alexis Kidd requests a Variance from Abington Township Zoning Ordinance §2103.A Use A-13.1 to allow a fence to be built higher than 6ftl along the rear property line of real property identified as 2407 Patane Ave, within the MS-H The Main Street-High Density/Intensity Zoning District, Ward #14.

A public hearing will be held on **Tuesday, October 17, 2023** starting at **7:00 P.M.** at the Abington Township Municipal Building at 1176 Old York Rd, Abington PA 19001 A copy of the application and plans are on file with the Zoning Office and are available to view on our website at www.abingtonpa.gov.

POST THIS CARD SO IT IS VISIBLE FROM THE STREET



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-45 - Meg Spicer

EXECUTIVE SUMMARY:

23-45: Meg Spicer requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot to erect a sunroom addition at real property identified as 2952 Anzac Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #15.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

23-45: Meg Spicer - 2952 Anzac Avenue

23-45

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 digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared 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 plan may not be more than one (1) year old.

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:
 Meg Spicer - 2952 Anzac Avenue Abington PA 19001 570-466-7938

2. Name and address of the applicant: Phone number:
 Rick Yeager (SRIG LLC) 610-945-1916
 30 Clipper Road
 Suite 100
 Conshohocken, PA 19428

3. Name and address of the attorney: Phone number:
 N/A

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.
 Applicant is - Agent (general contractor)

*rec'd 9-26-2023
 ck# 4412
 \$ 400.-*

5. Description of the property:

Address/location 2952 Anzac Avenue Abington PA 19001

Present use Residential

Proposed improvement Residential

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:

We are seeking relief for "special exception" for a proposed enclosure on a non-conforming lot.

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

Per § 1908 - Expansion of or Construction on a Non-Conforming Lot

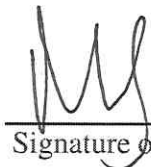
8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.

See attached explanation

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.

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.

 Rick Yeager
Signature of Applicant


Signature of Owner

Internal Validation: Section 1908 - Special Exception - Erect Sunroom on a Nonconforming lot
Size 5464 < 7,500 / R. side current setback 70.5' < 110

Date Received: 9/22/23

Fee Paid: 400

Case: 23-45


Signature of the Zoning Officer

September 22, 2023

Meg Spicer

2952 Anzac Avenue

Abington, PA 19001

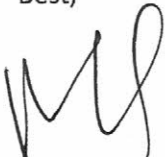
RE: Special exception variance application

Dear Maam/Sir,

I am writing to inform you that Betterliving Sunrooms Mid-Atlantic and its representative have authority to submit and speak on my behalf to ensure the proper documentation is prepared for the next scheduled Board meeting.

Should there be any questions or concerns, please feel free to let me know.

Best,

A handwritten signature in black ink, appearing to be 'MS' or similar initials, written in a cursive style.

Meg Spicer

PH: 570-466-7938

Meg Spicer
2952 Anzac Avenue
Abington, PA. 19001

Appeal to Zoning Board:

Township Zoning code section §1908- Expansion of or Construction on a Non-Conforming Lot

We request relief from section §1908 the non-conforming lot requires a minimum size of 7,500 sq ft. which the referenced property lot size is only 5,520 sq ft.

According to the R4 Dimensional requirements of the zoning code, listed in Section 603, it is considered a nonconforming lot. We seek a special exception as the placement of the proposed sunroom is the only logical place for the enclosure. The addition of the sunroom will not pose a danger to the community and will not adversely affect any of neighboring properties.

Lastly, the sunroom will add value to the property and homeowners will continue their enjoyment of living in the township of Abington.

September 22, 2023

Meg Spicer
2952 Anzac Avenue
Abington, PA 19001

RE: Special exception variance application

Dear Maam/Sir,

I am writing to inform you that Betterliving Sunrooms Mid-Atlantic and its representative have authority to submit and speak on my behalf to ensure the proper documentation is prepared for the next scheduled Board meeting.

Should there be any questions or concerns, please feel free to let me know.

Best,



Meg Spicer

PH: 570-466-7938

Betterliving Sunrooms Installation Agreement

Installation Agreement Attachment

Date: 06/22/2023
Address: 2952 Anzac Ave
City State Zip: Abington, PA 19001

Customer: Meg Spicer
Phone: 5704667938
Email: megspicer@gmail.com

The company carries Workers Compensation and Liability Insurance in the amount of \$2,000,000 aggregate and \$1,000,000 per occurrence. All Work to be performed to Company specifications, all units of measurements are approximations unless otherwise specified. The company provides a "No Sub-Contractor Guarantee" for the installation of the Sunroom. The total sales price listed is a "Guaranteed Not to Exceed Price" for only the work specified below.

Company agrees to furnish labor and materials to complete the installation of one Three Season Sunroom with the specifications in this Installation Agreement and attachments. All sunroom components are covered by the Manufacturer's Non-Pro-Rated 50 Year Transferable Limited Warranty. Building Permit Service with Architectural Drawings is included unless otherwise specified.

NOTICE TO CUSTOMER: Do not sign this agreement before you read it. You are entitled to a completely filled-in copy of this Agreement at the time you sign it. If it involves an installment sale, under state law you have the right to pay off the full amount due in advance and under certain conditions to obtain partial rebate of finance charge. Any holder of this consumer credit contract is subject to all the claims and defenses which the debtor could assert against the seller of goods or services obtained pursuant hereto or with the proceeds hereof. Recovery hereunder by the debtor shall not exceed amounts paid by the debt hereunder. You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this agreement. See the attached notice of cancellation for an explanation of this right.

Total Sales Price of Work:	\$47,500.01
Deposit Paid with Order:	\$14,250.00
Remaining Balance Due:	\$33,250.01
Payment Schedule of Balance Due:	
Due Prior to Ordering of Materials:	\$0.00
Due at Start of Work:	\$19,000.00
Due on Commencement of Framing:	\$11,875.00
Due Upon Completion*:	\$2,375.01

* Due on completion amount must be paid when door & screen units are installed and operational and remainder work is substantially complete.

** Payments will be financed according to a separate retail installment contract or note, which will include finance charges. Buyer agrees to provide all information requested by company or designated lender to facilitate obtaining financing.

*** All dimensions and measurements are approximate



Meg Spicer
Customer



Jordan Oakes
Design Consultant

2023-06-22 16:07:00.000

Customer's Signature(s) shall serve as acknowledgment and receipt of a copy of this agreement.

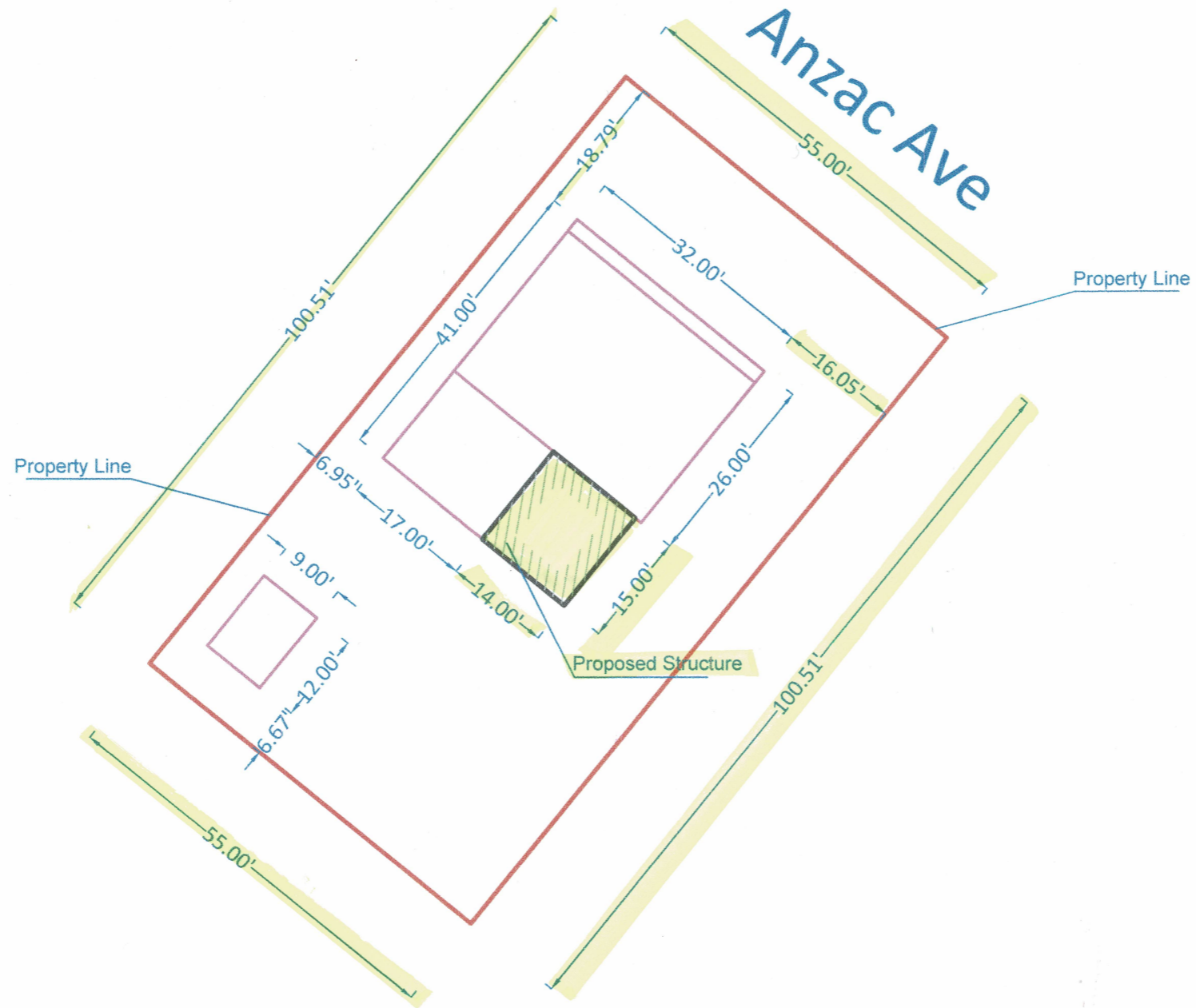
Property is located in R-4 Zoning
 Medium-Density Residential District
 Minimum lot size 7,500 sq ft

Lot size 5,520 sq ft
 Proposed 15'x14' enclosure

Relief for special exception of non-conforming lot size.

R -4 2952 Anzac ave

Lot Minimum 7500 sq ft	5,520 sq ft
Lot Width 50'	55 ft
Lot Depth 100'	100.51'
Front yard 20'	18.79'
Side (2) 10'	16.05/6.95
Rear 25'	40%
Coverage	
Building 40%	33%
Impervious 50% for existing nonconforming lots <7,500sq	29%



ADDRESS: 2952 Anzac Ave Abington, PA 19001	
SCALE: 1"=20'	
Parid: 300001052007	
Abington Township	

GENERAL NOTES:

- PER 2015 IRC R301.2.1.1.1 SUNROOMS, "SUNROOMS SHALL COMPLY WITH AAMA/NPEA/NSA 2100." CATEGORY III: A THERMALLY ISOLATED SUNROOM WITH ENCLOSED WALLS. THE OPENINGS ARE ENCLOSED WITH TRANSLUCENT OR TRANSPARENT PLASTIC OR GLASS. THE SUNROOM FENESTRATION COMPLIES WITH ADDITIONAL REQUIREMENTS FOR AIR INFILTRATION RESISTANCE AND WATER PENETRATION RESISTANCE. THE SPACE IS NON-HABITABLE AND UNCONDITIONED.
- ENCLOSURES TO BE INSTALLED BY BETTERLIVING DEALER USING MATERIALS SUPPLIED BY CRAFTBILT MANUFACTURING COMPANY (CBM).
- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER ENCLOSED STRUCTURES PER ASCE 7-16 AS REFERENCED IN IRC.
- LOCAL DESIGN LOADS:
 - GROUND SNOW LOAD - 30 PSF
 - WIND SPEED - 120 MPH, EXP B.
- ALLOWABLE STRESS DESIGN PER ALUMINUM DESIGN MANUAL (2015).
- ALLOWABLE DEFLECTION NOT TO EXCEED L/120 PER IRC TABLE R301.7, NOTE c.
- PROVIDE GUARDS ALONG OPEN-SIDED WALKING SURFACES (STAIRS, RAMPS, DECKS & LANDINGS) LOCATED 30-INCHES OR MORE ABOVE GRADE PER IRC R312.1.1, R312.1.2, R312.1.3.
- PROVIDE WINDOW FALL PROTECTION AT OPENINGS OF OPERABLE WINDOWS LOCATED MORE THAN 72-INCHES ABOVE FINISHED GRADE PER IRC R312.2.
- EXISTING CONDITIONS TO BE INSPECTED BY CONTRACTOR AND ALL MATERIALS REPAIRED AND/OR REPLACED AS REQUIRED TO RENDER THEM STRUCTURALLY SOUND AND COMPLETE.
- CONTRACTOR SOLELY RESPONSIBLE FOR MEANS AND METHODS DURING ALL PHASES OF CONSTRUCTION.
- OWNER/CONTRACTOR JOINTLY RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION (AHJ).
- ANY DISCREPANCIES OR DEVIATIONS FROM DRAWING(S) REQUIRE REVISED ENGINEERING.
- DRAWINGS APPLY ONLY TO STRUCTURAL / FRAMING ELEMENTS OF PROJECT.
- DRAWINGS NOT TO SCALE. SCALING OF DIMENSIONS OFF DRAWINGS NOT PERMITTED.
- ALUMINUM SHOULD NOT BE USED IN DIRECT CONTACT WITH PRESERVATIVE TREATED WOOD.
- STUDIO ENCLOSURES EXCEEDING 18FTx20FT AND GABLE ENCLOSURES EXCEEDING 18FTx20FT IN SIZE REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.
- STUDIO / GABLE ENCLOSURES IN HIGH SNOW LOAD (>40 PSF) AND/OR HIGH WIND AREA REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.

FRAMING NOTES:

- FRAMING SHAPES AND SIZES SHOWN ON APPROVED FRAMING DRAWINGS / FASTENER TABLES REPRESENT MINIMUM DIMENSIONS TO RESIST COMBINED WIND AND ALLOWABLE GROUND SNOW LOADS (SEE TABULATED VALUES).
- EXTRUDED FRAMING SECTIONS TO USE 6063-T6 ALUMINUM ALLOY / TEMPER (OR BETTER) PER MANUFACTURE.
- ALL STRUCTURAL COLUMNS TO BE CONTINUOUS FROM FLOOR TO ROOF.
- ALL STRUCTURAL BEAMS TO BE CONTINUOUS BETWEEN SUPPORTS.
- END BEARING OF FRAMING MEMBER(S) TO BE UNIFORM ACROSS FULL CROSS SECTION.
- BUILTUP FRAMING MEMBERS TO BE MECHANICALLY CONNECTED IN FIELD TO ACT AS A SINGLE MEMBER (MIN. 2#8SDS @6"oc/PLY).
- BARRIER MEMBRANE(S)/COATINGS TO BE INSTALLED TO PROTECT ALUMINUM MEMBERS FROM GALVANIC ACTION BY OTHER METALS AND TO PREVENT CORROSION FROM CONTACT WITH CONCRETE, WOOD TREATMENTS AND OTHER MATERIALS.
- MAXIMUM MEMBER LENGTH / HEIGHT NOT TO EXCEED DIMENSIONS SHOWN & TABULATED VALUES.
- MULLION SPACING NOT TO EXCEED THE LESSOR OF 7.5FT OR ONE HALF THE WALL DIMENSION.
- WALL HEIGHT NOT TO EXCEED 98-3/4" (ALUMINUM ENCLOSURES) OR 111-3/4" (VINYL ENCLOSURES).

FASTENER NOTES:

- FASTENER SIZES AND QUANTITIES SHOWN ON APPROVED CONNECTION DRAWINGS REPRESENT MINIMUM INSTALLATION TO RESIST COMBINED SNOW AND WIND LOADING IN TABLES.
- USE FASTENERS THAT COMPLY WITH BUILDING CODES.
- USE FASTENERS THAT RESIST CORROSION BY ACQ C, ACQ D AND CA B OR OTHER TREATED LUMBER (WHERE APPLICABLE) AND/OR GALVANIC ACTION WHEN FASTENED THROUGH DISSIMILAR MATERIALS.
- HOT-DIPPED GALVANIZED COATED FASTENERS TO CONFORM TO ASTM A153 OR BETTER.
- HOT-DIPPED GALVANIZED COATED CONNECTORS TO CONFORM TO ASTM A653 (CLASS G-185) OR BETTER.
- STAINLESS STEEL FASTENERS AND CONNECTORS TO BE USED IN HIGHLY CORROSIVE ENVIRONMENTS AS REQUIRED BY BUILDING CODES. MOST COMMONLY AVAILABLE ELECTROPLATED GALVANIZED FASTENERS DO NOT HAVE A SUFFICIENT COATING OF ZINC AND ARE NOT RECOMMENDED.
- NEVER MIX GALVANIZED STEEL WITH STAINLESS STEEL IN THE SAME CONNECTION.
- FASTENERS IN LUMBER (0.5" ≤ G ≤ 0.6") TO BE INSTALLED INTO PRE-DRILLED HOLES WITH DIAMETER NOT EXCEEDING FASTENER SHANK MIN DIAMETER (0.133" DIA FOR #10 WOOD SCREWS, 0.150" DIA FOR #12 WOOD SCREWS, 0.171" DIA FOR #14 WOOD SCREWS / 0.25" DIA. LAGS) PER FASTENER MANUFACTURER'S INSTRUCTIONS.
- MINIMUM SPACING BETWEEN FASTENERS TO BE 2.5xNOMINAL FASTENER DIAMETER.
- MINIMUM SPACING FROM FASTENER TO EDGE OF PART TO BE 1.5xNOMINAL FASTENER DIAMETER.
- ALL OVERDRIVEN FASTENERS TO BE REPLACED IN NEW HOLES.
- BOLT HOLES TO BE 1/32-INCH TO 1/16-INCH DIAMETER LARGER THAN THE BOLTS.
- BOLTS TO MEET OR EXCEED ASTM A 307 OR SAE J429 GRADES 1 OR 2, OR BETTER.
- BOLT TO EXTEND THROUGH THE FULL THICKNESS OF THE MEMBERS.
- BOLTS TO BE USED WITH WASHERS NOT LESS THAN A STANDARD CUT WASHER UNDER THE HEAD AND NUT MEETING ANSI B18.22.1.
- FASTENER QUANTITY / SPACING DESIGNATION 2x6 IN TABLES REQUIRES 2 ROWS OF 6 FASTENERS, OF TYPE SHOWN IN TABLE.
- FOR CONNECTIONS TO MASONRY/SOLID CMU, REPLACE LAGS WITH SAME DIAMETER HILTI ADHESIVE ANCHORS / TAPCONS / NAIL ANCHORS. INSTALL PER MANUFACTURER INSTRUCTIONS.
- MASONRY VENEER IS NON-STRUCTURAL. DRILL THRU VENEER AND ATTACH LAGS DIRECTLY TO STRUCTURAL FRAMING.

WINDOWS & DOORS NOTES:

- WINDOW AND DOOR UNIT DESIGN PRESSURE (DP) RATINGS TO SATISFY ALL CODE REQUIREMENTS.
- WINDOW AND DOOR UNITS IN CONDITIONED SPACES TO COMPLY WITH ENERGY RATINGS PER CODE.
- GLAZING USED IN DOORS AND WINDOWS TO BE TEMPERED OR, IF INSTALLED IN HAZARDOUS LOCATIONS, TO CONFORM TO CODE GLAZING REQUIREMENTS IRC R308.

CBM ROOF / WALL PANEL NOTES:

- TYPES, SIZES AND ATTACHMENTS OF STRUCTURAL PANELS SHOWN ON APPROVED LAYOUT DRAWINGS TO BE SELECTED TO RESIST COMBINED SNOW AND WIND LOADING (SEE TABULATED VALUES) USING PUBLISHED EVALUATION REPORT AND/OR CBM RECOMMENDATIONS.
- PANELS TO USE 3004 H374 ALUMINUM ALLOY / TEMPER (OR BETTER).
- PANELS/PANEL CORES TO BE CONTINUOUS BETWEEN SUPPORTS.
- PANELS TO BE INSTALLED WITH CONTINUOUS CBM SILICONE SEALANT (MIN 1.5" WIDTH) ON ALL CONTACT SURFACES.
- ALL CONTACT SURFACES TO BE PROPERLY CLEANED PER MANUFACTURER, PRIOR TO APPLYING SEALANT.
- ALL PANELS TO BE MECHANICALLY ANCHORED PER APPROVED DRAWINGS AND TABLES.
- ALL PANELS TO BE INSTALLED WITH AL H-STIFFENERS ALONG ADJOINING EDGES.
- ALL PANELS TO BE ATTACHED TO H-STIFFENERS (MIN #8 SDS TEK @ 6"OC) OR AS REQUIRED TO ACHIEVE FIRE RATINGS.
- PANELS TO BE USED ONLY IN ONE STORY ENCLOSURES OF CONSTRUCTION TYPE VB, AS PERMITTED BY CODE.
- PANELS TO BE USED ONLY IN ENCLOSURES WHERE CLASS B OR CLASS II INTERIOR FINISHES ARE PERMITTED BY CODE.
- PANEL OVERHANG AT ROOM PERIMETERS NOT TO EXCEED 12-INCHES.

FOOTING/FOUNDATION NOTES:

- PROVISIONS OF IRC CHAPTER 4 SHALL CONTROL CONSTRUCTION OF FOUNDATIONS.
- IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION, THE LOAD-BEARING VALUES IN TABLE R401.4.1 (SEE BELOW) SHALL BE ASSUMED PER IRC R401.4.1.
- REQUIRED MINIMUM FOOTING DIAMETERS/DIMENSIONS FOR CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH AND CH) WITH PRESUMPTIVE LOAD-BEARING* = 1,500 PSF:
 - FOOTING A (IN) = 18 DIA
 - FOOTING B (IN) = 14 DIA
- REQUIRED MINIMUM FOOTING DIAMETERS/DIMENSIONS FOR SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC) WITH PRESUMPTIVE LOAD-BEARING* = 2,000 PSF:
 - FOOTING A (IN) = 16 DIA
 - FOOTING B (IN) = 12 DIA
- REQUIRED MINIMUM FOOTING DIAMETERS/DIMENSIONS FOR SANDY GRAVEL AND/OR GRAVEL (GW AND GP) WITH PRESUMPTIVE LOAD-BEARING* = 3,000 PSF:
 - FOOTING A (IN) = 14 DIA
 - FOOTING B (IN) = 12 DIA

NOTE: * PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS FROM IRC TABLE R401.4.1. CLASS OF MATERIAL TO BE FIELD VERIFIED AT JOBSITE (BY OTHERS)

- CONSTRUCT CONCRETE FOOTING PER IRC R403 OR ACI 332.
- MINIMUM SIZES FOR CONCRETE FOOTINGS TO BE 12-INCHES OR PER IRC R403.1.1, TABLES R403.1 & FIGURE R403.1(1) / FIGURE R403.1.3, AS APPLICABLE.
- MINIMUM DEPTH FOR CONCRETE FOOTINGS TO BE 12-INCHES BELOW UNDISTURBED GROUND SURFACE AND SHALL CONFORM TO IRC R403.1.4.1 PER IRC R403.1.4.
- FOOTINGS TO BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL PER IRC R403.1. WHEN QUESTIONABLE SOILS, UNDERPINNING / SLOPING / UNSTABLE CONDITIONS, OR LOADING OF ADJACENT STRUCTURES EXIST PER IRC R401.4 & R403.1.7, CONSULT A GEOTECHNICAL ENGINEER.
- PROTECT FOOTING EXCAVATIONS FROM WEATHER INCLUDING PRECIPITATION / FREEZING.
- UNDER NO CIRCUMSTANCES SHALL NEW FOOTING EXCAVATIONS EXTEND BELOW DEPTH OF ADJACENT EXISTING FOOTINGS.
- PROTECT FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS & STRUCTURES FROM FROST PER IRC R403.1.4.1.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS TO BE 3,000 PSI AT 28 DAYS OR PER IRC R402.2 & TABLE R402.2. MATERIALS FOR CONCRETE SHALL COMPLY WITH IRC R608.5.1.
- FOOTING AND STEM WALL REINFORCEMENT SHALL COMPLY WITH IRC R403.1.3.5.1 THROUGH R403.1.3.5.4, AS APPLICABLE.
- MASONRY SYSTEMS SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 1,500 PSI PER IRC 402.4.

DECK NOTES:

- CONSTRUCT WOOD-FRAMED DECKS PER IRC R507.
- LUMBER SPECIES / SIZES SHOWN ON APPROVED DECK DRAWINGS REPRESENT MINIMUM REQUIREMENTS TO SAFELY SUPPORT LOADING FROM: GROUND SNOW LOAD, LIVE LOAD = 40 PSF (MAX) AND DEAD LOAD (10 PSF).
- INSTALLED LUMBER SPECIES / SIZES TO EXCEED THE FOLLOWING MINIMUM PROPERTIES:

GRADE / SPECIES / SIZE: NO. 2 SOUTHERN PINE	2"x6"	2"x8"	2"x10"	2"x12"
BENDING STRESS Fb (PSI):	1,000	925	800	750
TENSION PARALLEL TO GRAIN Ft (PSI):	600	550	475	450
SHEAR PARALLEL TO GRAIN Fv (PSI):	175	175	175	175
COMPRESSION PERPENDICULAR TO GRAIN Fcp (PSI):	565	565	565	565
COMPRESSION PARALLEL TO GRAIN Fcd (PSI):	1,400	1,350	1,300	1,250
MODULUS OF ELASTICITY E (PSI):	1,400,000			

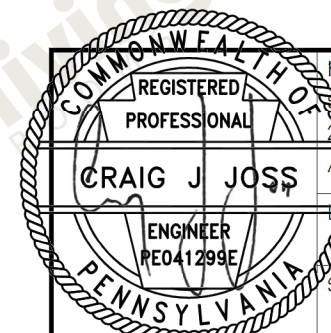
REF: 2018 NDS DESIGN VALUES FOR WOOD CONSTRUCTION TABLE 4B (VISUALLY GRADED SOUTHERN PINE)
- ALL LUMBER EXPOSED TO WEATHER / WATER / CONCRETE / MASONRY / FUNGUS / TERMITE OR ANY TYPE OF DECAY TO BE PRESERVATIVE-TREATED / WOLMANIZED AND/OR PROTECTED PER IRC 317 AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- ELEVATED DECKS (30" OR MORE ABOVE GRADE) TO BE INSTALLED WITH BRACING TO RESIST LATERAL LOADS PER CODE.
- INSTALL A 6-MIL (0.006 INCH) POLYETHYLENE (OR APPROVED) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6-INCHES BELOW FLOORING IF REQUIRED BY CODE / IRC R408.1.
- BLOCKING, NAILED BOTH SIDES, TO BE PROVIDED BETWEEN ADJACENT JOISTS AT 8FT O.C. (MAX).
- USE METAL FASTENERS AND CONNECTORS PER IRC R317.3 AND TABLE R507.2.3.
- USE FLASHING PER IRC R507.2.4.
- ATTACH DECK LEDGER TO BAND JOIST PER IRC R507.9.
- PLACE LAG SCREWS OR BOLTS IN DECK LEDGERS AND BAND JOISTS PER IRC R507.9.1.3 & TABLE 507.9.1.3(1) & 507.9.1.3(2) & FIGURES 507.9.1.3(1) & 507.9.1.3(2).
- INSTALL LATERAL LOAD CONNECTIONS FOR DECK USING HOLD-DOWN TENSION DEVICES AT 2 LOCATIONS (MIN) PER IRC R507.9.2 & FIGURE 507.9.2(1) OR 507.9.2(2).
- CONTRACTOR TO VERIFY JOIST HANGERS SATISFY LOCAL CODE(S) AND ARE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- FINAL GRADE SHALL FALL 6" (MIN) WITHIN FIRST 10 FT. AWAY FROM HOUSE / DECK / ENCLOSURE PER IRC R401.3.

ABBREVIATIONS:

CBM = CRAFT-BILT MANUFACTURING COMPANY
 D = DOOR, M = MULLION, W = WINDOW, P = PANEL,
 HC = HONEYCOMB PANELS, EPS = POLYSTYRENE PANELS,
 AL = ALUMINUM, H = THERMALLY-BROKEN ALUMINUM H-STIFFENER,
 PT = PRESSURE-PRESERVATIVE TREATED OR APPROVED DECAY RESISTANT,
 IN = INCHES, FT = FEET, MPH = MILES PER HOUR, PSF = POUNDS / SQ. FOOT, PLF = POUNDS PER LINEAR FOOT
 IRC = INTERNATIONAL RESIDENTIAL CODE, IBC = INTERNATIONAL BUILDING CODE,
 SPECS = SPECIFICATIONS, MAX = MAXIMUM, MIN = MINIMUM, DIA = DIAMETER,
 SDS = SELF DRILLING SCREW, OC = ON CENTER, ASCE = AMERICAN SOCIETY FOR CIVIL ENGINEERS
 NDS = NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.

PROJECT DRAWING LIST

- SHEET 1 OF 5 - STUDIO ENCLOSURE PROJECT NOTES
- SHEET 2 OF 5 - STUDIO ENCLOSURE WALLS / LAYOUT
- SHEET 3 OF 5 - DECK FRAMING PLAN
- SHEET 4 OF 5 - ALUMINIUM STUDIO ENCLOSURE CONNECTION DETAILS (TYP.)
- SHEET 5 OF 5 - ALUMINIUM STUDIO ENCLOSURE STRUCTURAL FRAMING (TYP.)



PROJECT: SPICER
 252 ANZAC AVE
 BRIDGINGTON, PA 19001

DRAWN BY: LYF

SCALE: N.T.S.

CONTRACTOR:
 BL OF MID-ATLANTIC
 30 CLIPPER RD SUITE 100
 W. CONSHOHOCKEN, PA 19428

DWG NO.: SHEET 1 OF 5

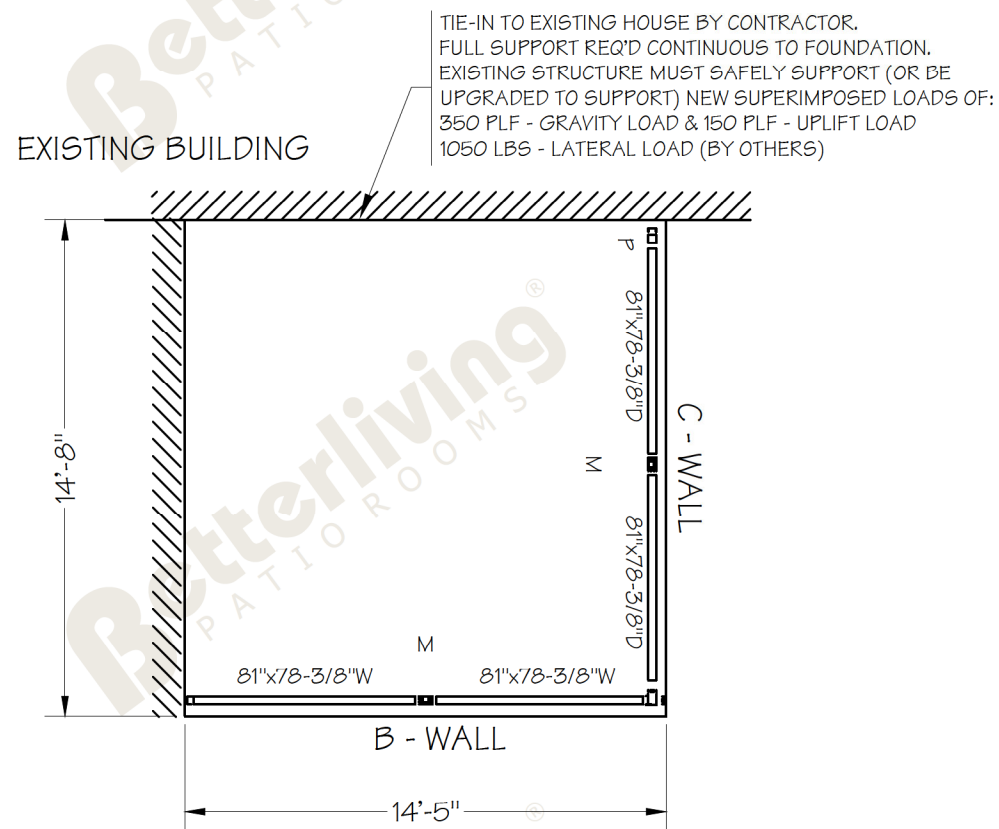
Spicer-Stu-Encl-15' X 14'-a

REV: R2 DATE: 8/2/23

ALUMINIUM STUDIO ENCLOSURE PROJECT NOTES

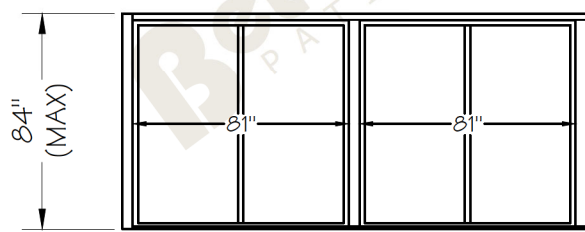
8/4/2023

LAYOUT PLANS

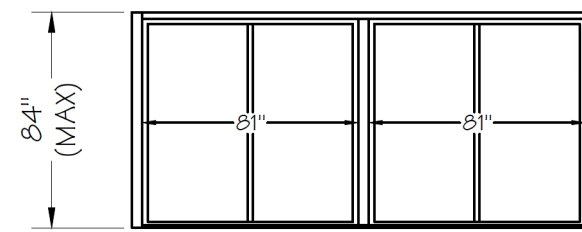


STUDIO FLOOR PLAN (NOT TO SCALE)

WALL SECTIONS

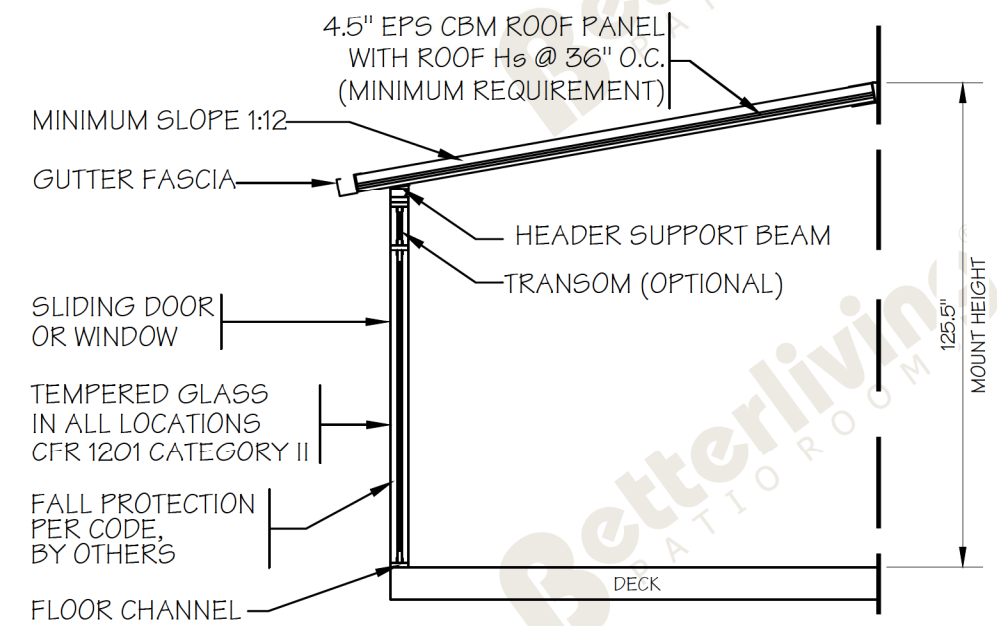


STUDIO FRONT WALL (B)



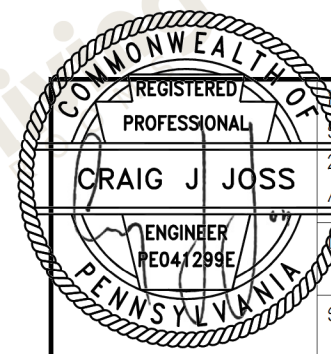
STUDIO SIDE WALL (C)

ASSEMBLY DETAILS



TYPICAL STUDIO SECTION NOT TO SCALE

FOR NOTES SEE SHEET 1 - PROJECT NOTES



PROJECT: SPICER
2352 ANZAC AVE
WILKINGTON, PA 19001
DRAWN BY: LYF
SCALE: 1" = '75"

CONTRACTOR:
BL OF MID-ATLANTIC
30 CLIPPER RD SUITE 100
W. CONSHOHOCKEN, PA 19428
DWG NO.: SHEET 2 OF 5
Spicer-Stu-Encl-15' X 14'-a
REV: R2 DATE: 8/2/23

ALUMINIUM
STUDIO ENCLOSURE
GENERAL LAYOUT

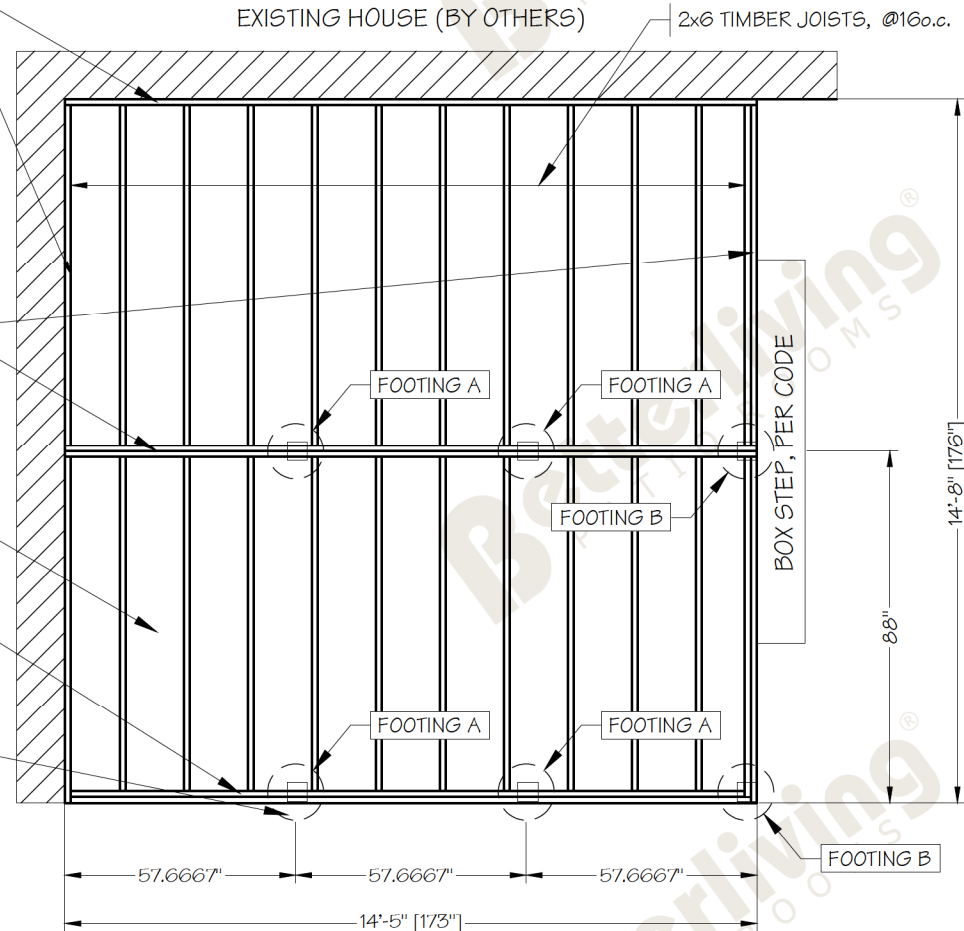
2X6 LEDGER, SECURED TO STRUCTURAL STUDS IN HOUSE (PRE-DRILL HOLES) w/ (2) 1/2"x5" S.S. or HOT DIP. GALV. LAGS w/ WASHERS, @ 16" o.c. (3" MIN. EMBED.) JOIST HANGERS TO BE SIZED AND INSTALLED PER MANUFACTURER. EXISTING STRUCTURE MUST SAFELY SUPPORT (OR BE UPGRADED TO SUPPORT) NEW SUPERIMPOSED LOADS OF: 250PLF - GRAVITY LOAD & 1050 LBS - LATERAL LOAD (BY OTHERS).

(2) 2X6 TIMBER JOISTS NAILED @12" WITH 10d NAILS

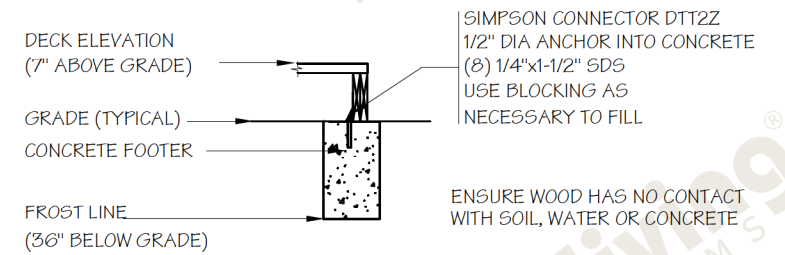
3/4" PLYWOOD DECKING SUBFLOOR ATTACH DECKING TO TOP EDGES OF ALL JOISTS W/8d NAILS @ 6"oc (SHEET PERIMETER) AND @ 12"oc (SHEET INTERIORS)

(2) 2X6 TIMBER JOISTS NAILED @ 12" WITH 10d NAILS. JOIST HANGERS SIZED AND INSTALLED PER MANUF.

CONCRETE FOOTING, SEE SHEET 1 FOR SIZES

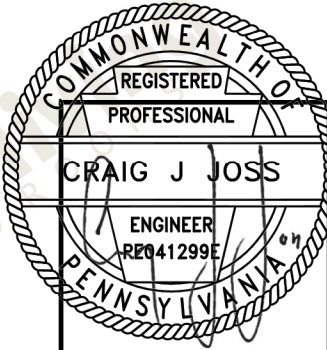


DECK FRAMING PLAN (NOT TO SCALE)



FOOTING DETAIL-OPTION 1

FOR NOTES SEE SHEET 1 - PROJECT NOTES



PROJECT: SPICER 2952 ANZAC AVE ABINGTON, PA 19001	CONTRACTOR: BL OF MID-ATLANTIC 30 CLIPPER RD SUITE 100 W. CONSHOHOCKEN, PA 19428
DRAWN BY: LYF	DWG NO.: SHEET 3 OF 5
SCALE: 1/4" = 1'-0"	Spicer-Stu-Deck-15' x 14'-a
	REV: R2 DATE: 8/2/23

14'-8" X 14'-5"
DECK FRAMING PLAN
FOR STUDIO ENCLOSURE

8/4/2023

TYPICAL FRONT WALL CONNECTION DETAILS

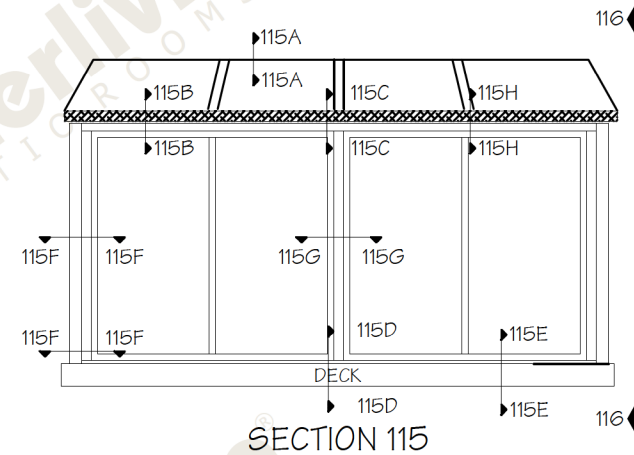
ALUMINUM STUDIO FASTENER TABLES

TYPICAL SIDE WALL CONNECTION DETAILS

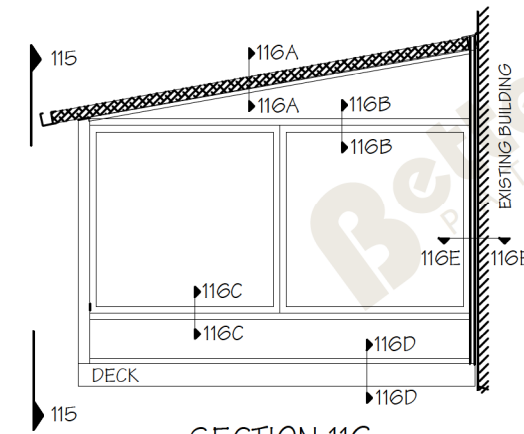
TABLE 1B - FASTENERS FOR 120 MPH WIND, EXPOSURE B & 40 PSF SNOW**

Detail	ID	Type	Fastener Quantity / Spacing (in)				
			Panel Span				
			10'	12'	14'	16'	18'
115A	F1	1/2" Lag Screw into Stud	1	1	1	1	1
115B	F1*	1/4" Lag+3x3x0.1" Washer	-	-	-	-	-
115C	F1*	1/4" Lag Screw thru Al H's	1@36"	1@36"	1@36"	2@36"	2@36"
115C	F2	#8x3/4" SDS@3x3 Post	1x5	2x3	2x4	2x4	2x5
115C	F2	#8x3/4" SDS@Mullion/H	2x3	2x3	2x4	2x4	2x5
115D	F1	#8x3/4" SDS@3x3 Post	2x3	2x3	2x4	2x4	2x5
115D	F1	#8x3/4" SDS@Mullion/H	2x3	2x3	2x4	2x4	2x5
115D	F2	1/4" Lag+1x1x0.1" Washer	1x3	1x3	2x3	2x3	2x3
115D	F2	1/4" Tapcon+1x1x0.1" Wash	1x3	1x3	2x3	2x3	2x3
115F	F1	#8x3/4" SDS@Post	2x3	2x3	2x4	2x4	2x5

Note: * Lag thread to fully engage Al H flanges and Header top flange
 ** Table valid for enclosed structures



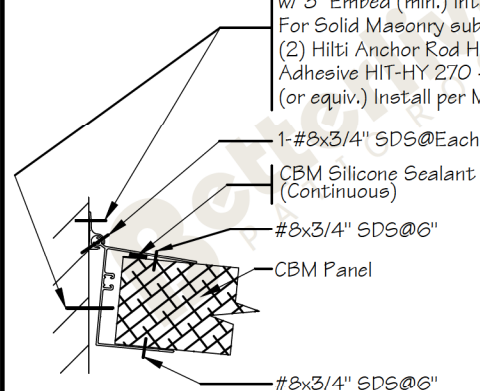
SECTION 115



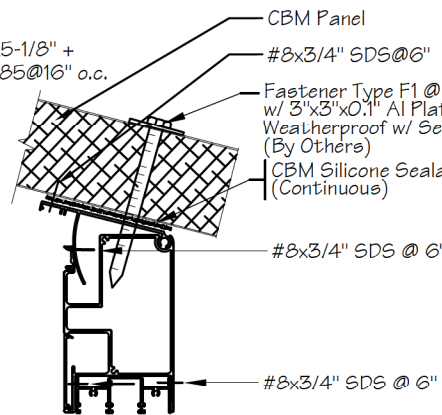
SECTION 116

SECTION 116B (AT GLASS WING)

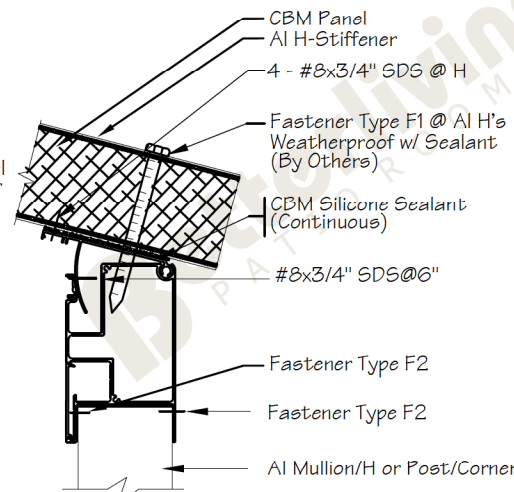
For Stud Wall / Masonry veneer (Pre-Drill Holes):
 (2) 1/2"-Diam. Lag @16" o.c.
 w/ 3" Embed (min.) into wall studs.
 For Solid Masonry substrate:
 (2) Hilti Anchor Rod HAS-R 316 SS 3/8"x5-1/8" +
 Adhesive HIT-HY 270 + Sleeve HIT-SC 16x85@16" o.c.
 (or equiv.) Install per Manuf.



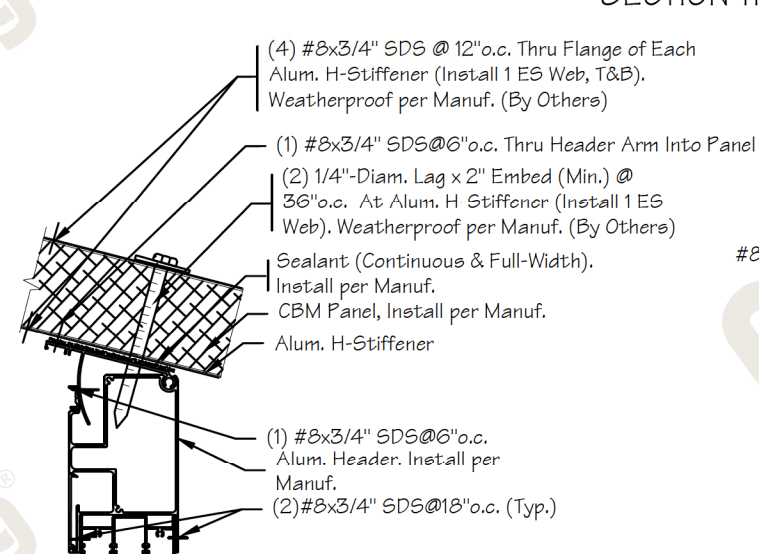
SECTION 115A (PANEL HANGER @ HOUSE)



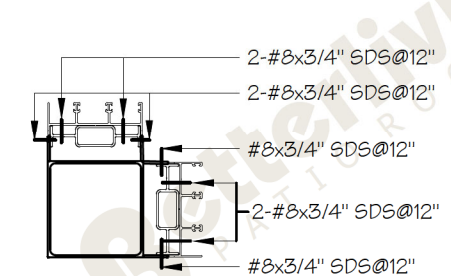
SECTION 115B (IN BETWEEN POSTS)



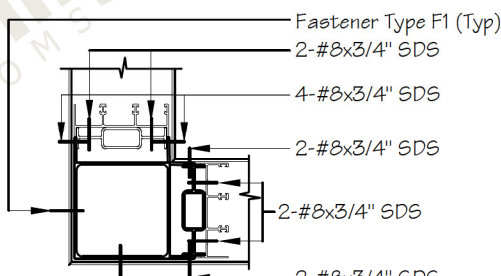
SECTION 115C (HEADER AT MULLION/ POST)



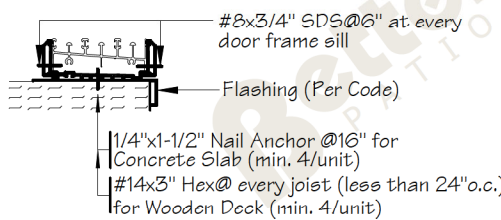
SECTION 115H (AL H-STIFFENERS TO HEADER ATTACH. TYP.)



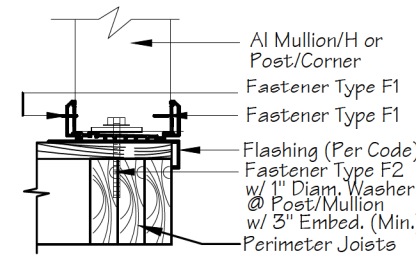
SECTION 115F (ABOVE FLOOR LEVEL TO TOP)



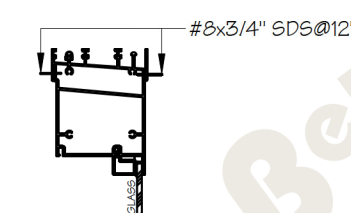
SECTION 115F (AT FLOOR LEVEL)



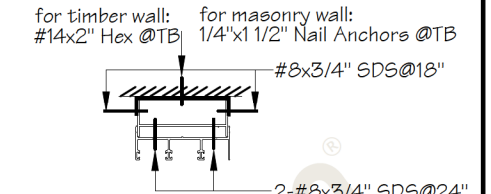
SECTION 115E (AT FLOOR TRACK)



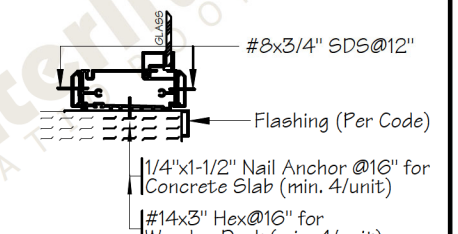
SECTION 115D (AT COLUMN TO DECK)



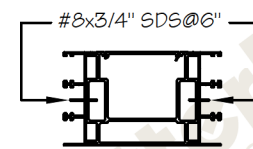
(AT TOP OF GLASS KNEEWALL) SECTION 116C



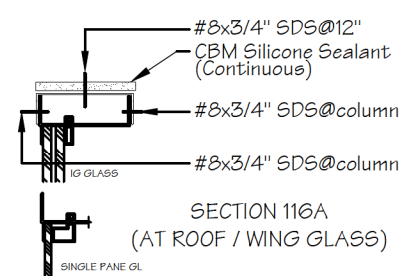
SECTION 116E (AT HOUSE WALL)



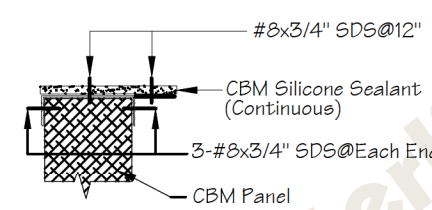
SECTION 116D (AT FLOOR / GLASS KNEEWALL)



for MULLION WITH DOOR/WINDOW JAMB SECTION 115G

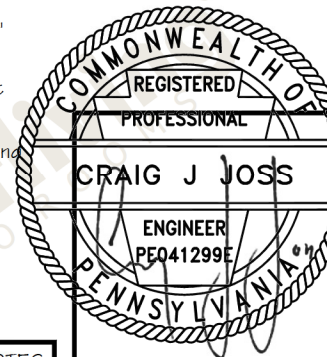


SECTION 116A (AT ROOF / WING GLASS)



SECTION 116A (AT ROOF / PANEL WING)

FOR NOTES SEE SHEET 1 - PROJECT NOTES



PROJECT: SPICER
 2952 ANZAC AVE
 ABINGTON, PA 19001

DRAWN BY: LYF

SCALE: N.T.S.

CONTRACTOR:
 BL OF MID-ATLANTIC
 30 CLIPPER RD SUITE 100
 W. CONSHOHOCKEN, PA 19428

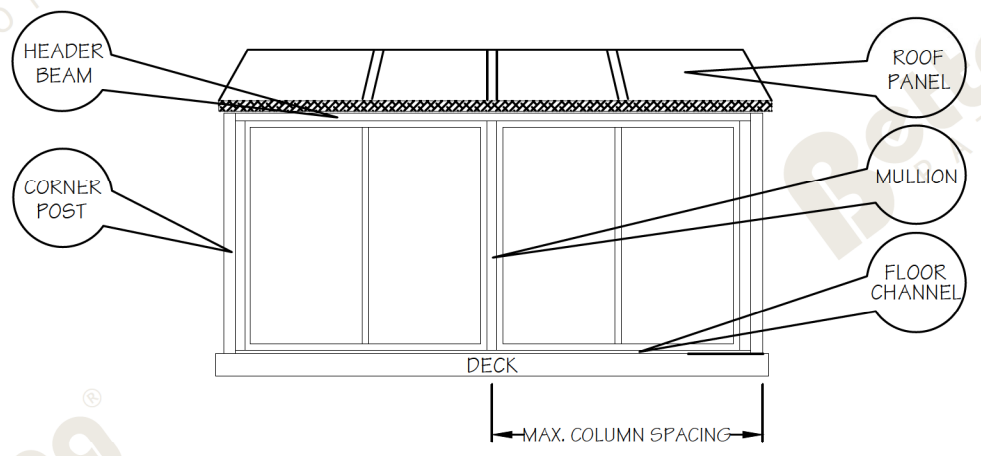
DWG NO.: SHEET 4 OF 5

Alum-Stu-Conn

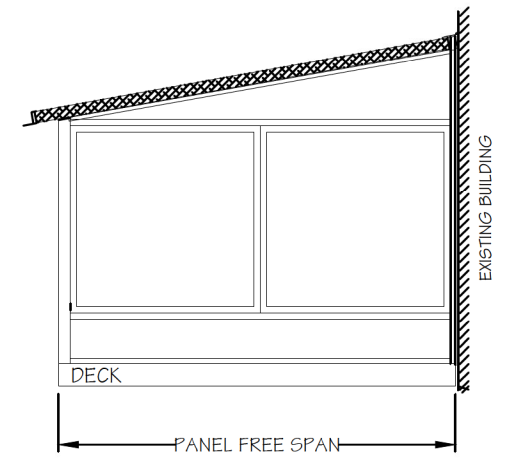
REV: R2 DATE: 8/2/23

ALUMINIUM STUDIO ENCLOSURE CONNECTION DETAILS
 120 MPH - EXP B & 30 PSF SNOW

TYPICAL STUDIO ENCLOSURE

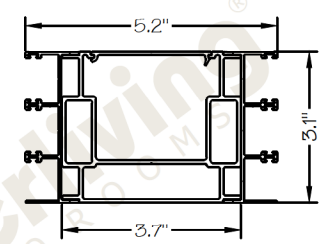


FRONT VIEW

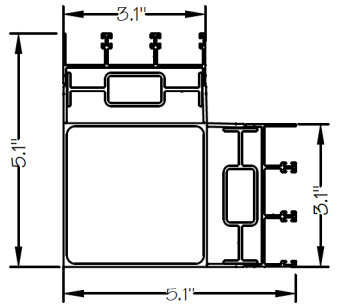


SIDE VIEW

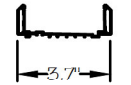
WALL MULLION OPTIONS



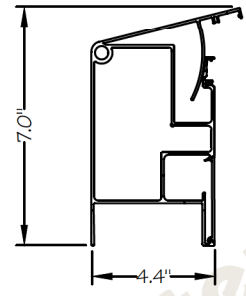
STUDIO WALL MULLION



STUDIO CORNER



STUDIO FLOOR CHANNEL



STUDIO WALL HEADER

FLOOR / HEADER / BEAM OPTIONS

STUDIO WALL MULLION - ELEC. MULLION + 2-JAMBS (MAX HT 7 FT - INTERIOR)

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	8'	10'	12'	14'	16'	18'
5'	100	100	100	100	100	100
5.5'	100	100	100	100	100	100
6'	100	100	100	100	100	100
6.5'	100	100	100	100	100	100
7'	100	100	100	100	100	100
7.5'	100	100	100	100	100	100

STUDIO WALL CORNER + 2-MULLIONS + 2-JAMBS (MAX HT 7 FT - CORNER)

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	8'	10'	12'	14'	16'	18'
5'	100	100	100	100	100	100
5.5'	100	100	100	100	100	100
6'	100	100	100	100	100	100
6.5'	100	100	100	100	100	100
7'	100	100	100	100	100	100
7.5'	100	100	100	100	100	100

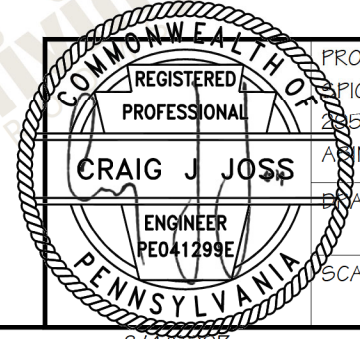
STUDIO FLOOR CHANNEL

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	8'	10'	12'	14'	16'	18'
5'	100	100	100	100	100	100
5.5'	100	100	100	100	100	100
6'	100	100	100	100	100	100
6.5'	100	100	100	100	100	100
7'	100	100	100	100	100	100
7.5'	100	100	100	100	100	100

STUDIO WALL HEADER + ARM (MAX SPAN 7.5 FT)

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	8'	10'	12'	14'	16'	18'
5'	100	100	100	100	100	100
5.5'	100	100	100	100	100	100
6'	100	100	100	100	100	100
6.5'	100	100	100	100	100	100
7'	100	100	100	100	100	100
7.5'	100	100	100	100	100	100

FOR NOTES SEE SHEET 1 - PROJECT NOTES



PROJECT: SPICER
 352 ANZAC AVE
 ARLINGTON, PA 19001
 DRAWN BY: LYF
 SCALE: N.T.S.

CONTRACTOR:
 BL OF MID-ATLANTIC
 30 CLIPPER RD SUITE 100
 W. CONSHOHOCKEN, PA 19428
 DWG NO.: SHEET 5 OF 5
 REV: R2 DATE: 8/2/23

ALUMINIUM
 STUDIO ENCLOSURE
 STRUCTURAL FRAMING
 UPTO 120MPH - EXP B

8/4/2023

TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: October 3, 2023

APPLICATION: # 23-45

APPLICANT: Meg Spicer

OWNER: Meg Spicer

LOCATION: 2952 Anzac Ave, Abington, PA 19001

DESCRIPTION: 23-45: **Meg Spicer** requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot to erect a sunroom addition at real property identified as 2952 Anzac Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #15.

A public hearing will be held on **Tuesday, October 17, 2023** starting at **7:00 P.M.** at the Abington Township Municipal Building at 1176 Old York Rd, Abington PA 19001 A copy of the application and plans are on file with the Zoning Office and are available to view on our website at www.abingtonpa.gov.

POST THIS CARD SO IT IS VISIBLE FROM THE STREET



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-30 Patricia and James Spurrier

EXECUTIVE SUMMARY:

23-30: Patricia and James Spurrier request a Variance from Abington Township Zoning Ordinance §1906: Expansion of a Nonconforming Use to permit the construction of an Addition exceeding 25% of existing building coverage upon real property identified as 172 N. Keswick Avenue, within the R-4 Medium-High-Density Residential Zoning District, Ward #12.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

23-30: Patricia and James Spurrier request a Variance from Abington Township Zoning Ordinance §1906: Expansion of a Nonconforming Use to permit the construction of an Addition exceeding 25% of existing building coverage upon real property identified as 172 N. Keswick Avenue, within the R-4

Medium-High-Density Residential Zoning District, Ward #12.

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 digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared 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 plan may not be more than one (1) year old.

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:
PATRICIA + JAMES SPURRIER *215-370-5908*

2. Name and address of the applicant: Phone number:
PATRICIA + JAMES SPURRIER *215 370-5908*

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 *172 N. KESWICK AVE GLENSIDE PA 19038*
 Present use ^{*H-10*} *SINGLE FAMILY TWIN IN R-4 RESIDENTIAL DISTRICT*
 Proposed improvement *REAR ADDITION IS BEING PROPOSED, SEE PLANS*

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:
 TWIN DWELLING - H-10 -> IS CONSIDERED EXISTING - NON CONFORMING IN R-4 ZONING DISTRICT. THEREFORE, ANY ADDITION IS REQUIRED ZONING RELIEF
- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:
 H-10 TWIN DWELLING IS CONSIDERED NON-CONFORMING IN R-4 ZONING DISTRICT.
 SECTION 1906 -> ADDITION EXCEEDS 25% OF BLDG COVERAGE HENCE ZONING RELIEF IS REQUIRED
- 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.
 TWIN-DWELLING IN QUESTION IS OVER 100YRS OLD, BUILT IN 19. IT PREDATES CURRENT ZONING REQUIREMENTS. PROPOSED ADDITION MEETS ALL R-4 ZONING DISTRICT REQUIREMENTS EXCEPT THE PARTIAL WALL THAT IT SHARES WITH 174 N. KESWICK AVE
- 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.
 • 174 N. KESWICK AVE -> BOTH OF THESE ARE TWINS THAT HAVE RECENTLY ADDED AN ADDITION.
 • 2161 MENLO AVE
- 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.
 - PROPOSED RENDERING OF ADDITION
 - EXISTING PHOTOS

Patricia Spurne James M. Spurne
Signature of Applicant

Patricia Spurne James M. Spurne
Signature of Owner

Internal Validation: Variance from Section 1906 - Expansion of a Nonconforming Use, H-10 Twin Dwelling

Date Received: 8/8/23

Fee Paid: 400.00

Case: 23-30

[Signature]
Signature of the Zoning Officer

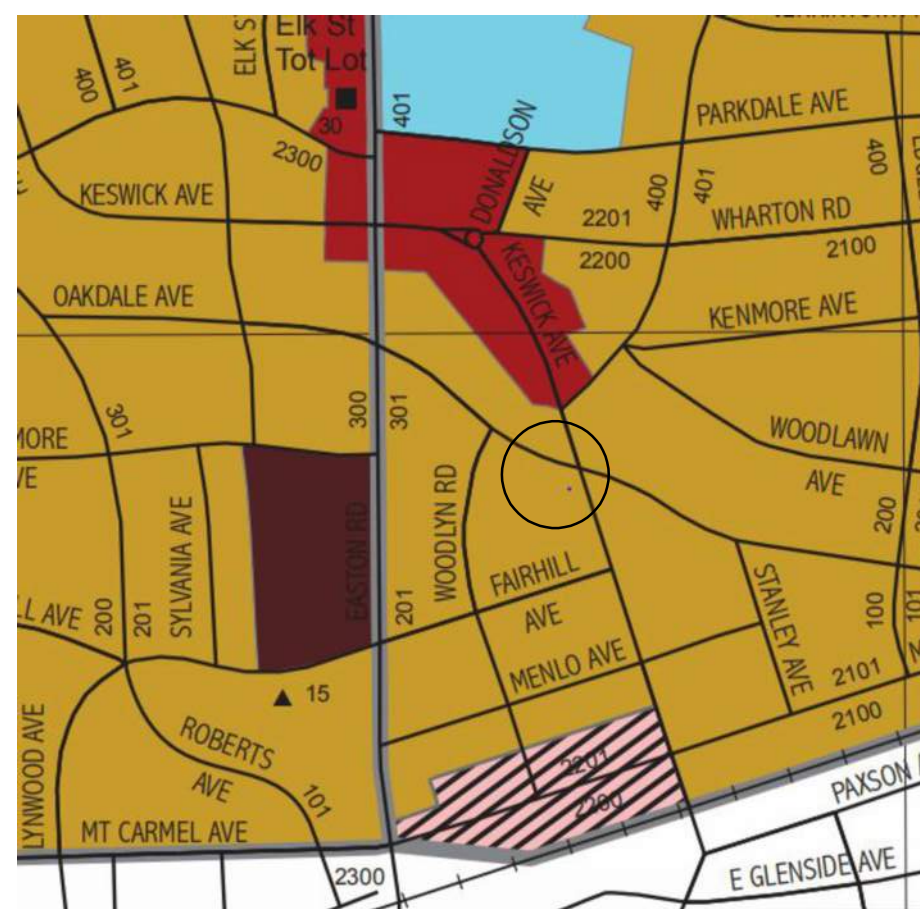
SEEKING RELIEF FOR

1. THE CURRENT USE AS A H-10 TWIN DWELLING UNIT (SINGLE-FAMILY SEMI-DETACHED) IS CONSIDERED AN EXISTING NONCONFORMING USE IN THE R-4 ZONING DISTRICT, ACCORDING TO THE ABINGTON COMPREHENSIVE USE MATRIX.

2. SECTION 1906. EXPANSION OF A NONCONFORMING USE:

A. A USE THAT DOES NOT CONFORM TO THE USE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED MAY NOT BE EXPANDED BY MORE THAN 25% OF THE BUILDING COVERAGE OR IMPERVIOUS COVERAGE DEVOTED TO THE NONCONFORMING USE THAT EXISTED ON THE DATE THAT SUCH USE FIRST BECAME NONCONFORMING. SUCH EXPANSION SHALL BE PERMITTED ONLY BY SPECIAL EXCEPTION, PROVIDED.

THE SUBMITTED PROPOSED APPLICATION IS FOR AN ADDITION LARGER THAN 25% OF THE BUILDING COVERAGE THEREFORE, A VARIANCE IS NEEDED, NOT A SPECIAL EXCEPTION AS LISTED ABOVE, FROM THE ZONING HEARING BOARD.



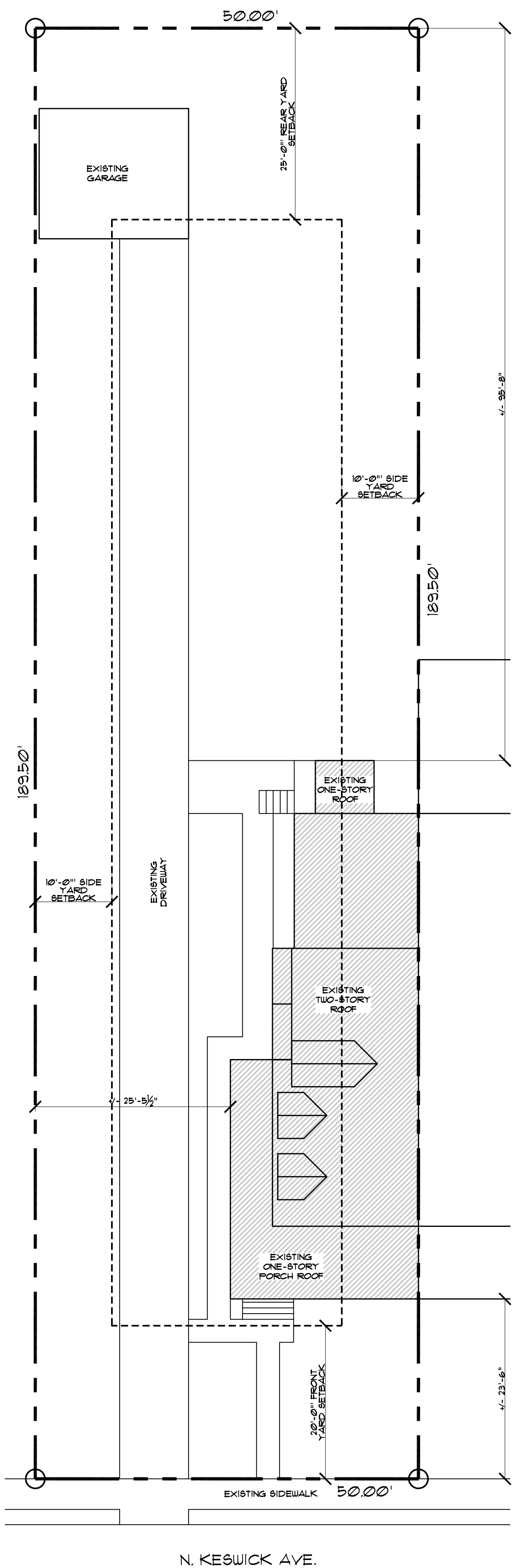
ZONING MAP
N.T.S.

ADDITION & ALTERATIONS TO 172 N. KESWICK AVE. GLENDSIDE, PA 19038

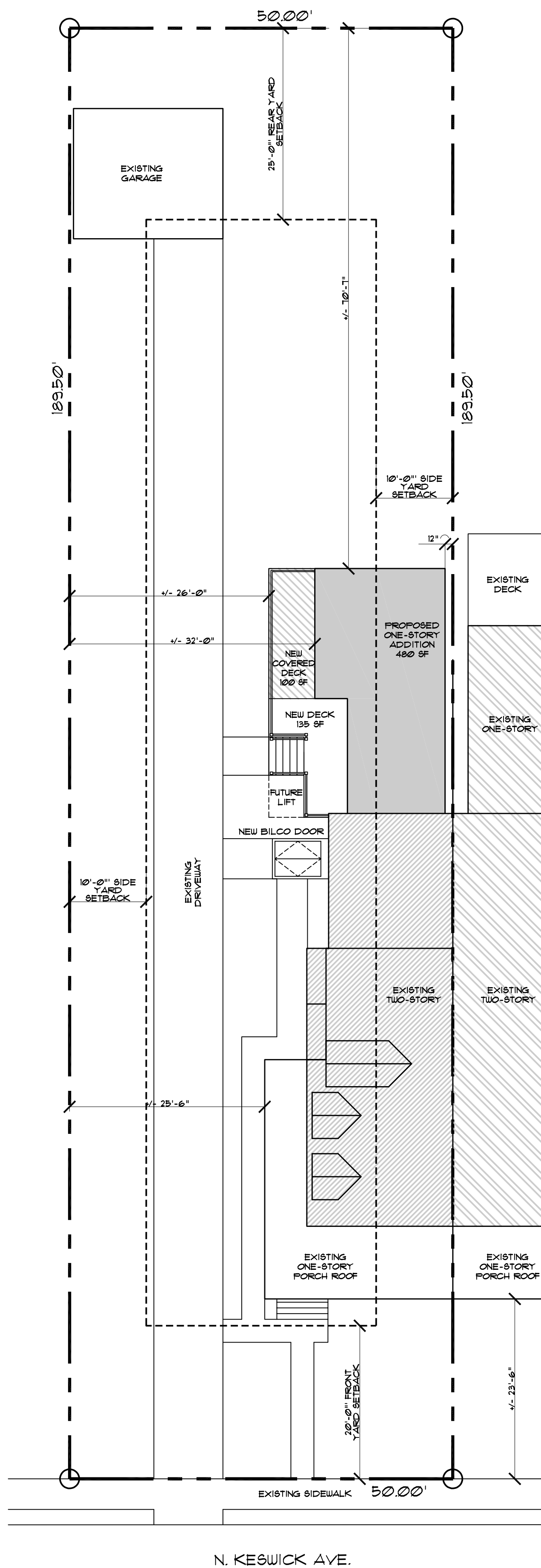
ZONING CONFORMANCE SCHEDULE BASED ON R-4 DISTRICT

Zoning Classification: R4 - HIGH DENSITY RESIDENTIAL Present Use: SINGLE FAMILY DWELLING (TWIN)
Address: 172 N. KESWICK AVE, GLENDSIDE, PA 19038 Proposed Use: SINGLE FAMILY DWELLING (TWIN)

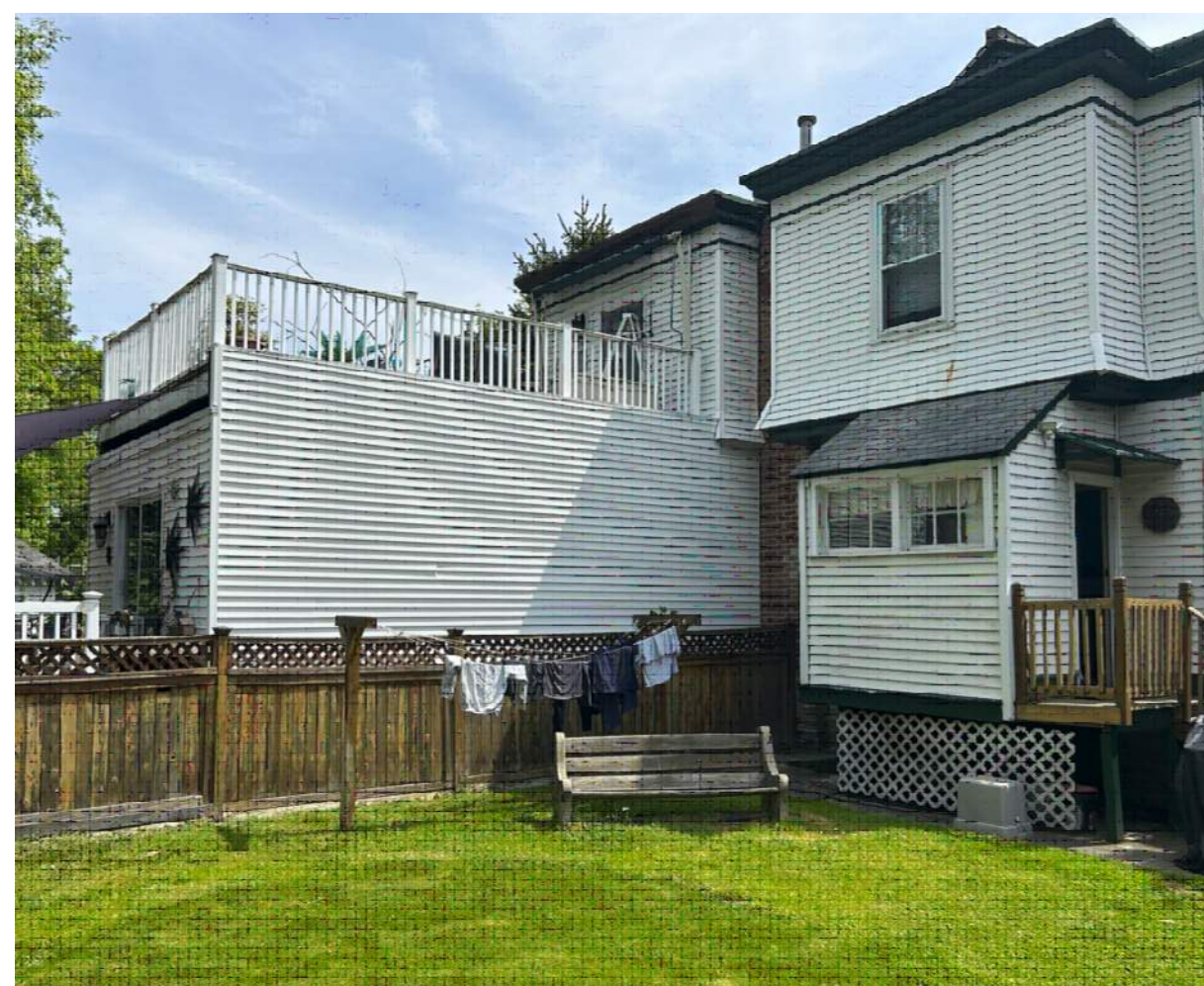
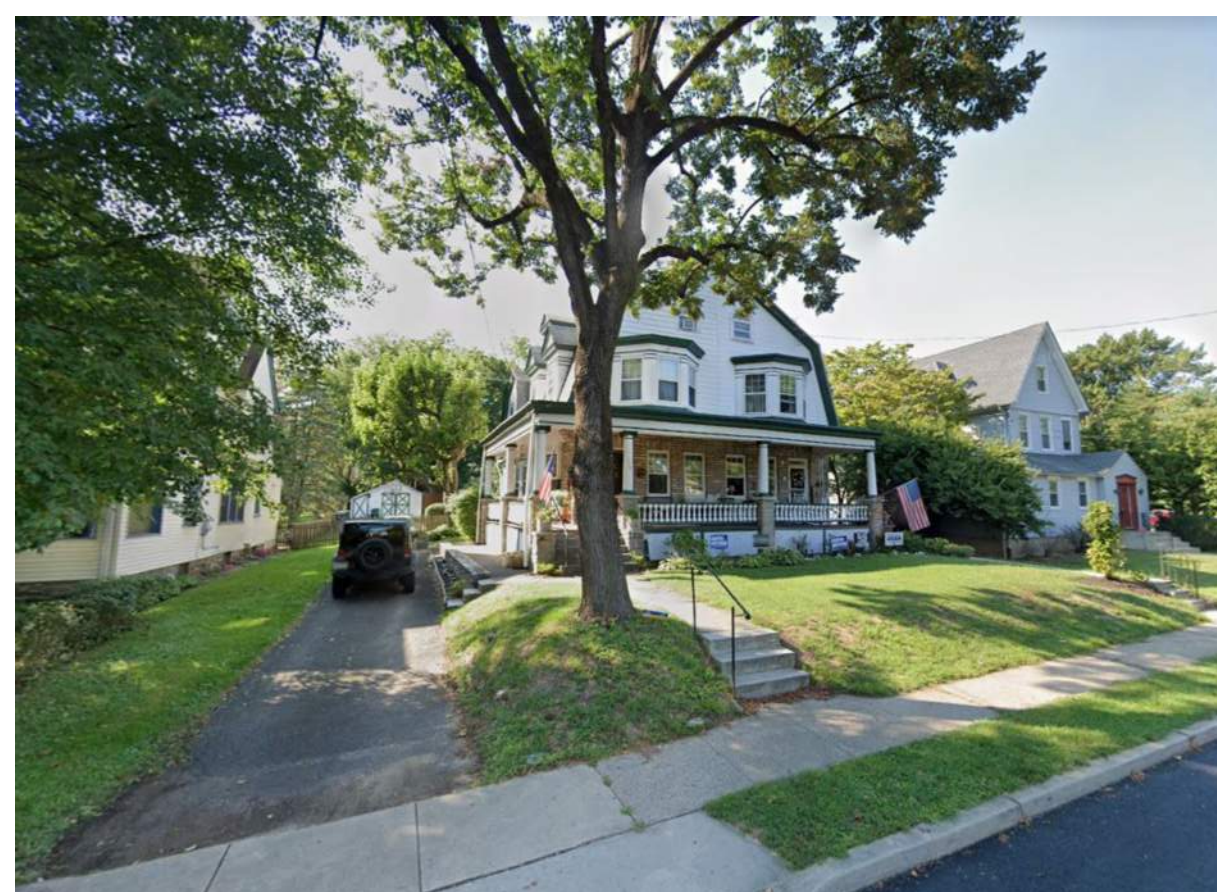
ZONING CRITERIA	REQUIRED/ALLOWED	EXISTING	PROPOSED	CONFORMS
AREA	1,500 SQ. FT.	9,475 SQ. FT.	NO CHANGE	Y
LOT WIDTH	50'-0"	50'-0"	NO CHANGE	Y
LOT DEPTH	120'-0"	189'-6"	NO CHANGE	Y
BUILDING LOT COVERAGE:				
MAX. BUILDING AREA	40%	HOUSE = 930 SF COV. PORCH = 382 SF GARAGE = 330 SF TOTAL = 1102 SF (11.96%)	HOUSE = 930 SF COV. PORCH = 382 SF GARAGE = 330 SF ADDITION = 480 SF COV. PORCH = 100 SF TOTAL = 2282 SF (24.08%)	Y
IMPERVIOUS COVERAGE:				
MAX IMPERVIOUS ALLOWED	55%	3,715 SF. OR 39.8%	4,416 SF. OR 46.6%	Y
MIN GREEN AREA	45%	5,700 SF. OR 60.2%	5,099 SF. OR 53.4%	Y
MAXIMUM BUILDING HEIGHT	35'-0" (PRINCIPAL)	LESS THAN 35'-0"	NO CHANGE	Y
BUILDING SETBACKS:				
FRONT	20'-0" - THE FRONT YD ON 1 SIDE OF A CORNER MAY BE REDUCED TO 5'	4'-23'-6"	NO CHANGE	Y
SIDE(S)	10'-0" (EACH)	4'- 23'-6" & 0'-0"	NO CHANGE	Y
REAR	25'-0"	4'- 23'-6"	4'- 63'-7"	Y



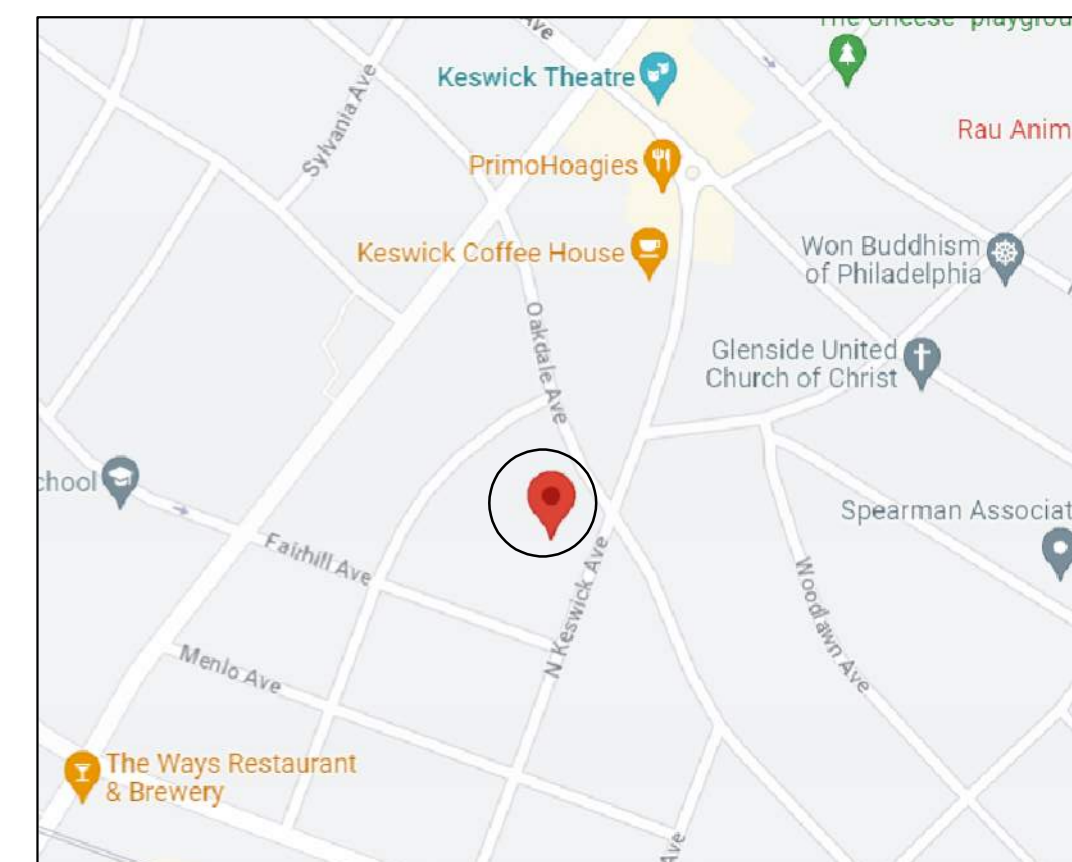
(A) SITE PLAN - EXISTING
SCALE: 3/32" = 1'-0"



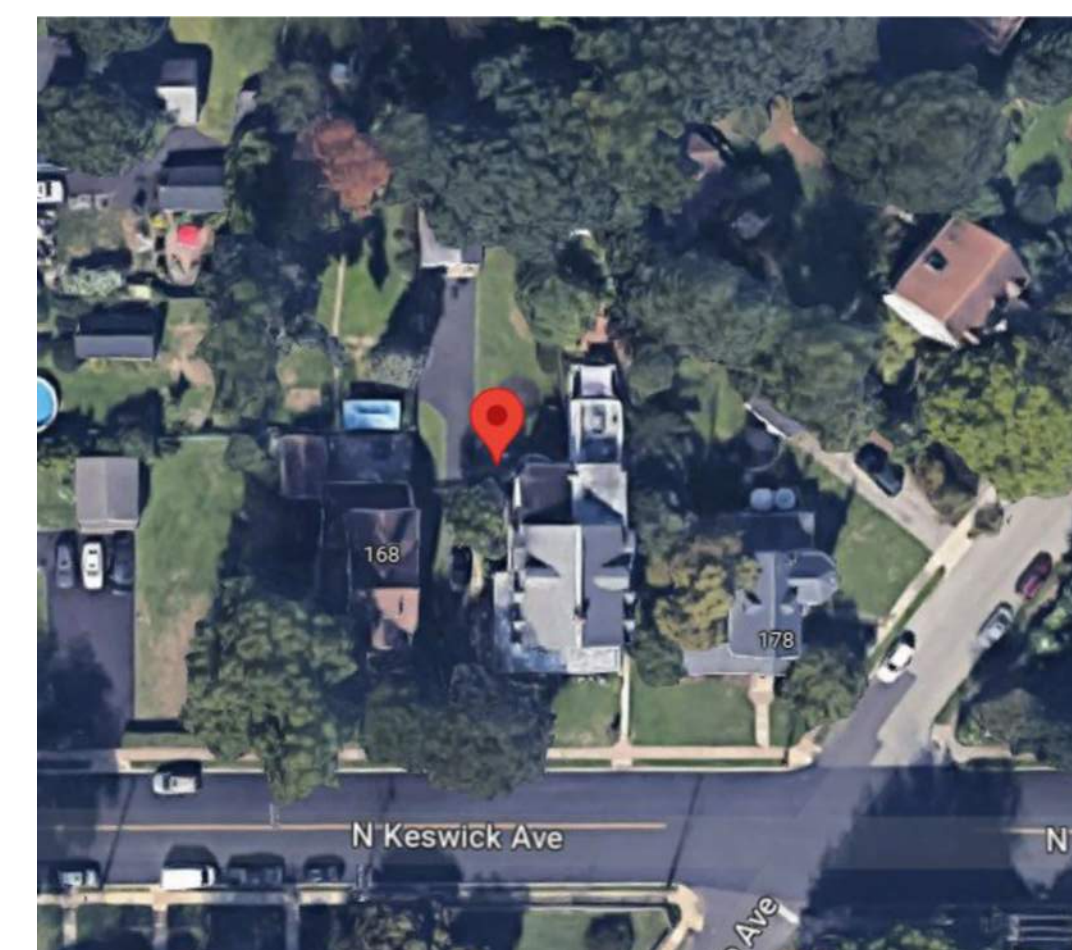
(B) SITE PLAN - PROPOSED
SCALE: 3/32" = 1'-0"



STREET & REAR PHOTOS
N.T.S.



LOCATION MAP
SCALE 1" = 500'



LOCATION MAP
N.T.S.



HBS

TREVOR HENRY, P.E.
HENRY BUILDING SERVICES
1125 MASON AVENUE
DREXEL HILL, PA 19026
(215) 219-7203
HENRYBUILDINGSERVICES1@GMAIL.COM

CDGI

CASALINA DESIGN GROUP, INC.
MBE CERTIFIED PT01640

2149 Menlo Avenue
Glenside, PA 19038
215.498.4149
www.casalinadesign.com

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PROJECT TITLE:
**ADDITION & ALTERATIONS TO
172 NORTH KESWICK AVE
GLENDSIDE, PA 19038**

REVISIONS

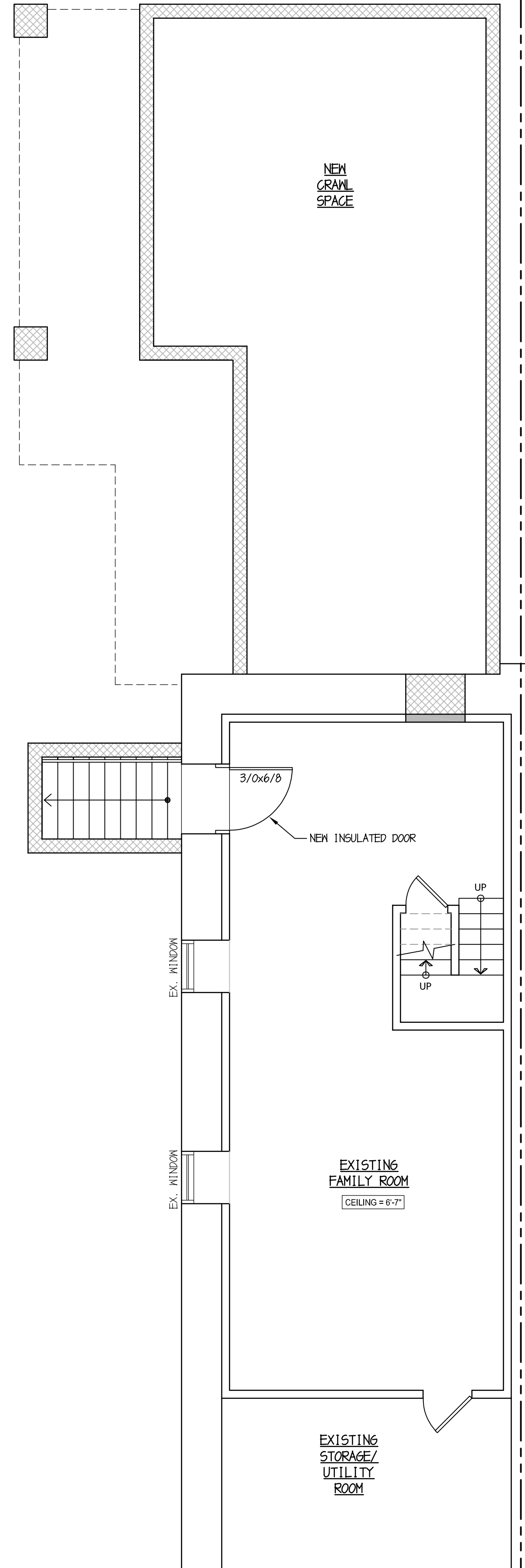
NO.	DATE	DESCRIPTION

DRAWN BY: CDGI
CHECKED BY: TH
ISSUE DATE: 08-7-2023
ISSUED FOR: ZONING

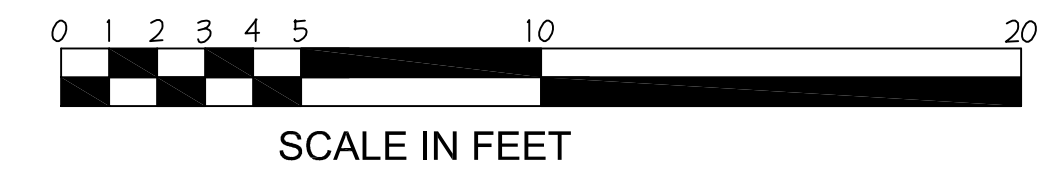
SHEET NAME:
SITE PLAN

SHEET NUMBER:
Z.1

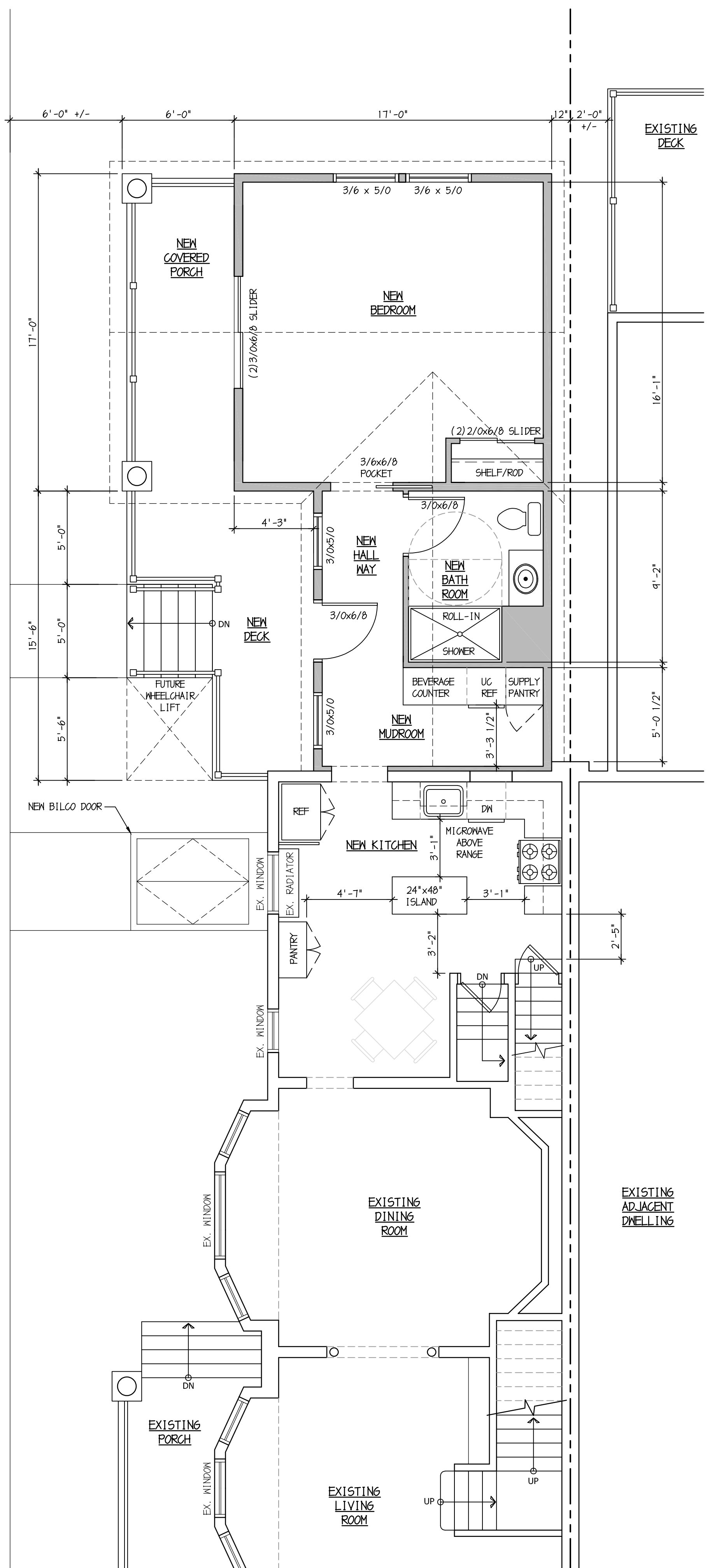
PROJECT NO.: CDG2023.12



1
Z.2 PARTIAL BASEMENT PLAN
1/4" = 1'-0"



EXISTING DRIVEWAY



2
Z.2 PARTIAL FIRST FLOOR PLAN
1/4" = 1'-0"



HBS

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1125 MASON AVENUE
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(215) 219-7203
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PROJECT TITLE:
**ADDITION & ALTERATIONS TO
172 NORTH KESWICK AVE
GLENSEIDE, PA 19038**

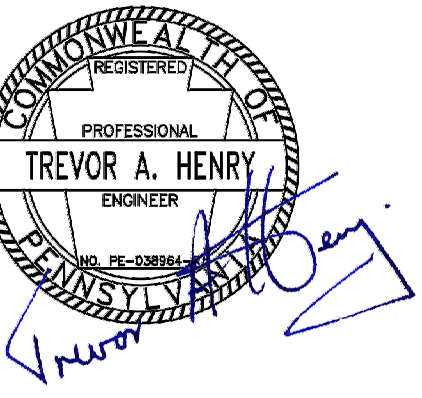
REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN BY: CDGI
CHECKED BY: TH
ISSUE DATE: 08-7-2023
ISSUED FOR: ZONING

SHEET NAME:
FLOOR PLANS

SHEET NUMBER:
Z.2

PROJECT NO.: CDG2023.12



HBS

TREVOR HENRY, P.E.
HENRY BUILDING SERVICES
1125 MASON AVENUE
DREXEL HILL, PA 19026
(215) 219-7203
HENRYBUILDINGSERVICES1@GMAIL.COM

CDGI

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PROJECT TITLE:
**ADDITION & ALTERATIONS
TO
172 NORTH KESWICK AVE
GLENSIDE, PA 19038**

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: CDGI
CHECKED BY: TH
ISSUE DATE: 08-7-2023
ISSUED FOR: ZONING

SHEET NAME:
3D VIEWS

SHEET NUMBER:
Z.3

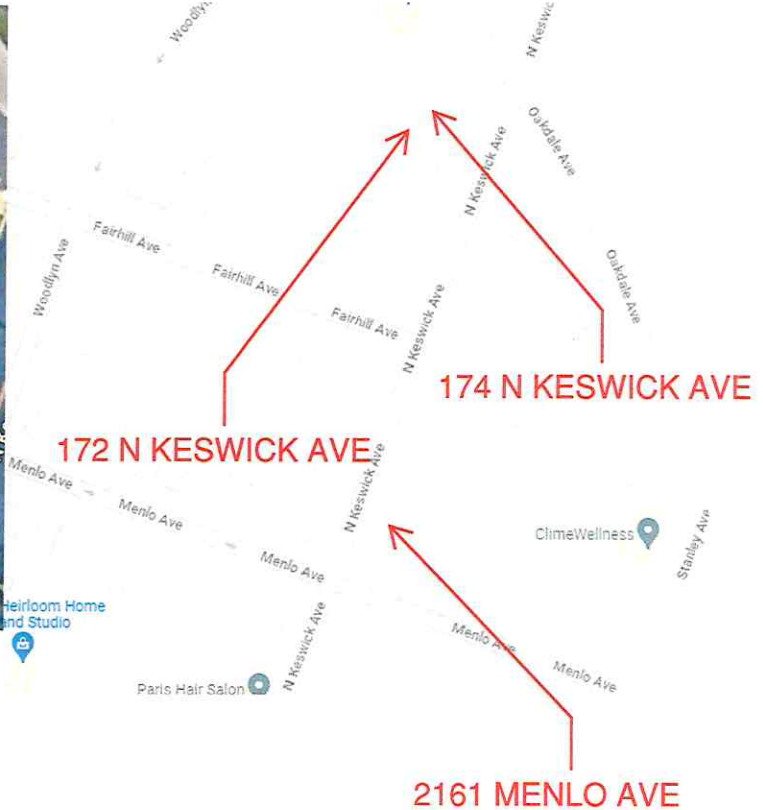
PROJECT NO.: CDG2023.12







ADDITION AT 2161 MENLO AVE (CORNER OF KESWICK/MENLO AVE - <500FT AWAY)



174 N KESWICK AVE ADDITION,
ADJOINING TWIN TO PROPOSED
ADDITION AT 172 N KESWICK AVE



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-36: Jenkintown Road Storage, LLC

EXECUTIVE SUMMARY:

23-36: Jenkintown Road Storage, LLC requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1891 Jenkintown Road, within the AO Apartment-Office Zoning District, Ward #12:

- a Variance from Section 2103.C: Retail and Service Uses – Abington Comprehensive Use Matrix for Use C-3 Automotive Service to be permitted.
- A Variance from Section 702: Dimensional Requirements - Figure 7.5 lot size, lot width, lot frontage, and yard requirements;
- A Special Exception pursuant to Section 1908: Expansion of or Construction on a Nonconforming Lot to allow the construction of a new structure; and
- A Variance from Section 1407.3: Uses Prohibited in the Floodplain Conservation District, to allow construction of a structure, driveway, fill, clearing and required yard area in the 100-year floodplain.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

23-36: Jenkintown Road Storage, LLC requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1891 Jenkintown Road, within the AO Apartment-Office Zoning District, Ward #12:

- a Variance from Section 2103.C: Retail and Service Uses – Abington Comprehensive Use Matrix for Use C-3 Automotive Service to be permitted.
- A Variance from Section 702: Dimensional Requirements - Figure 7.5 lot size, lot width, lot frontage, and yard requirements;
- A Special Exception pursuant to Section 1908: Expansion of or Construction on a Nonconforming Lot to allow the construction of a new structure; and
- A Variance from Section 1407.3: Uses Prohibited in the Floodplain Conservation District, to allow construction of a structure, driveway, fill, clearing and required yard area in the 100-year floodplain.

Zoning Hearing Board Application

Abington Township, PA

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



This application must be accompanied by a digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared 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 plan may not be more than one (1) year old.

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:

Jenkintown Road Storage, LLC
1902 Association Drive
Reston, VA 20191

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

SAME

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

Joseph Bagley, Esquire
Bagley Law, LLC
890 Wooded Pond Rod.
Ambler, PA 19002

610-715-6553

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

Rec'd 8-17-2023
ck# 1076
\$1500.-

5. Description of the property:

Address/location 1891 Jenkintown Road

Present use Gas/service station

Proposed improvement Auto repair building

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:

See attached addendum

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

See attached addendum

- 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.

See attached addendum

- 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.

See attached addendum

- 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.

See attached plan

Signature of Applicant

Signature of Owner

Internal Validation:

8/17/23 Variance from Section 701/2103 - Use C-32 / Variance from Section 702 F
7.5 Dimensional Req. Other Use / Variance Section 1407.3 - Const + 10-yr Flood
Spec. Exception to 1908, Nonconforming Use Plan

Date Received: 8/17/23

Fee Paid: \$1500

Case: 23-36

Signature of the Zoning Officer

ADDEDNUM TO ZONING HEARING BOARD APPLICATION OF JENKINTOWN ROAD
STORAGE, LLC

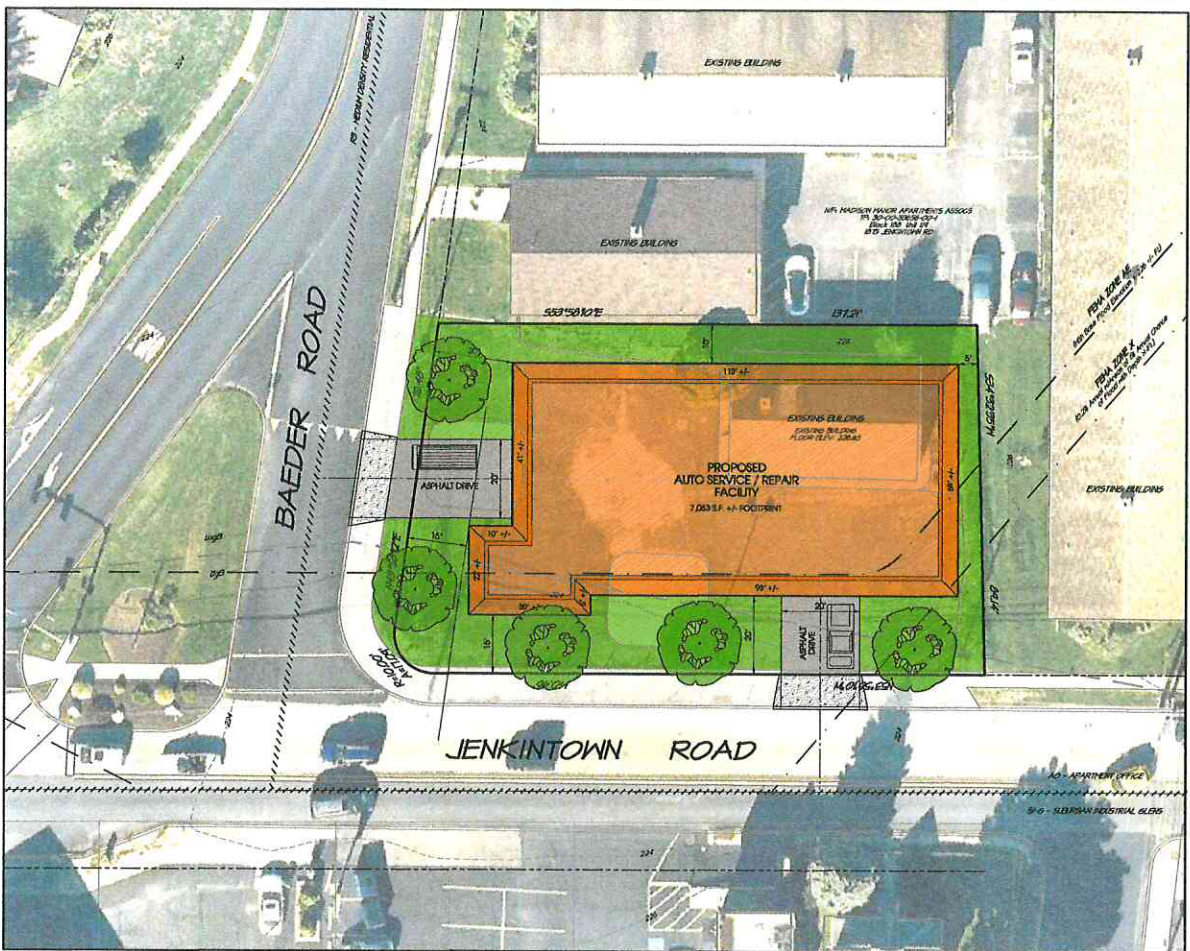
The Applicant and owner is Jenkintown Road Storage, LLC (“Jenkintown Road”). Jenkintown Road is an affiliate of Rosenthal Automotive Group, which also owns land nearby on which Matt Blatt Kia is located, and Rosenthal also owns and operates other automotive dealerships within the Township.

The Applicant applies to obtain zoning relief in order to redevelop the subject property, 1891 Jenkintown Road. The Applicant will demolish the existing, obsolete service station building and construct a new approximately 7000SF building for auto repairs which would take place wholly within the building. A plan is submitted with this Application. The Subject is located at the corner of Jenkintown and Baeder Roads and is surrounded by a mixture of commercial and residential uses. It depicts the proposed new auto service and repair facility with two driveways. Employees would park on the existing Rosenthal lot at 1940 Jenkintown Road, and would staff the proposed facility. Accordingly, the only automobiles accessing the site would be those under repair. No customers would go to the Subject Property. Automobiles from Rosenthal dealerships within the Township would be brought to the site for repairs of a longer term —engine repairs, electrical problems, etc... Ordinary oil, lube and filter changes, state inspections, and other short term repairs would not be conducted at the Subject Property.

The proposed changes would improve the existing lot by significantly reducing the amount of impervious coverage (from approx. 79.96% to 56.5%), by having autos parked inside only, by adding 5 trees to a treeless lot, by increasing the amount of green area, and by reducing the number of curb cuts.

The Property is located in the AO Apartment Office District. The zoning relief, in the form of variances needed, consists of the following:

1. A variance from Ordinance §701 and §2103.C from Use C-32 service station to Use C-3 automotive service.
2. Variances from Ordinance §702: to permit a 14,356 SF lot area where a 15,000 SF of lot area is required (this variance may be unnecessary if the Z/O agrees that it is nonconforming as to lot area); to permit a lot width for Baeder Road of 90 feet where the requirement is 100 feet; to permit a front yard of 15 feet where 25 feet is required; to permit a side yard of 5 feet where 25 feet is required in the aggregate (as a corner lot, it only has one side yard); to permit a rear yard of 15 feet where 30 feet is required; and to permit a building coverage of 49.2% where 35% is the maximum.
3. A variance from Ordinance §1407.3 to allow construction of a structure, driveway, fill, clearing and required yard area in the 100-year floodplain.



GENERAL PLAN NOTES

- BASE EXISTING FEATURES and SURVEY NOTES:**
- A metric and locate survey has NOT been performed by Woodrow & Associates, Inc. The boundary information shown was prepared without the benefit of a true locust and was prepared from drawings of record. This project may be subject to additional survey data which may be filed with the Project, Planning Department, following the final review date for final Permitting.
 - A topographic and existing features survey has been performed for this site by Woodrow & Associates, Inc. See technical notes measured from public data, per note #3 below. Elevation datum is referenced per note #3C below.
 - This plan was prepared utilizing the following references:
 - a. Tax maps and deeds of record as obtained from the Recorder of Deeds office resources.
 - b. Existing site characteristics and existing has been obtained from maps obtained from the USGS National Wetlands Inventory (NWI) website (http://www.fws.gov/nwis/depth/). Wetlands are shown in light blue.
 - c. Vertical datum references provided by the PA State Plane Vertical (PASPV) datum. PASPV data is based on PA State Plane (North) NAD83 horizontal, NAVD83 vertical datum.
 - Rapid inventory used for tree data reference provided by Woodrow, Inc. Inventory from flight dated June 05, 2021 and March 16, 2022.
 - These files have no field investigation performed to verify any existence of any wetlands, waters of the US, or Commonwealth of Allowed Cuts of the line of the new storm.
 - This site is located within Flood Plain Zone AE (areas with Base Flood Elevation (BFE) of Depth) as indicated on Community Flood Number 0228-C-005-C, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
 - All proposed work on this site shall comply with the requirements of Section 5 of PA Act 237 as amended by Act 81 of 2012, unless otherwise noted. The PA Act requires that certain types of projects be subject to the PA Act 237, unless otherwise noted. The PA Act requires that certain types of projects be subject to the PA Act 237, unless otherwise noted.
 - Existing subsurface utility information included on these plans were based upon field locations obtained as part of our survey operations. The information provided is representative of subsurface or ground conditions that are not necessarily true. There is no warranty, expressed or implied, that the information provided is true and accurate. Accuracy of utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - Subject property is zoned AD - Apartment Office as noted on the official Zoning Map.
 - Legal rights-of-way width was per deed information. Ultimate rights-of-way width were derived from municipal information. The area between the project site line and the ultimate rights-of-way line of dedication is identified for evaluation by the agency having jurisdiction over said right-of-way at time of dedication.
- BASE DEVELOPMENT NOTES:**
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any construction activities.
 - Erosion and sedimentation control measures shall be in place and functional prior to any earth excavation or grading work.
 - Contractor to ensure compliance with ADA regulations.
 - Nothing shall be permitted to be set on, placed or painted within the area of any utility or storm water treatment device that is subject to the ground cover.
 - Construction methods and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
 - Any final storm water management system and detention facilities shown on these plans are a preliminary and conceptual part of the storm water management system for this Municipality, and as such, are to be prepared, maintained and approved in accordance with the approved plans. The Municipality for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.

ZONING and SITE DATA SCHEDULE

Item	Section	Requirement	EXISTING SITE	PLAN PROPOSED
Permitted Use	201	See Comprehensive Ordinance	C-22 Service Station	C-3 Automobile Service
(Min) Lot Area	702		14,358 Sq. Ft.	14,358 Sq. Ft.
(Min) Lot Width	702		169 Ft. Minimum	169 Ft. Minimum
(Min) Front Yard	702		25 Ft. Minimum	15 Ft. Minimum
(Min) Side Yard	702		14 Ft.	5 Ft.
(Min) Rear Yard	702		7 Ft.	5 Ft.
(Max) Story Height	702		435 Ft. / 1 Story	435 Ft. / 1 Story
(Max) Story Coverage	702		100%	48.5 %
(Max) Lot Imperviousness	702		70.5%	58.5 %
Required Parking Quantity	3304-C.3	[1]		Spaces

[1] Parking Requirement for use C-3: 1 Space per 200 SF Gross Floor PLUS 3 Spaces per EA. Service Station 7003 / 200 = 35 Spaces PLUS 3 Spaces = 38 Spaces = 38 TOTAL SPACES Required

IMPERVIOUS SCHEDULE:

Based on NEI Tract Area of: 14,358 Sq. Ft.

EXISTING SITE:	Area (Sq. Ft.)	Percentage (%)
BUILDING:	1,533.6	10.61%
CONCRETE (HARDSCAPE):	1,338.6	9.33%
ASPHALT PAVING:	8,620.8	60.16%
SITE TOTAL:	11,493.0	79.9%

PROPOSED SITE:	Area (Sq. Ft.)	Percentage (%)
BUILDING:	7,063	49.2 %
CONCRETE (HARDSCAPE):	155	1.1 %
ASPHALT PAVING:	887	6.2 %
SITE TOTAL:	8,105	56.5 %

NET DECREASE: -3,373 Sq. Ft. -23.4 %

PLAN FEATURES LEGEND

--- (dashed line)	Proposed Boundary	--- (dotted line)	Storm Sewer Right-of-Way Line
--- (dash-dot line)	Right-of-Way Line	--- (dotted line)	Sanitary Man / Lateral
--- (dotted line)	Right-of-Way Centerline	--- (dotted line)	Gas Man / Service
--- (dotted line)	Utility District Boundary	--- (dotted line)	Water Man / Service
--- (dotted line)	Propagating Center	--- (dotted line)	Sanitary Man
--- (dotted line)	Old Sewer Lines	--- (dotted line)	Power Line



SEAL

SEAL

PROJECT TITLE: JENKINTOWN ROAD STORAGE LLC

Woodrow & Associates, Inc.
 PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEERS
 1891 JENKINTOWN ROAD
 JENKINTOWN, PA 19134
 TEL: 215-261-1100
 FAX: 215-261-1101
 WWW: WWW.WOODROW-PA.COM

Scale in Feet (1" = 15')

WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS

Project No: 23-0308-D
 Date: APRIL 26, 2023
 Sheet No: 1 of 1



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

AGENDA ITEM NUMBER

DATE

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-46 - Nazar Khokhlov - 1857 Watson Road

EXECUTIVE SUMMARY:

23-46: Nazar Khokhlov requests the following relief from and pursuant to the Abington Township Zoning Ordinance (the "Ordinance") relative to real property identified as 1857 Watson Rd, within the R-3 – Medium-Density Residential Zoning District, Ward #10:

1. a Variance from Ordinance §502 Figure 5.1 Dimensional Requirements to permit proposed Impervious Surface greater than the Maximum Allowed;
2. a Variance from Ordinance §502 Figure 5.1 Dimensional Requirements to permit proposed Minimum Green Area less than the Minimum Allowed; and
3. a Variance from Ordinance §2013.A Use A-22.5 to allow a Residential Accessory Structure greater than 250 sq. ft to be built within the required setbacks.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

23-46: Nazar Khokhlov requests the following relief from and pursuant to the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1857 Watson Rd, within the R-3 – Medium-Density Residential Zoning District, Ward #10:

1. a Variance from Ordinance §502 Figure 5.1 Dimensional Requirements to permit proposed Impervious Surface greater than the Maximum Allowed;
2. a Variance from Ordinance §502 Figure 5.1 Dimensional Requirements to permit proposed Minimum Green Area less than the Minimum Allowed; and
3. a Variance from Ordinance §2013.A Use A-22.5 to allow a Residential Accessory Structure greater than 250 sq. ft to be built within the required setbacks.

23-46

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 digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared 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 plan may not be more than one (1) year old.

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:
 215-987-8575
 Nazar Khokhlov
 1857 Watson Road
 Abington, PA 19001

2. Name and address of the applicant: Phone number:
 215-987-8575
 Nazar Khokhlov
 1857 Watson Road
 Abington, PA 19001

3. Name and address of the attorney: Phone number:
 215-536-3800
 Gavin R. Laboski
 Laboski Law, PC
 314 West Broad Street, Suite 124
 Quakertown, PA 18951

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.
 Owner

rec'd 10-2-2023
ck# 1710
\$ 200.-

5. Description of the property:
 Address/location 1857 Watson Avenue
 Present use Residential
 Proposed improvement Accessory Structure

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:

See attached

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

See attached

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.

See attached

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.

Applicant is unaware of any prior Zoning Hearing Board action regarding the property

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.

See copy of site plan and photographs of the property.

Signature of Applicant

Signature of Owner

Internal Validation: *Variance Section 502, Figure 5.1 - Proposed imperv. surface > 40% Min. Green Area Proposed Section 2103.A - Use A-22.5 - Res. Acc. Structure (7250 sq ft) Less than 60% within setbacks*

Date Received: *10/2/23*

Fee Paid: *\$200*

Case: *23-46*

Signature of the Zoning Officer

Attachment to Zoning Hearing Board Application
Nazar Khokhlov
1857 Watson Road
Abington, PA 19001

6. The proposed improvement of the property with an accessory structure violates the setback requirements for such structures that over 250 square feet. In addition, recent improvements to the property has resulted in the property containing more impervious surface coverage than is permitted. Notably, the proposed accessory structure is proposed to be constructed over existing impervious coverage.

7. The Applicant seeks the following variances from the Abington Township Zoning Ordinance.

A. Figure 5.1 Dimensional Requirements for R3 Medium Density Residential District to allow a lot with impervious surface coverage of 44.5% where the Ordinance limits the impervious surface coverage to 40%.

B. Figure 5.1 Dimensional Requirements for R3 Medium Density Residential District to allow a lot with a minimum green area of 55.5% where the Ordinance requires green area of 60%.

C. Article XXI Section 2103.A Use A-22.5 to permit a residential accessory structure greater than 250 square feet to be constructed in the rear and side yards.

8. The property has pre-existing improvements that violate the coverage requirements of the Ordinance, some of which existed prior to Applicant's ownership and the property complied with the impervious surface coverage requirements at that time. Applicant has invested in improving the condition of the existing swimming pool and other features of the exterior of the property. The existing swimming pool reduces the area available for an accessory structure and the use of the existing concrete pad is suitable to avoid creating additional impervious surface coverage. There are other accessory structures on nearby properties built within the setbacks and therefore the addition of an accessory structure in a similar location will not alter the essential character of the neighborhood.

ABINGTON TOWNSHIP	
ACT 181 (2008) LIST OF UNDERGROUND USERS	
AS PROVIDED BY PENNSYLVANIA ONE CALL SYSTEMS, INC. 1-800-242-1776	
Date Contacted: 5/25/2023 Serial No.: 20231451985	
NAME OF USER	USERS ADDRESS
ABINGTON TOWNSHIP	1178 OLD YORK ROAD
Tom Clark	ABINGTON, PA 19001
tomc@abingtonpa.gov	267-536-1015
COMCAST	1250 HADDONFIELD-BERLIN RD
Myel Perish	CHEERY HILL, NJ 08034
myel_perish@comcast.com	484-368-4391
PECO ENERGY COMPANY c/o USC	450 S. HENDERSON RD, SUITE B
Niklas Simons	WINDY DA PRISON, PA 19405
niklas@peco.com	484-681-5720
AQUA PENNSYLVANIA, INC.	780 LANGKETER AVENUE
Thomas Waddy	BRYN MAWR, PA 19010
twaddy@aquapenn.com	610-525-1400 Ext. 32105



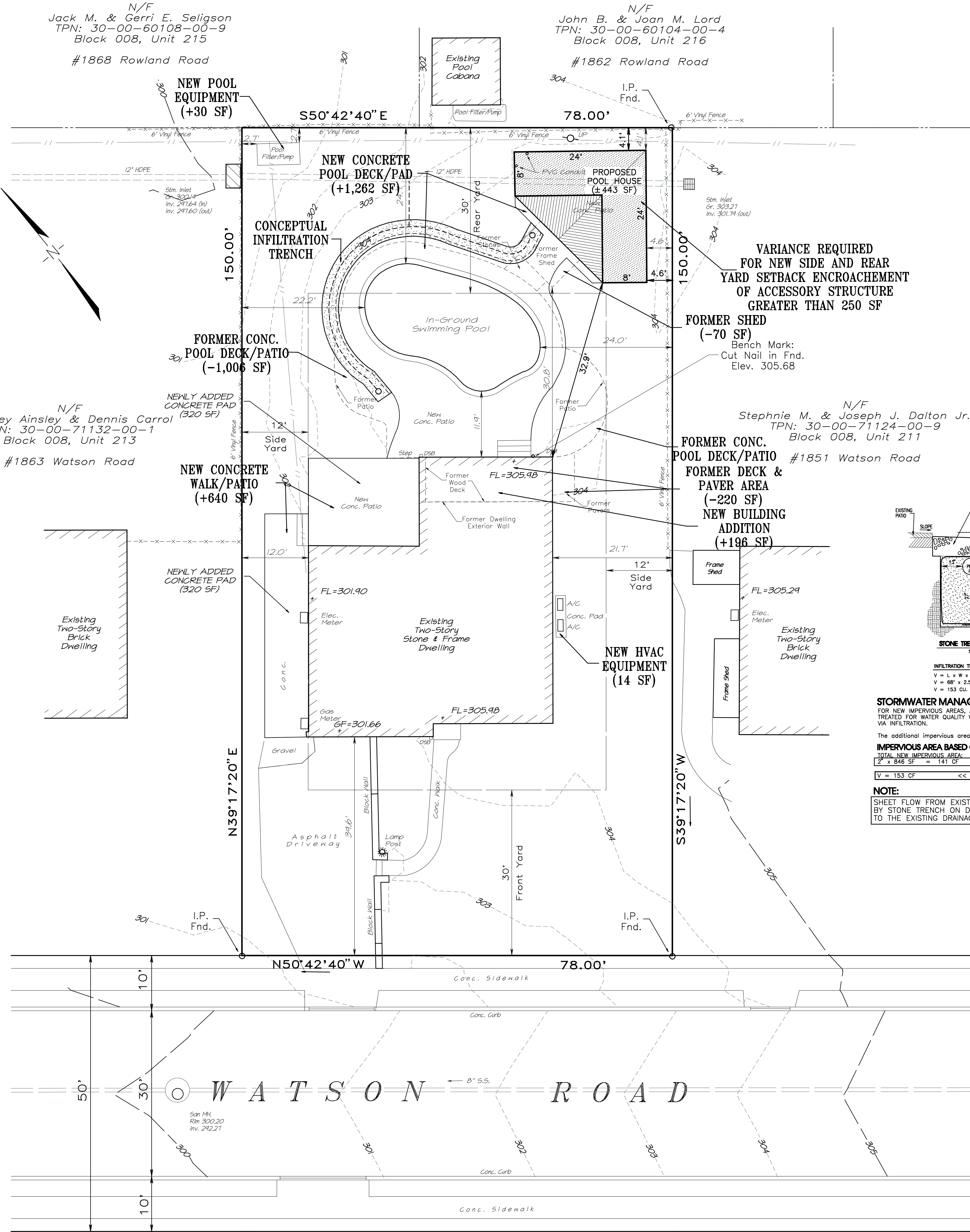
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
 NON-MEMBERS MUST BE CONTACTED DIRECTLY
 PA ONE CALL REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, DRILL, BURN OR SEARCH
 SERIAL NO. 20202093180-000

N/F
 Jack M. & Gerri E. Seligson
 TPN: 30-00-60108-00-9
 Block 008, Unit 215
 #1868 Rowland Road

N/F
 John B. & Joan M. Lord
 TPN: 30-00-60104-00-4
 Block 008, Unit 216
 #1862 Rowland Road

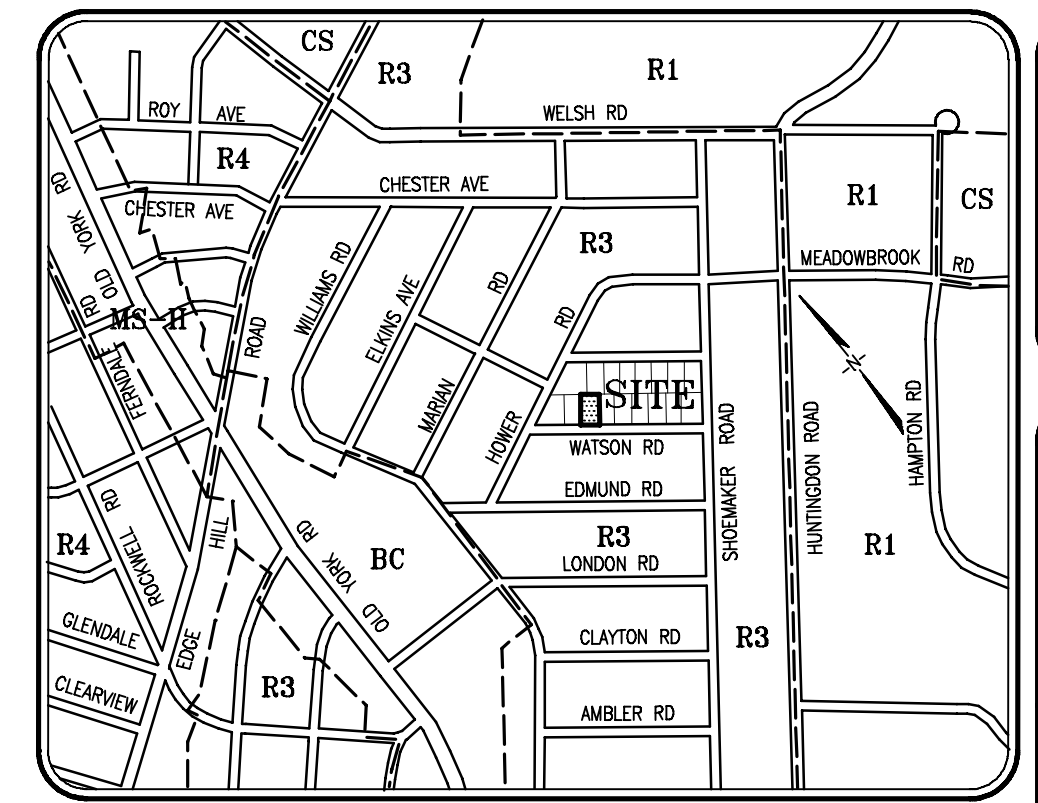
N/F
 Brittney Ainsley & Dennis Carrol
 TPN: 30-00-71132-00-1
 Block 008, Unit 213
 #1863 Watson Road

N/F
 Stephnie M. & Joseph J. Dalton Jr.
 TPN: 30-00-71124-00-9
 Block 008, Unit 211
 #1851 Watson Road



LEGEND

EXISTING	
--- 250 ---	CONTOUR LINE
--- 354.07 ---	SPOT ELEVATION
-x-x-x-x-x-x-x-x-	FENCE LINE
⊕	FIRE HYDRANT
⊕	UTILITY POLE
⊕	GAS VALVE
⊕	WATER VALVE
⊕	SEWER CLEAN OUT
⊕	WATER CURB STOP
⊕	SANITARY SEWER
⊕	STORM SEWER
⊕	OVERHEAD WIRE
⊕	UG ELECTRIC CONDUIT
⊕	GAS LINE
⊕	WATER LINE
⊕	SANITARY SEWER LATERAL
⊕	WATER SERVICE
⊕	TRAFFIC SIGN
⊕	DECIDUOUS TREE
⊕	EVERGREEN TREE
⊕	ZONING DISTRICT LINE
⊕	SOIL LINE



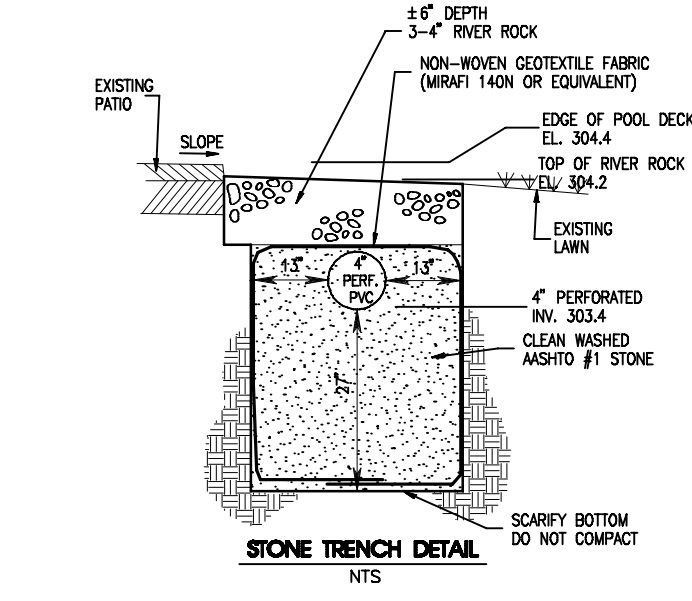
LOCATION MAP
 SCALE: 1" = 800'

VARIANCE REQUIRED FOR NEW SIDE AND REAR YARD SETBACK ENCROACHMENT OF ACCESSORY STRUCTURE GREATER THAN 250 SF

'R3' MEDIUM-DENSITY RESIDENTIAL DISTRICT				
LOT USE:	SEC. 501, Use Matrix Chart	REQUIRED	PRESENT CONDITIONS [1]	PROPOSED CONDITIONS
EXISTING USE:	USE H-7 - Single-Family Detached Dwelling (Public Water and Sewer Available)			
REGULATION	Z.O. SEC. No.			
DIMENSIONAL STANDARDS:	SEC. 502, Fig. 5.1			
LOT AREA, Min.	10,000 S.F.	11,700 S.F.	11,700 S.F.	11,700 S.F.
LOT WIDTH @ BSBL, Min.	75 FT.	78.00 FT.	78.00 FT.	78.00 FT.
LOT DEPTH	100 FT.	150.00 FT.	150.00 FT.	150.00 FT.
BUILDING SETBACKS:				
FRONT YARD, Min.	30 FT.	39.6 FT.	39.6 FT.	39.6 FT.
SIDE YARD, Min.	12 FT.	12.0 FT.	12.0 FT.	12.0 FT.
REAR YARD, Min.	30 FT.	67.9 FT.	59.7 FT.	59.7 FT.
LOT COVERAGE:				
BUILDING COVER, Max.	30 %	1,742 S.F./14.9%	1,868 S.F./16.0%	2,311 S.F./19.8%
IMPERVIOUS COVER, Max.	40 %	4,361 S.F./37.3%	5,207 S.F./44.5%*	5,207 S.F./44.5% (V)
GREEN AREA, Min.	60 %	7,339 S.F./62.7%	6,493 S.F./55.5%*	6,493 S.F./55.5% (V)
BUILDINGS:				
BUILDING HEIGHT, Max.	35 FT.	21.3 FT.	21.3 FT.	21.3 FT.
BUILDING LENGTH, Max.	100 FT.	42.5 FT.	50.7 FT.	50.7 FT.
RESIDENTIAL DWELLING SEPARATION, Min.	24 FT.	N/A	N/A	N/A
ACCESSORY BUILDINGS: SEC. 2103.A, Use A-22				
BUILDING HEIGHT, Max.	17 FT.	21.3 FT.	21.3 FT.	21.3 FT.
BUILDING AREA, Max. (USE PRIN. BLDG AREA OR 625 SF)	585 S.F.	70 S.F.	N/A	443 S.F.
SEPARATION, Min.	24 FT.	30.8 FT.	N/A	32.8 FT.
SETBACK (UNDER 250 SF)				
SIDE YARD, Min.	4 FT.	14 FT.±	N/A	N/A
REAR YARD, Min.	4 FT.	17 FT.±	N/A	N/A
SETBACK (OVER 250 SF)				
SIDE YARD, Min.	12 FT.	N/A	N/A	4.6 FT. (V)
REAR YARD, Min.	30 FT.	N/A	N/A	4.1 FT. (V)

* PRESENT NON-COMFORMING CONDITION PER SURVEY JUNE 2023.
 (V) VARIANCE REQUIRED
 [1] FORMER CONDITIONS ARE APPROXIMATE BASED ON GOOGLE EARTH AND PHOTOGRAPHIC EVIDENCE.

FORMER IMPERVIOUS COVER:	PRESENT IMPERVIOUS COVER:	PROPOSED IMPERVIOUS COVER:
HOUSE 1,672 S.F.	HOUSE 1,868 S.F.	HOUSE 1,868 S.F.
SHED 70 S.F.	DRIVEWAY 759 S.F.	POOL HOUSE 443 S.F.
DRIVEWAY 759 S.F.	POOL 485 S.F.	DRIVEWAY 759 S.F.
POOL 485 S.F.	POOL DECK/PAD 1,262 S.F.	POOL 485 S.F.
POOL DECK 1,006 S.F.	PATIO 320 S.F.	POOL DECK 819 S.F.
WOOD DECK 186 S.F.	EQUIPMENT PAD 44 S.F.	PATIO 320 S.F.
PAVER AREA 34 S.F.	CONC. PAD 320 S.F.	EQUIPMENT PAD 44 S.F.
WALLS 48 S.F.	WALLS 48 S.F.	CONC. PAD 320 S.F.
FRONT WALK 101 S.F.	FRONT WALK 101 S.F.	WALLS 48 S.F.
TOTAL 4,361 S.F.	TOTAL 5,207 S.F.	FRONT WALK 101 S.F.
	+846 SF IMPERVIOUS	TOTAL 5,207 S.F.
		+846 SF IMPERVIOUS



INfiltration TRENCH VOLUME
 V = L x W x D x 40% VOIDS
 V = 68' x 2.5' x 2.25' x 40% VOIDS
 V = 153 CU. FT. (PER SEEPMG BED)

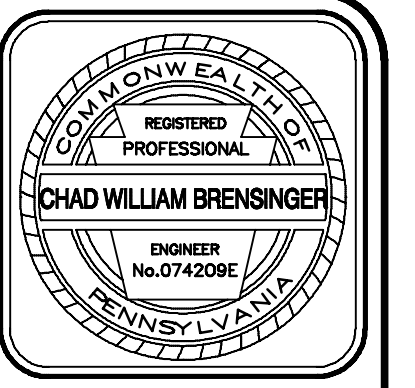
STORMWATER MANAGEMENT CALCULATIONS:
 FOR NEW IMPERVIOUS AREAS, ABINGTON TOWNSHIP REQUIRES THAT 2" OF RUNOFF BE TREATED FOR WATER QUALITY WITH THE FIRST 1" BEING REMOVED FROM SURFACE WATERS VIA INFILTRATION.

The additional impervious area is calculated to be 846 SF per lot based on site survey and research.
IMPERVIOUS AREA BASED ON PROPOSED PLAN AND LIMIT OF DISTURBANCE:
 TOTAL NEW IMPERVIOUS AREA: 846 SF (TOTAL PROJECT NEW IMPERVIOUS)
 12' x 846 SF = 10,152 SF << MIN. RECHARGE/WATER QUALITY REQUIREMENT
 V = 153 CF << TOTAL WATER QUALITY/VOLUME REDUCTION

NOTE:
 SHEET FLOW FROM EXISTING, NEWLY CONSTRUCTED POOL DECK WILL BE CAPTURED BY STONE TRENCH ON DOWNSLOPE EDGE OF POOL DECK PATIO AND OVERFLOWS PIPED TO THE EXISTING DRAINAGE PIPE.

NOTES

- Boundary information taken from deeds, plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during June 2023. Metes and bounds shown are based on Deed Bearings. Rotation to State Plane Coordinate System is (-) 3°32'16" counter clockwise.
- Horizontal datum is based on NAD83 SPC83 Pennsylvania (south), Geoid Model g2003u08 using Topcon Topnet Live virtual network.
- Topography information shown taken from field surveys performed by Charles E. Shoemaker, Inc. during June 2023. Vertical Datum based on NAVD88, using Topcon Topnet Live virtual network. BENCHMARK: Cut Nail located on rear wall of dwelling, elevation = 305.68.
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
- The subject parcel is served by public water by AQUA PA and public sanitary sewer disposal by the Abington Township Wastewater Department.
- Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 401 of 451, Map No. 42091C0401G, effective March 2, 2016.
- All soils are mapped as UriB - Urban land-Gladstone Complex, 0 to 8 percent slopes by the United States Department of Agriculture National Resources Conservation Service Web Soil Survey of Montgomery County, PA, Version 15 dated June 5, 2020.



COUNTY PARCEL NO. 30-00-71128-00-5
 BLOCK - UNIT 30-008-212
 SITE ADDRESS 1857 WATSON ROAD ABINGTON, PA 19001
 DEED BOOK - PAGE 9237-01945
 RECORD OWNER NAZAR KHOKHLOV 329 SHADY LANE HUNTINGDON VALLEY, PA 19006

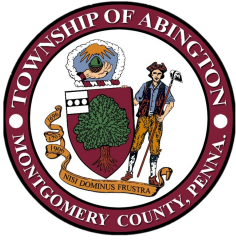
CHARLES E. SHOEMAKER, INC.
 ENGINEERS & SURVEYORS
 110 KEYSTONE DRIVE
 MONTGOMERYVILLE, PA 18936
 PHONE: 215-887-2165 FAX: 215-576-7791
 E-MAIL: staff@ceshoemaker.com

DATE	NO.	BY	REVISION

ZONING EXHIBIT PLAN
 OF
1857 WATSON ROAD
 PREPARED FOR
NAZAR KHOKHLOV
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: SEPTEMBER 22, 2023
 DWG NO. A-2-1169
 JOB NO. 27157
 SHEET NO. 1 OF 1

SITE AREA
 AREA TO LEGAL/ULTIMATE R/W LINE
 11,700 S.F. or 0.2686 Ac.



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

AGENDA ITEM NUMBER

DATE

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-47- Christine Morrison - 3022 Mt. Carmel Avenue

EXECUTIVE SUMMARY:

23-47: Christine Morrison requests a Variance from Abington Township Zoning Ordinance §2103.A Use A-13.2 to allow a fence to be built higher than 4ft within the Front Yard required Setback of real property identified as 3022 Mt. Carmel Ave, within the MS-H The Main Street-High Density/Intensity Zoning District, Ward #6.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

23-47: Christine Morrison requests a Variance from Abington Township Zoning Ordinance §2103.A Use A-13.2 to allow a fence to be built higher than 4ft within the Front Yard required Setback of real property identified as 3022 Mt. Carmel Ave, within the MS-H The Main Street-High Density/Intensity

Zoning District, Ward #6.

23-47

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 digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared 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 plan may not be more than one (1) year old.

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:
 Christine Morrison 215-760-1757
 406 Poplar Rd. Flantawn, Pa. 19031

2. Name and address of the applicant: Phone number:
 Christine Morrison 215-760-1757
 406 Poplar Rd. Flantawn Pa. 19031

3. Name and address of the attorney: Phone number:
 N/A

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. rec'd 10-13-2023
 N/A ck# 324
\$ 200-

5. Description of the property:
 Address/location 3022 Mt. Carmel Ave. Glenside Pa. 19038
 Present use Roofing Contractor
 Proposed improvement 5 ft. fence

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:

The current zoning allows for a 4 ft. fence along any part of the front of the property. I am asking to put up a 5 ft. fence on a section of the front of the property

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

A-13: Fences and walls

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.

In order for me to operate my business properly I would require a section fence to be 5 ft. at the front of the property. This is the needed height to keep the dogs safe.

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: Variance - Use A-13.2 - Max Height of 4' in Front Yard setback

Date Received: 10/27/23

Fee Paid: \$200

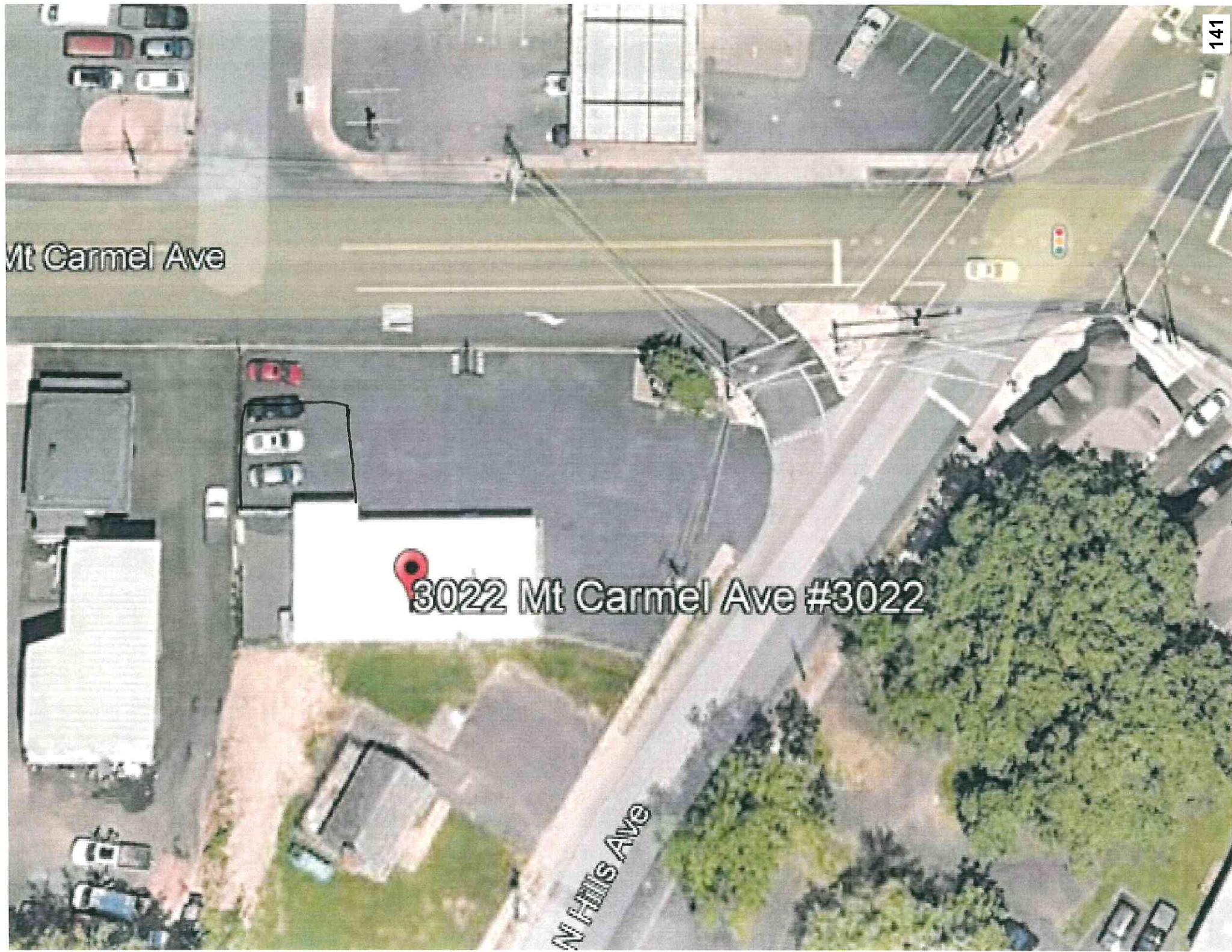
Case: 23-47

Signature of the Zoning Officer

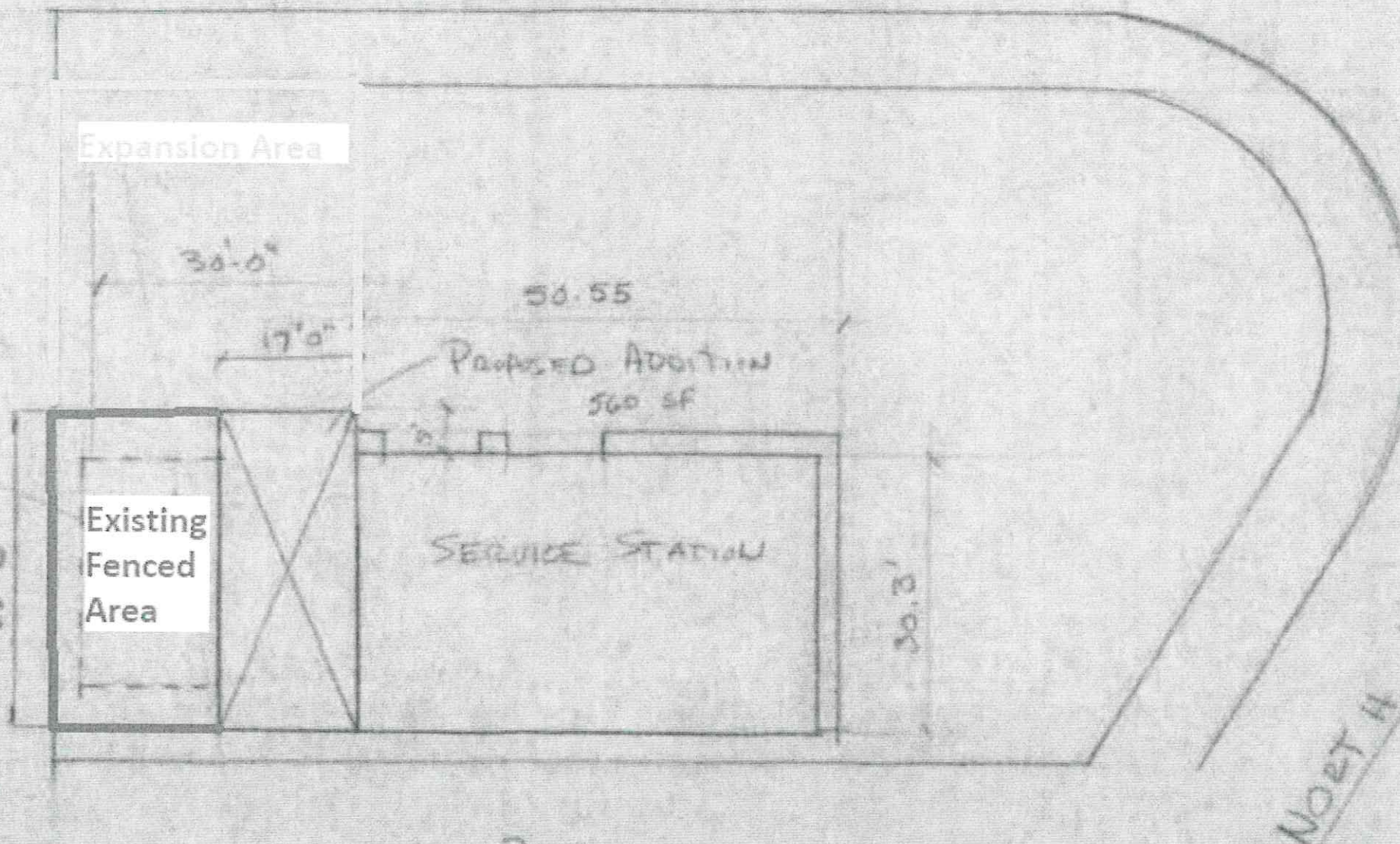
Mt Carmel Ave

 3022 Mt Carmel Ave #3022

N Hills Ave

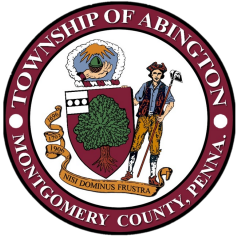


MT. CARMEL AVE.



PLOT PLAN

1" = 20'



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

AGENDA ITEM NUMBER

DATE

Administration

DEPARTMENT

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-48- Elizabeth Goetz-Spitko - 1131 Delene Road

EXECUTIVE SUMMARY:

23-48: Elizabeth Goetz-Spitko requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot, for an addition to be constructed at real property identified as 1131 Delene Rd, within the R-1 Low-Density Residential Zoning District, Ward #2.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

23-48: Elizabeth Goetz-Spitko requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot, for an addition to be constructed at real property identified as 1131 Delene Rd, within the R-1 Low-Density Residential Zoning

District, Ward #2.

23 - 48

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 digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared 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 plan may not be more than one (1) year old.

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: Elizabeth Goetz-Spitko
 Phone number: 215-572-0792 (h)
 267-307-4434 (c)

2. Name and address of the applicant: Elizabeth Goetz-Spitko
 Phone number: same as above
 goetzspitko@gmail.com

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.
 Recd 10-19-2023
 MasterCard
 \$ 400.-

5. Description of the property:
 Address/location 1131 Delene Rd, Rydal PA 19046
 Present use Residential, personal home
 Proposed improvement addition of a sunroom off back of house

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 located in R-1 Zoning. Property is considered as an existing non-conforming lot, as R-1 Zoning district requirements for minimum building lot size is 1 Acre.

- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based: **Zoning Code 302 - special exception pursuant to article 1908**

- 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.
As owner ages and has surgeries affecting ability to climb stairs, need for more space on the first floor is being requested. Unable to fully use a deck or porch in the back due to the abundance of insects and small animals with the woods that the property is adjacent to.

- 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.

NA

plot plan
sketch of addition by builder

Signature of Applicant

Signature of Owner

Internal Validation: *Special Exception Section 1908: Non-conforming lot*

Date Received: *10/19/23*

Fee Paid: *\$400*

Case: *23-48*

Signature of the Zoning Officer



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-49- Julia Waite - 1818 Old Orchard Road

EXECUTIVE SUMMARY:

23-49: Julia Waite and Ian Waite request a Variance from Abington Township Zoning Ordinance §2103.A Use A-22.4 to allow a rear addition to be built within 10 ft of a Residential Accessory Structure upon real property identified as 1818 Old Orchard Rd, within the R-3 – Medium-Density Residential Zoning District, Ward #11.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

23-49: Julia Waite and Ian Waite request a Variance from Abington Township Zoning Ordinance §2103.A Use A-22.4 to allow a rear addition to be built within 10 ft of a Residential Accessory Structure upon real property identified as 1818 Old Orchard Rd, within the R-3 – Medium-Density Residential

Zoning District, Ward #11.

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 digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared 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 plan may not be more than one (1) year old.

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: 215-900-7192
 Julia Waite and Ian Waite
 1818 Old Orchard Rd
 Abington, PA 19001

2. Name and address of the applicant: Phone number: 215900-7192
 Julia waite and Ian Waite
 1818 Old Orchard Rd
 Abington, PA 19001

3. Name and address of the ^{ARCHITECT}attorney: Phone number: 215-675-2099
 MATTHEW V. PIOTROWSKI ARCHITECT
 600 Louis Drive, Suite 103
 Warminster, PA 18974

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.
rec 10-19-2023
 CK# 465
 \$ 400.-

5. Description of the property:
 Address/location 1818 OLD ORCHARD ROAD - ABINGTON PA.
 Present use SINGLE FAMILY
 Proposed improvement CONSTRUCTION OF A ONE STORY ADDITION LOCATED AT THE REAR OF THE EXISTING HOUSE.

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:

THE PROPOSED ADDITION IS WITHIN THE 10'-0" REQUIRED DISTANCE FROM THE EXISTING ACCESSORY BUILDING. WE ARE PROPOSING A REDUCTION OF SUCH DIMENSION FROM 10'-0" TO A MAX. OF 6'-4" (WORST CONDITION)

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

CHAPTER XXI, SECTION 2103, SUBSECTION A.22

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 GARAGE (ACCESSORY BUILDING) AND THE HOUSE ARE BOTH EXISTING AND CAN NOT BE MOVED. THE LOCATION PRESENTS A REASONABLE USE OF THE PROPERTY.

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

Julia H Waite Dan M Waite
Signature of Applicant

Julia H Waite Dan M Waite
Signature of Owner

Internal Validation: Variance - Section 2103 - A-22.4 - Accessory structure less than 10% from principal buildy

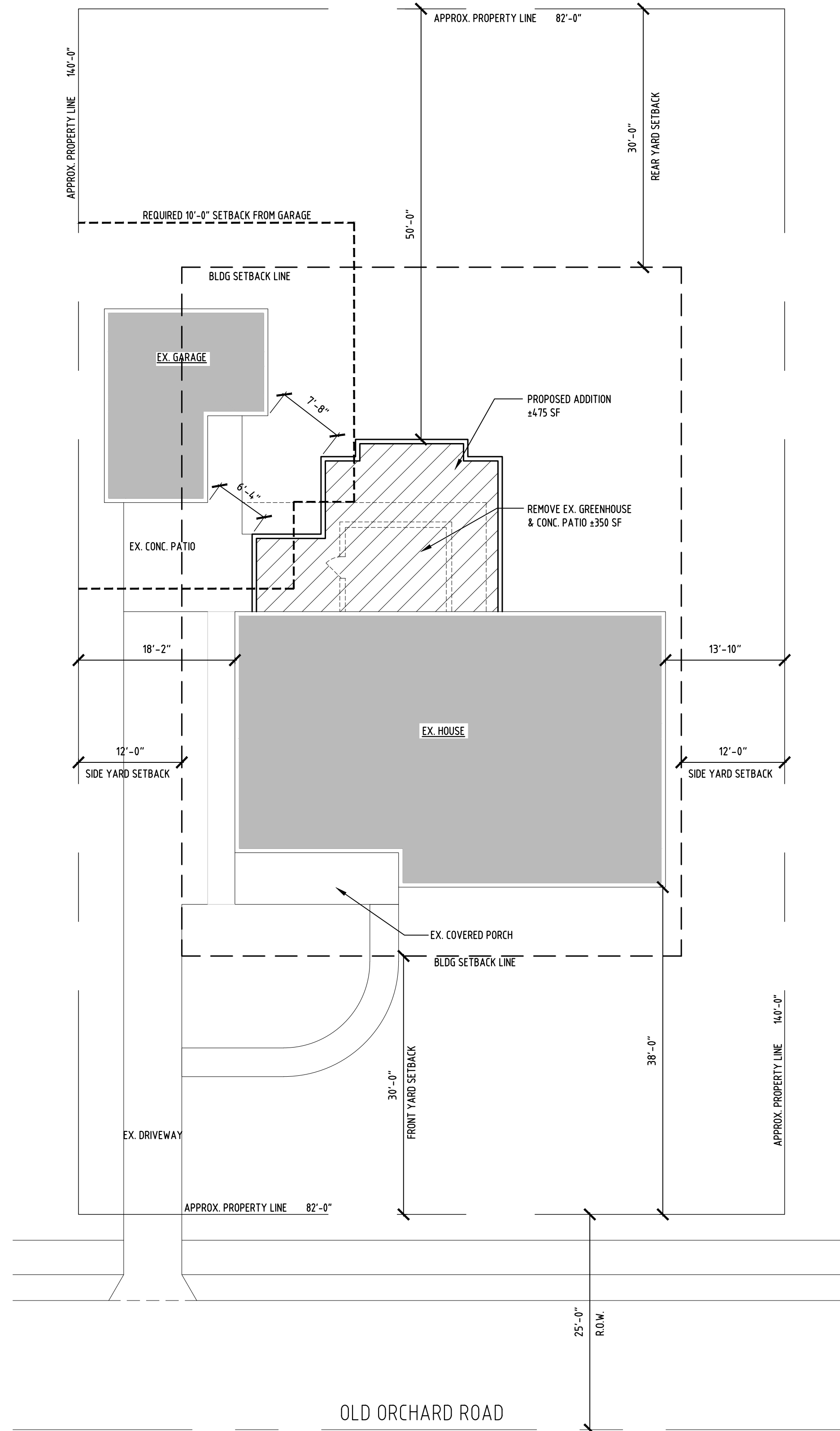
Date Received: 10/19/23

Fee Paid: 400

Case: 23-49

[Signature]

Signature of the Zoning Officer



SITE PLAN

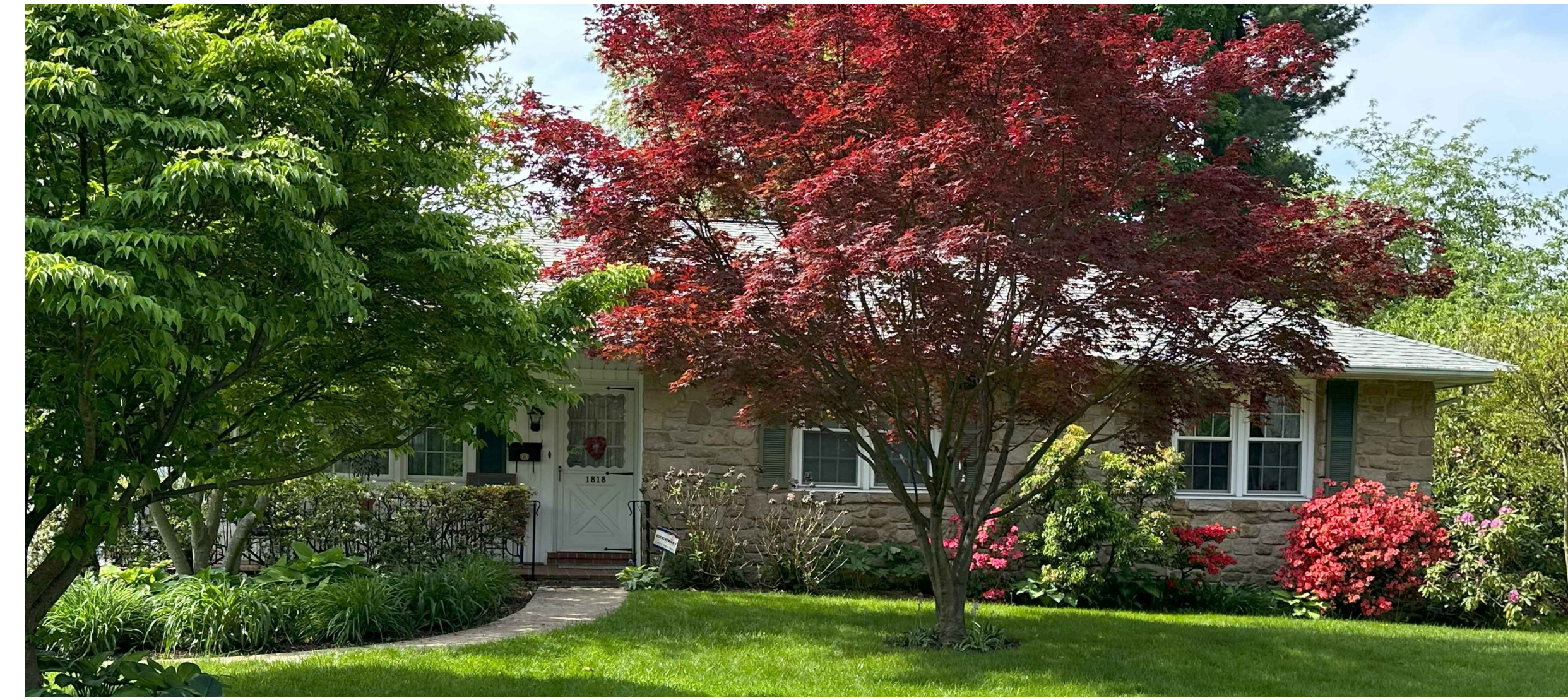
1:10

ZONING INFORMATION			
ZONING DISTRICT	R3 - MED. DENSITY RESIDENTIAL DISTRICT		
TAX PARCEL ID #	30179-028		
LOT AREA	11,648 SF		
SETBACKS	ALLOWABLE	EXISTING	PROPOSED
FRONT	30'-0"	38'-0"	38'-0"
SIDE	12'-0"	13'-10" & 18'-2"	13'-10" & 18'-2"
REAR	30'-0"	70'-0"	50'-0"
MAX. BUILDING COVERAGE	30% (3,494.4 SF)	18.3% (2,130 SF)	21.2% (2,470 SF)
MIN. GREEN AREA	60% (6,988.8 SF)	72% (8,387 SF)	71.0% (8,259 SF)
MAX. IMPERVIOUS COVERAGE	40% (4,659.2 SF)	28.0% (3,264 SF)	29.2% (3,400 SF)

ZONING INFORMATION			
LOT AREA	11,648 SF		
SETBACKS	REMOVED	PROPOSED	NET INCREASE (TOTAL)
BUILDING COVERAGE	135 SF (GREENHOUSE)	475 SF (ADDITION)	340 SF (2,470 SF)
IMPERVIOUS COVERAGE	350 SF (GREENHOUSE & PATIO)	475 SF (ADDITION)	125 SF (3,400 SF)

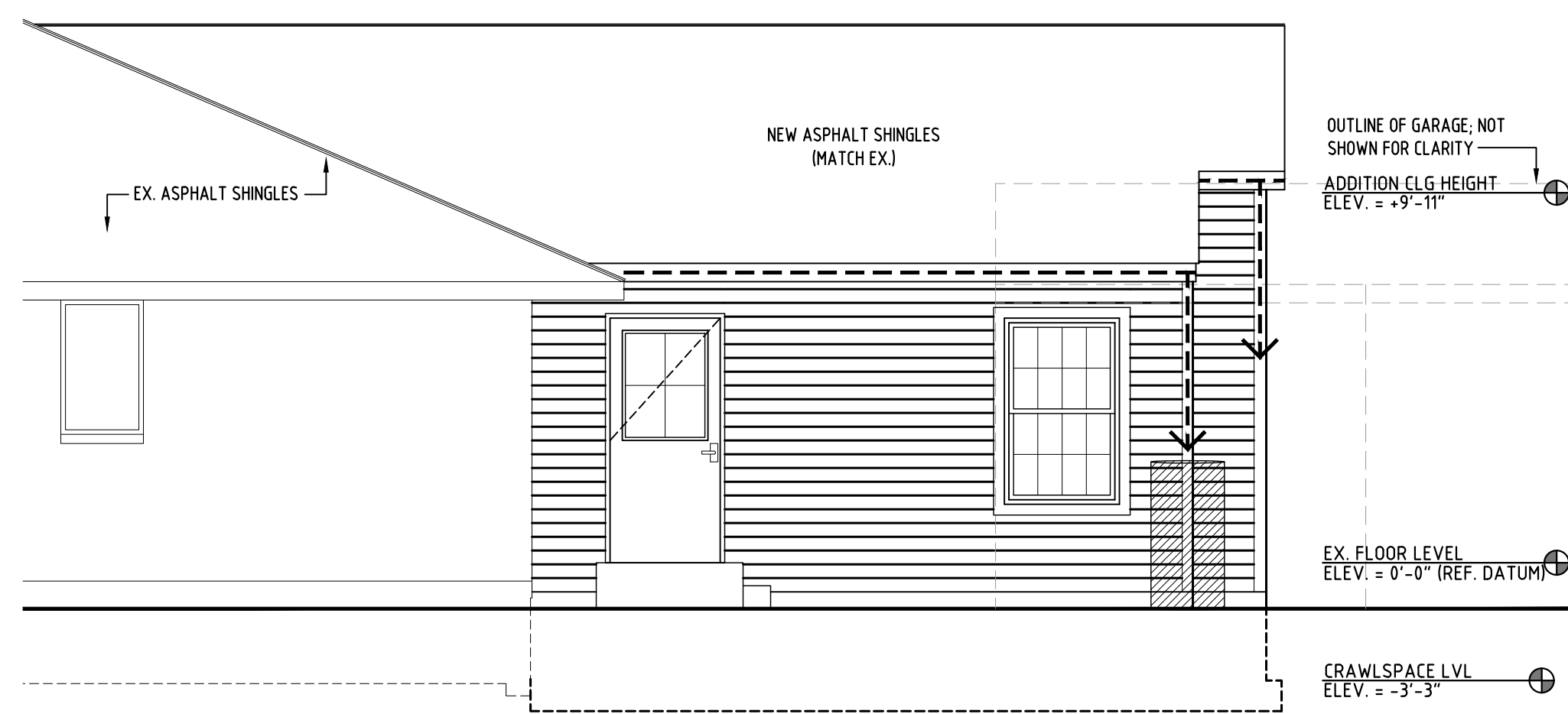
ZONING VARIANCES REQUIRED

#1. A ZONING VARIANCE IS REQUESTED TO REDUCE THE REQUIRED SETBACK FROM AN ACCESSORY STRUCTURE FROM 10'-0" TO 6'-4" AS PER CHAPTER XXI SECTION 2103 SUBSECTION A-22



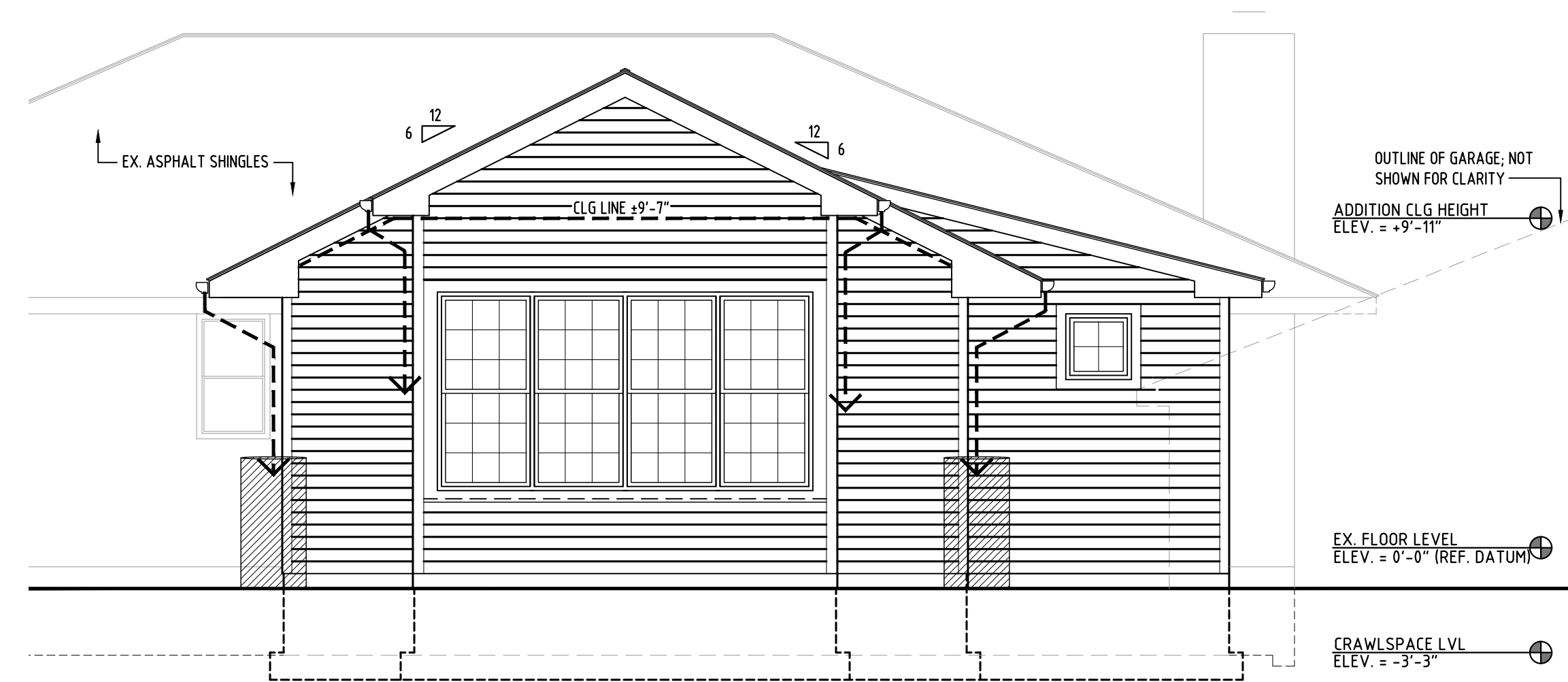
FRONT ELEVATION

N.T.S.



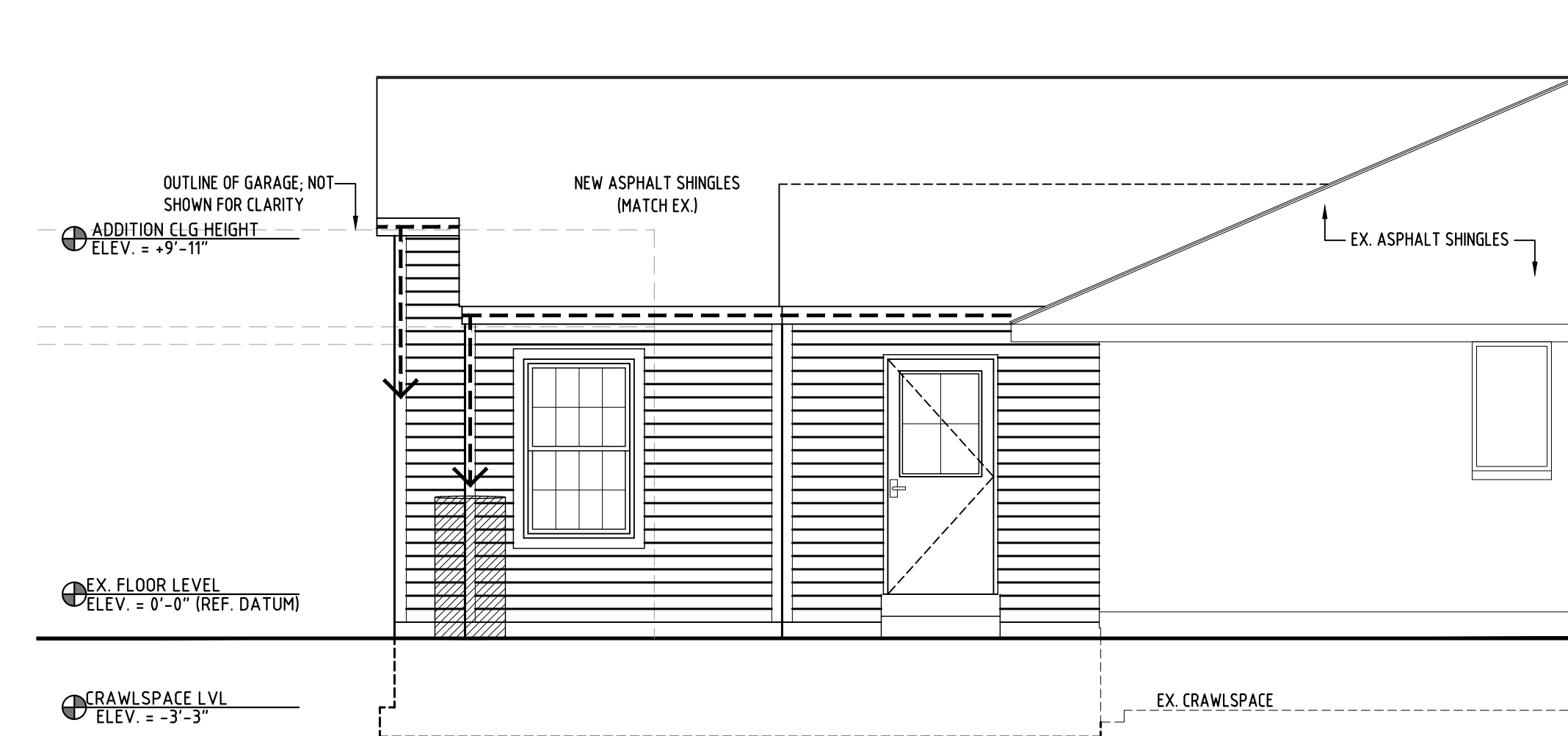
LEFT SIDE ELEVATION

1/4" = 1'-0"



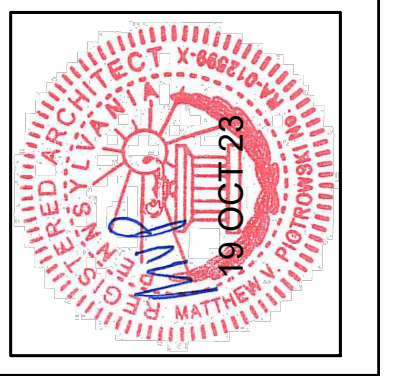
REAR ELEVATION

1/4" = 1'-0"



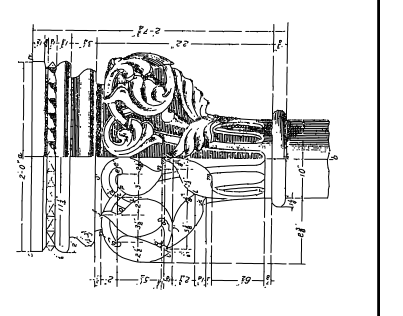
RIGHT SIDE ELEVATION

1/4" = 1'-0"



GENERAL NOTE:
THIS DOCUMENT IS FOR GRAPHIC PURPOSES ONLY. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, CONDITIONS, DIMENSIONS, ETC. BEFORE PROCEEDING WITH WORK.

Matthew V. Piotrowski
Architect, LLC
600 Louis Drive, Suite 103
Warminster, PA 18974
215.675.2099



WAITE RESIDENCE
HOME ADDITION
1818 OLD ORCHARD RD
ABINGTON, PA

Drawn By: MJP	Checked By: MVP
Date	Issue
05/15/23	Survey
06/12/23	Design
06/22/23	Rev. Design
08/09/23	Permit
09/20/23	Rev. Site Plan
10/18/23	Zoning

2023080

DO NOT SCALE DRAWINGS

Z-1



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-50- Michelle Martino - 1433 Reservoir Avenue

EXECUTIVE SUMMARY:

23-50: Michelle Martino requests the following relief from the Abington Township Zoning Ordinance (the "Ordinance") relative to real property identified as 1433 Reservoir Ave, within the R-4 – Medium-High-Density Residential Zoning District, Ward #14:1

1. a Variance from Ordinance §1907.A.1 to allow the expansion of a structure not used as a single-family residence;
2. a Variance from Ordinance §2103.A Use-A22.2 to allow the total size of detached structures to be greater than 625 sq ft; and
3. a Variance from Ordinance §2103.A Use-A22.5 to allow an accessory structure greater than 250 sq. ft to be built within the required setbacks.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

23-50: Michelle Martino requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1433 Reservoir Ave, within the R-4 – Medium-High-Density Residential Zoning District, Ward #14:1

1. a Variance from Ordinance §1907.A.1 to allow the expansion of a structure not used as a single-family residence;
2. a Variance from Ordinance §2103.A Use-A22.2 to allow the total size of detached structures to be greater than 625 sq ft; and
3. a Variance from Ordinance §2103.A Use-A22.5 to allow an accessory structure greater than 250 sq. ft to be built within the required setbacks.

Zoning Hearing Board Application

Abington Township, PA

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



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: 215-~~215-884-8271~~ 815-0614
 MICHELLE MARTINO
 1433 RESERVOIR AVE
 ABINGTON PA 19001

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

3. Name and address of the attorney: Phone number:
 N/A

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 Rec'd 10-20-2023
 ck# 3116
 \$ 200.-

5. Description of the property:
 Address/location 1433 RESERVOIR AVE
 Present use RESIDENTIAL WITH GARAGE
 Proposed improvement GARAGE ADDITION

Zoning Hearing Board Application

Abington Township, PA

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



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. RY SETBACK IS 25'. 5' IS PROPOSED
- 2. ACCESSORY STRUCTURE (GARAGE) IS ALLOWED TO BE A MAXIMUM OF 625SF. 792SF IS PROPOSED
- 3. ACCESSORY STRUCTURE LARGER THAN 250 SF IS NOT ALLOWED TO ENCR OACH IN REAR YARD

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

- 1. SECTION 1907.1
- 2. SECTION 2103A USE A-22.2
- 3. SECTION 2103A USE A-22.5

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.

SEE ATTACHED.

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.

SEE ATTACHED.

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.

ATTACHED.

Signature of Applicant

Signature of Owner

Internal Validation: 10/20/23 Variance 1907-Expansion Non-Conforming Structure
 2103.A-USE A-22.2 Total Detached Structure 7625 sq ft
 2103.A-USE A-22.5 Residential Accessory Structure 7250 with
 Required Setbacks

Date Received: 10/20/23

Fee Paid: \$200

Case: 23-50

Signature of the Zoning Officer

Addendum to Zoning Hearing Board Application 10/18/23

Michelle Martino,

1433 Reservoir Road, Roslyn, PA

8. The property is unique as to being narrow, and deep. The homes in this neighborhood were built with common driveways and 10 foot side yards between them. The garages that were built, are close to the back of the homes and allow only enough room for a small car to park without blocking the common driveway. This only allows for 1 off street space in a neighborhood where the lot frontages and driveways allow little on-street parking. The addition of the garage provides room for an additional vehicle off street, provides room for lawn maintenance equipment (existing shed being removed), provides for recreational equipment the owner uses, provides for an area to restore cars, which the owner presents in car shows in her spare time. The front 180 SF or 12' x 15' of garage is being removed with the concrete pad to remain to allow for a larger vehicle to be parked than currently fits. Net garage size is proposed to be 792 SF.

These common driveways and garages with reduced (4') side yards have existed for many years and it is our belief pre-date the ordinance. There are dozens of these lots in this area with the same issues and hardships. This request is for an Extension of a Non-conforming side yard for the existing garage.

Garage cannot be widened to the right due to the proximity of the home and the fact the garage was built so close to the rear of the home.

The lots and the construction of the home and garage are unique

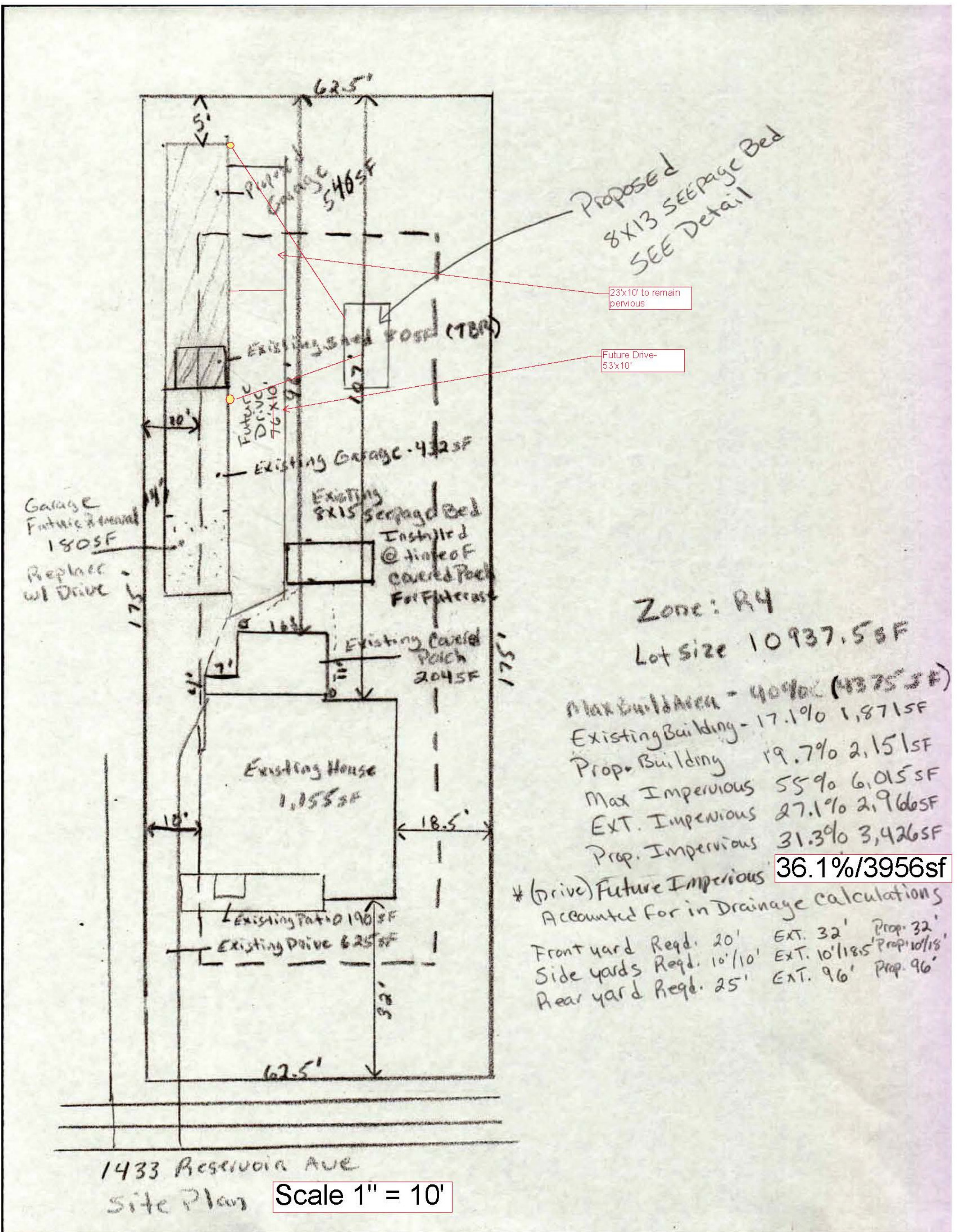
The hardship was not created by the applicant

The relief, if granted will not alter the neighborhood – there are other garages that have been expanded larger than those original to the lots

The general welfare of the public and the neighborhood are not affected.

The adjoining owners have no object to the relief requested.

9. No know prior relief on this property.



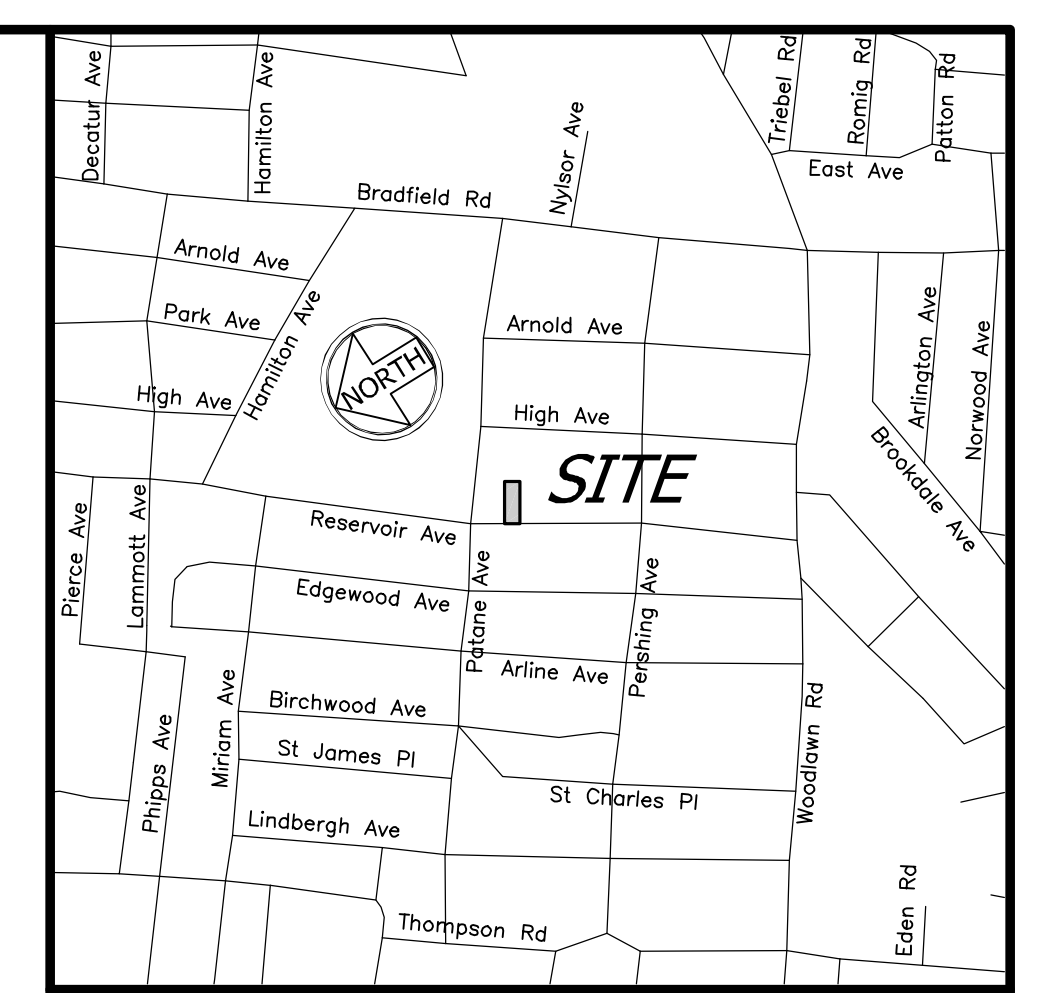
Proposed
8x13 Seepage Bed
SEE Detail

23x10' to remain
pervious

Future Drive-
53x10'

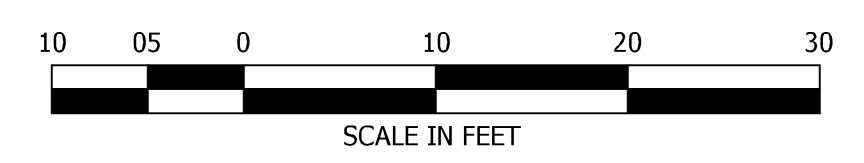
Zone: R4
Lot size 10,937.5 SF

Max Build Area - 40% (4,375 SF)
 Existing Building - 17.1% 1,871 SF
 Prop. Building 19.7% 2,151 SF
 Max Impervious 55% 6,015 SF
 EXT. Impervious 27.1% 2,966 SF
 Prop. Impervious 31.3% 3,426 SF
 # (drive) Future Impervious 36.1% / 3956 SF
 Accounted for in Drainage calculations
 Front yard Req'd. 20' EXT. 32' Prop. 32'
 Side yards Req'd. 10'/10' EXT. 10'/18.5' Prop. 10'/18'
 Rear yard Req'd. 25' EXT. 96' Prop. 96'



LOCATION MAP 1" = 800'

- NOTES:
- OWNER OF RECORD:
MICHELLE MARTINO
1433 RESERVOIR AVENUE
ROSLYN PA
ABINGTON TOWNSHIP
PARCEL# 30-00-55828-005
DEED BOOK 5334-00521
 - LOT AREA: 10937 SF
 - THIS IS NOT A SURVEY. DIMENSIONS ARE APPROX. AND WERE FIELD VERIFIED FOR THE PURPOSES OF THE ZHB APPLICATION.
 - THERE IS NO FLOODPLAIN IN THE AREA OF GARAGE OR TRACT.
 - ZONING DISTRICT R-4



SKETCH PLAN PREPARED FOR MICHELLE MARTINO LAND SITUATE ABINGTON TWP., MONTGOMERY CO. PA.		PROJECT MANAGER JAW PROJECT NUMBER M8372 REFERENCE NUMBER
No. _____ REVISIONS _____ DATE _____ DATE OF ISSUE _____		SCALE 1" = 10' M83720001.dwg PLAN SHEET NUMBER 1 of 1

Metz Engineers
 410 Derstine Ave., PO Box 647, Lansdale PA 19446-0608
 Civil Engineers & Land Surveyors
 (215) 855-3111



ZONING HEARING BOARD

AGENDA ITEM

November 21, 2023

DATE

Administration

DEPARTMENT

AGENDA ITEM NUMBER

FISCAL IMPACT

Cost > \$10,000

Yes No

PUBLIC BID REQUIRED

Cost > \$20,100

Yes No

AGENDA ITEM:

23-51- Rose Mary Bezjak - 124 Hamel Ave

EXECUTIVE SUMMARY:

23-51: Rose Mary Bezjak requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot, for an addition to be constructed at real property identified as 124 Hamel Avenue, within the R-4 – Medium-High-Density Residential Zoning District, Ward #6.

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

23-51: Rose Mary Bezjak requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot, for an addition to be constructed at real property identified as 124 Hamel Avenue, within the R-4 – Medium-High-Density

Residential Zoning District, Ward #6.

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 digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared 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 plan may not be more than one (1) year old.

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:

Rose Bezjak 124 Hamel Ave Glenside PA 19038

215 260 1615

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

Nick Scipione 781 Penn Ave Glenside PA 19038

215 470 3448

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.

Contractor who will be adding the second floor
additon to the propery located at 124 Hamel Ave
Glenside PA 19038 if all need approvals are granted.

5. Description of the property:

Address/location 124 Hamel Ave Glenside PA 19038

Present use Residential House

Proposed improvement Second floor addition. not exceeding the current footprint of the exissiting sturcture.

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:

The square footage of the existing lot is not of approved size to build an addition onto the existing house.

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

1908

- 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 Bezjak family has outgrown the existing size of their 3 bedroom 1 bath house. They do not want to move as they have enjoyed living here for over 20 years. They would like to add a second floor addition so the family can live comfortably and happily together in their proposed 4 bedroom 3 bathroom house. The addition of the second floor would not exceed the footprint of the existing structure and not add any impervious ground.

- 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.

[Handwritten Signature]
Signature of Applicant

[Handwritten Signature: Loe Mary Bezjak]
Signature of Owner

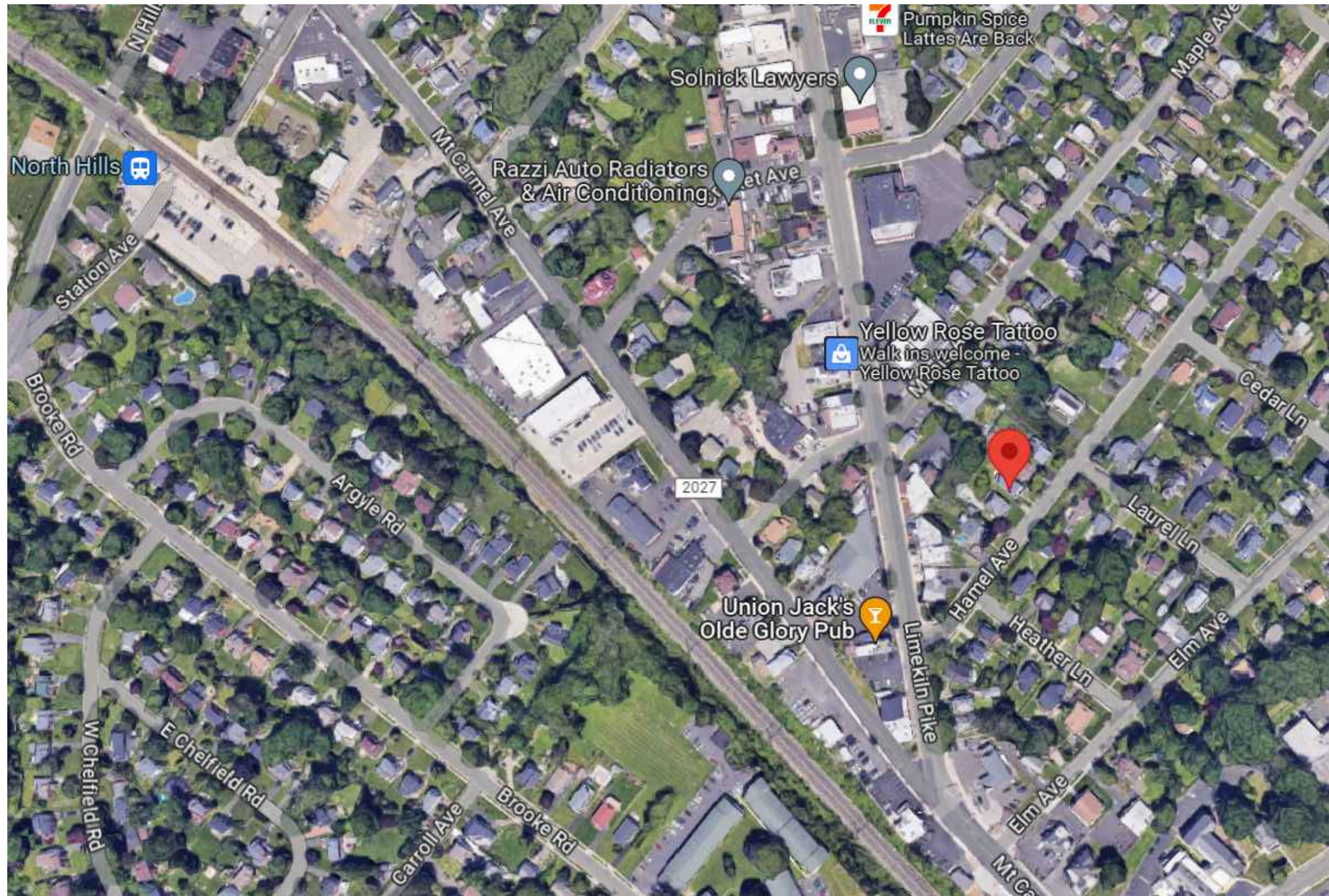
Internal Validation: *Spec. Exc to Sect 1908*

Date Received: *10/20/23*

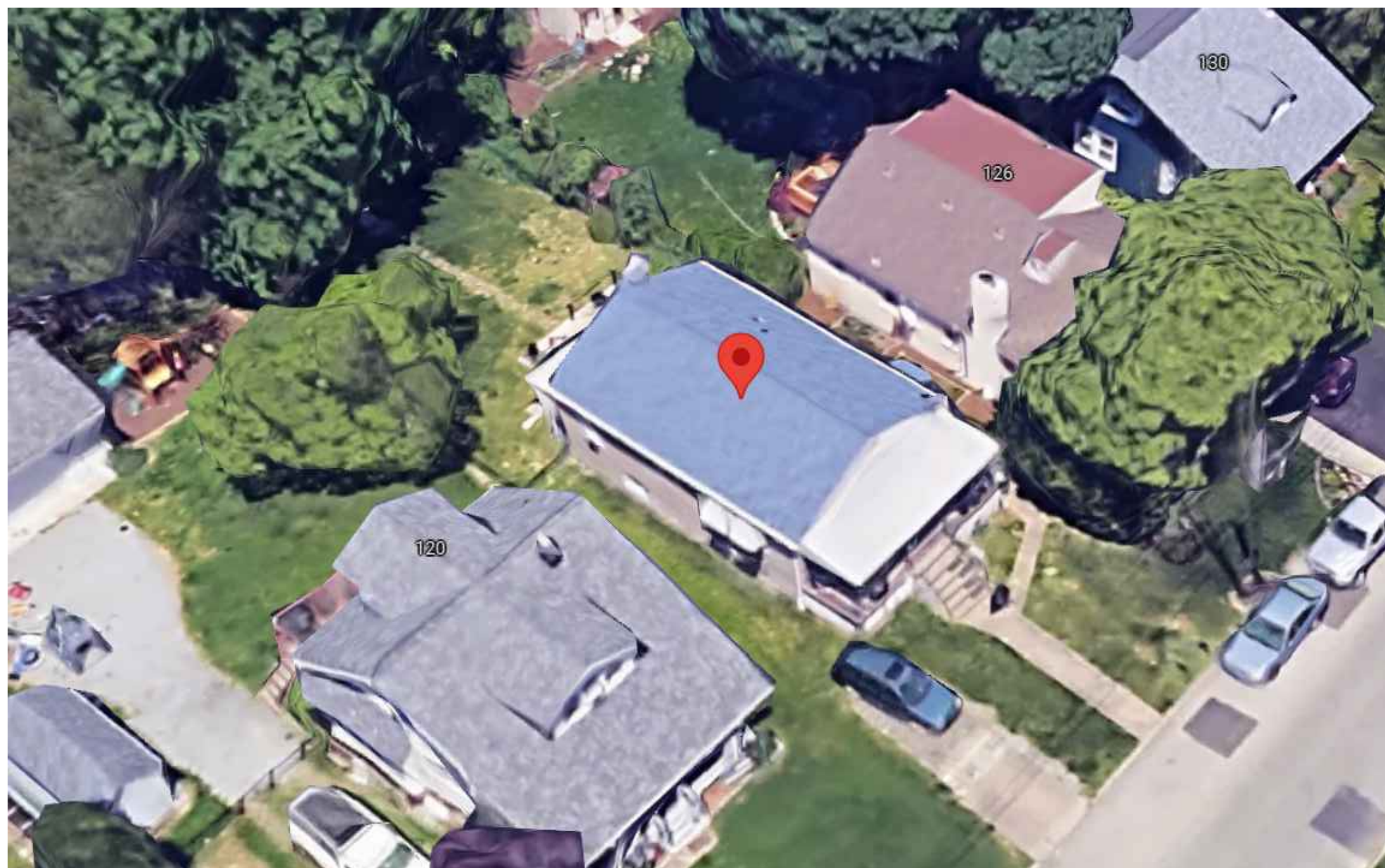
Fee Paid:

Case: *23-51*

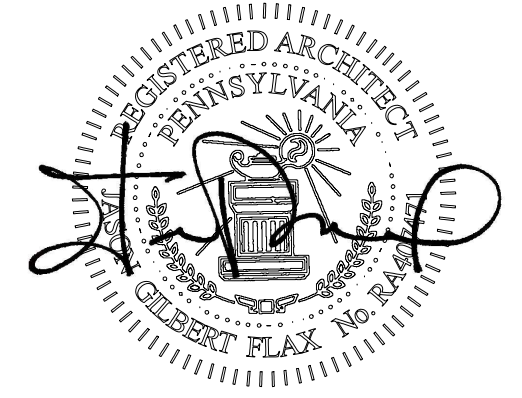
[Handwritten Signature]
Signature of the Zoning Officer



2 SITE LOCATION
scale: NTS



1 SITE LOCATION
scale: NTS



BEZJAK, ROSE M
RENOVATIONS
124 HAMEL AVE,
GLENESIDE, PA 19038

issue	date	description
0	10.19.2023	ISSUED FOR ZONING

jfa

jason flax architect llc
204 sunnybrook road
flourtown, pa 19031
410.629.9959
<http://www.jasonflaxarchitect.com>

project information	
project no:	NJS01
date:	09.18.2023
drawn by:	JFLAX
checked by:	JFLAX

sheet title
SITE LOCATION

sheet number
Z-2

September 17th, 2023

Dear Abington, PA Zoning Board,

We, Simon and Abigail Junge of 2724 Laurel Ln, Glenside, PA, support the planned construction of a second floor at 124 Hamel Ave, to increase the livability of their residence. Rose and her family are neighbors of great value to the community. We have lived across the street from them for nearly a decade and would be happy to see the improvement of their home to meet their needs. Please consider our support in your decision and approve their plans.

~Simon & Abigail Junge

Mark & Anna Hood
120 Hamel Ave
Glenside, PA 19038
09/09/2023

To Whom it may Concern:

Our names are Mark & Anna Hood, and we own the house located at 120 Hamel Ave in Glenside PA. We live directly next door to 124 Hamel Ave. The intent of this letter is to acknowledge that we have had discussions with our neighbors at 124 Hamel Ave and understand they are exploring the option of adding a second story addition to their house. We have no issues with our neighbors adding a second story to their house.

Sincerely,

Mark & Anna Hood

215-407-9459

Mark.hood89@gmail.com