ABINGTON TOWNSHIP

JULY 15, 2025



ZONING HEARING BOARD

TOWNSHIP OF ABINGTON



ZONING HEARING BOARD

A G E N D A July 15, 2025 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://uso6web.zoom.us/j/81388186288 Join by telephone: 1-929-436-2866 and entering the meeting ID number 813-8818-6288 when prompted.

Meeting ID: 813-8818-6288

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Steven Kline, Zoning Hearing Board Chair Laura Hanes, Zoning Hearing Board Vice-Chair Michael O'Connor, Zoning Hearing Board Secretary Michael Thompson, Zoning Hearing Board Member Peter Kim, Zoning Hearing Board Member Joseph Kuhls Esq., Zoning Hearing Board Solicitor

DECISIONS

- a. 25-34: Steven Spencer
- b. 25-35: Katina Balis
- c. 25-36: Chase Rubin
- d. 25-37: Genna Kreher
- e. 25-39: Monica Smith

- f. 25-40: Kevin and Petra Opett
- g. 25-42:James Giamboy
- h. **25-43: Elliot Hershman**

PUBLIC HEARINGS

- a. **25-17: Oxford Ave Real Estate LLC (continued from June 17, 2025)** requests the following relief from and pursuant to the Ordinance to expand the C-10 Convenience Store Use located upon property identified as 1363 Easton Rd, within the MS-H Main Street-High Intensity/Density Zoning District, Ward #5:
 - 1. a Special Exception pursuant to Ordinance §1906 to expand the existing nonconforming use; and
 - 2. a Variance from Ordinance §1907.A.1 to expand an existing nonresidential nonconforming structure; and
 - 3. a Variance from Ordinance §2601.N.2 to allow the trash containment area between the building and the street.
- b. **25-38: Carlos Espinosa (continued from June 17, 2025)** requests a Variance from Ordinance §2601.P.4 to allow a driveway greater than 20 ft. wide at real property identified as 534 Melody Lane, within the R-4 Medium-High-Density Residential Zoning District, Ward #12.
- c. **25-41: Christian Abraham and Edward Delaney (continued from June 17, 2025)** request a Special Exception pursuant to Ordinance §1005 to allow a G-1 Amusement Arcade Use at real property identified as 1321 Easton Road, within the MS-VC Main Street Village Center Zoning District, Ward #9.
- d. **25-44: Joshua and Lori Shapiro** request the following relief from the Ordinance to construct a fence upon real property identified as 1550 Cloverly Lane, within the R-1 Low-Density Residential Zoning District, Ward #1:
 - 1. a Variance from Ordinance §2103.A.Use A-13.1 to allow a fence higher than 6 feet; and
 - 2. a Variance from Ordinance §2103.A.Use A-13.2 to allow a fence higher than 4 feet within the required front yard setback.
- e. **25-45: Mahmoud Mustafa** requests a Variance from Ordinance §2103.Use A-13.1 to allow a fence higher than 6 feet to be erected at real property identified as 1031 Susquehanna Road, within the R-1 Low-Density Residential Zoning District, Ward #1.
- f. **25-46: Mike Salevsky** requests a Variance from Ordinance §602.Fig 6.1 to allow construction of a porch addition within the required front and side yard setbacks at real property identified as 736 Maple Avenue, within the R-4 Medium-High-Density Residential Zoning District, Ward #9.

- g. **25-47: Douglas and Dawn White** request the following relief from the Ordinance to allow construction of a fence at real property identified as 1209 Johnston Avenue, within the Floodplain Overlay District and the R-4 Medium-High-Density Residential Zoning District, Ward #15:
 - 1. a Variance from Ordinance §1407.3.B to permit a solid privacy fence within the floodway and floodplain; and
 - 2. a Variance from Ordinance §2103.A.Use A-13.2 to install a fence higher than 4 feet within the front yard setback.
- h. **25-48: EVO Property Management LLC** requests a Variance from Ordinance §1006.Fig 10.19 to permit less than the Required Minimum Green Area at real property identified as 1733 Easton Road, within the MS-L The Main Street-Low-Density/Intensity Zoning District, Ward #5.
- i. **25-49: 1580 Warner Road LLC** requests the following relief from the Ordinance to expand the existing nonconforming structure located upon real property identified as 1580 Warner Road, within the R-1 Low-Density Residential Zoning District, Ward #1:
 - 1. a Variance from Ordinance §1907.A.1 to expand a nonconforming non-residential structure;
 - 2. a Variance from Ordinance §2103.B.Use B-1:1 to allow an Agricultural Use on a lot smaller than 10 acres; and
 - 3. a Variance from Ordinance §2103.B.Use B-1:2 to allow farm structures closer than 50 feet from property lines.
- j. 25-50: Washington York 2021 LLC requests the following relief from the Ordinance for location of trash containers located upon real property identified as 101 Washington Lane, within the AO Apartment-Office Zoning District, Ward #7:
 - 1. a Variance from Ordinance §2601.N.1 to place trash containers between the building and street, and within 15 feet of adjoining residential use or district; and
 - 2. a Variance from Ordinance §2601.N.2 to allow trash containers without self-closing lids or placement in self-confining containers.
- k. **25-51:** Ukrainian Catholic Archeparchy of Philadelphia and the Sister/Convent of St. Basil the Great request the following relief from the Ordinance for a proposed subdivision of real property currently identified as Montgomery Count Parcel 30-00-22488-00-9 (along Cedar Road) and Montgomery Count Parcel 30-00-22492-00-5 along Fox Chase Road, within the CS Community Service Zoning District, Ward #3:
 - 1. a Variance from Ordinance §2103.E.Use E-1:1 to allow a Cemetery on a lot smaller than 25 Acres; and
 - 2. a Variance from Ordinance §2103.E.Use E-1:3 to allow burial sites within 40 feet of the property line.

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

July 15, 2025	AGENDA ITEM NUMBER	FISCAL IMPACT		
DATE		Cost > \$10,000		
		Yes No		
Administration				
DEPARTMENT		PUBLIC BID REQUIRED		
		Cost > \$20,100		
		Yes No		
AGENDA ITEM:				
25-34: Steven Spencer				
EXECUTIVE SUMMARY:				
	ts the following relief from and purs dwelling identified as 1017 Lindsay I I #1:			
1. a Special Exception pursuant to §1908 to permit the construction of a structure on an existing nonconforming lot; and				
2. a Variance from §302. Figure 3.1 to construct addition within the required Side Yard setback; and 3. a Variance from §302. Figure 3.1 to allow more than the maximum impervious allowed.				

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

25-34: Steven Spencer

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 Ui	/	ned herein makes application for: Request for Variance from the Zoning Ordinance.	
]]	Request for a Special Exception as provided by the 2	Zoning Ordinance.
[]	Appeal from the actions of the Zoning Officer.	
1. Dr.		and address of the owner of the land:	Phone number: 267-625-7246
	Ja	mes Wright	215-888-2263
2. Qr.		and address of the applicant: Even 5 pencen	Phone number: 267 - 6 25 - 7246
3.		and address of the attorney:	Phone number:
4.		pplicant is not the owner of the property, list the applele: equitable owner, agent, lessee, etc.	licant's interest in filing this application.
5.		estion of the property:	Rydal. PA 19046
	Present use Residential Property		
		4	rood on patio

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:

 According to the RI zoning code, a property needs to be I ack to be build or expend. In section 322, a regard set back of do feet is noted.
- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

 1. A section of the Zoning Ordinance upon which the application for a variance or special exception is based:
- 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.

Board should review previous permits power de 2023. Should review township sales records, assessmet, and appeals

Signature of Applicant

Signature of Owner

Internal Validation:

Spec. Bxc, 1908

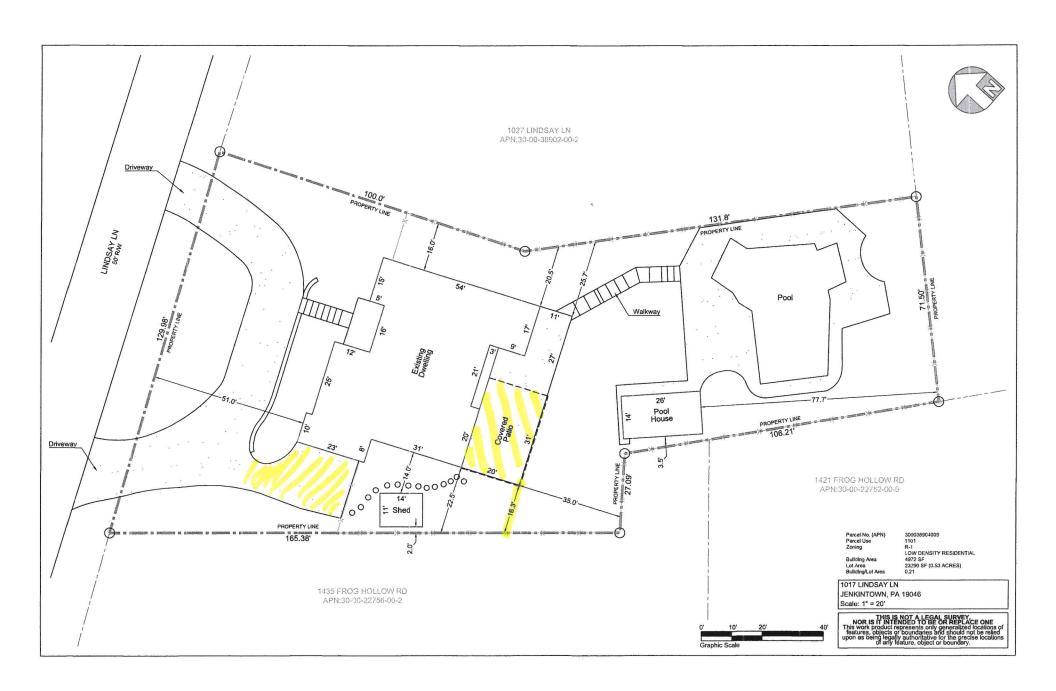
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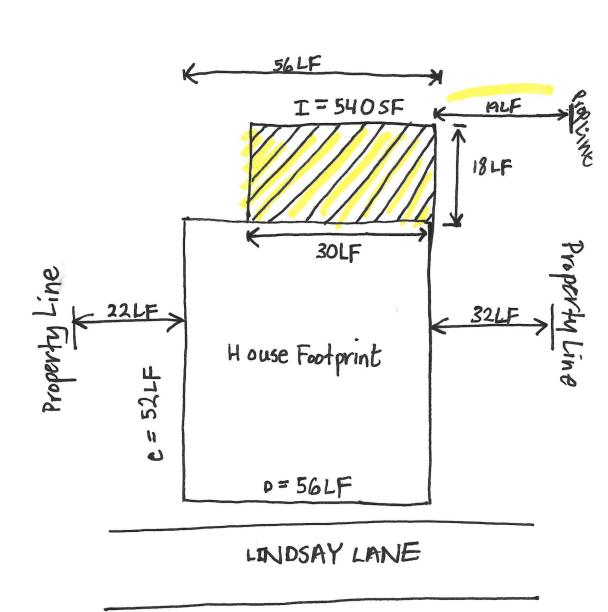
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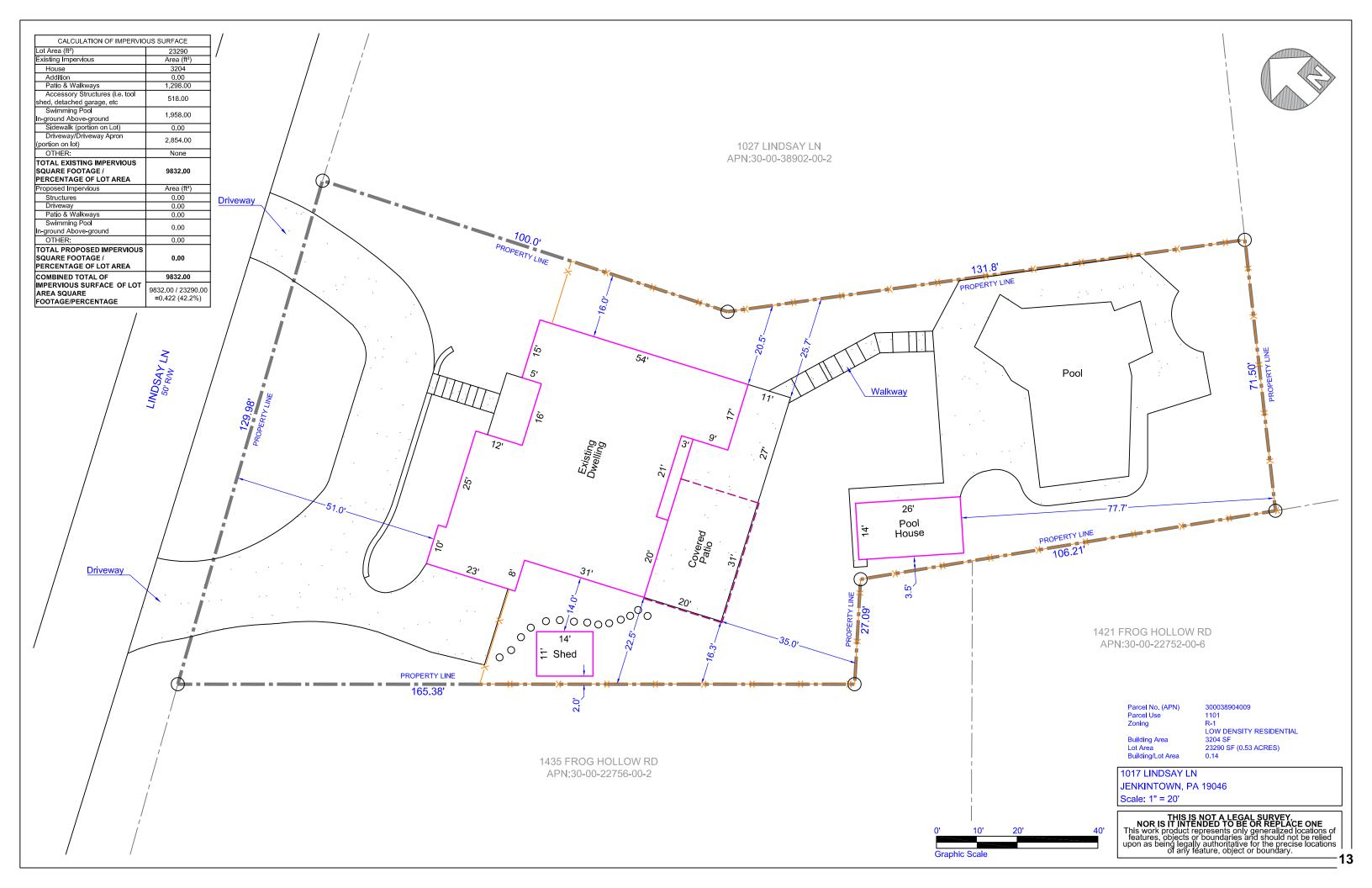
Fee Paid: \$ 300

Case: 25-34

Signature of the Zoning Officer









ZONING HEARING BOARD

AGENDA ITEM

July 15, 2025	AGENDA ITEM NUMBER	FISCAL IMPACT
DATE		Cost > \$10,000
Administration	<u> </u>	Yes No
DEPARTMENT		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes No
AGENDA ITEM:		
25-35: Katina Balis		

EXECUTIVE SUMMARY:

25-34: Steven Spencer requests the following relief from and pursuant to the Ordinance for improvements to a single-family dwelling identified as 1017 Lindsay Lane, within the R-1 Low-Density Residential Zoning District, Ward #1:

- 1. a Special Exception pursuant to §1908 to permit the construction of a structure on an existing nonconforming lot; and
- 2. a Variance from §302. Figure 3.1 to construct addition within the required Side Yard setback; and
- 3. a Variance from §302. Figure 3.1 to allow more than the maximum impervious allowed.

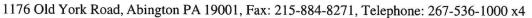
PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

25-35: Katina Balis

Abington Township, PA

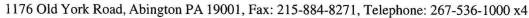




This application must be accompanied by a digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site. The plan may not be more than one (1) year old.

The	The Undersigned herein makes application for:				
[X]	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.			and address of the owner of the land: a Balis	Phone number: 215-350-1903	
2.			and address of the applicant: a Balis	Phone number: 215-350-1903	
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.		Descri	ption of the property:		
		Addres	ss/location 1581 Rockwell Road Abington, PA 1	9001	
		Presen	t use Primary residence		
		Propos	ed improvement Accessory structure		

Abington Township, PA





- 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 stucture is 4ft from the property line, by the R4 code it should be 10ft.
- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based: R4
- 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.

 Resectfully, I am requesting a special exception because I believed 4ft was by code when the concrete was poured. It would be a hardship to destroy, I buried my uncle under the structure. This is a memorial.
- 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

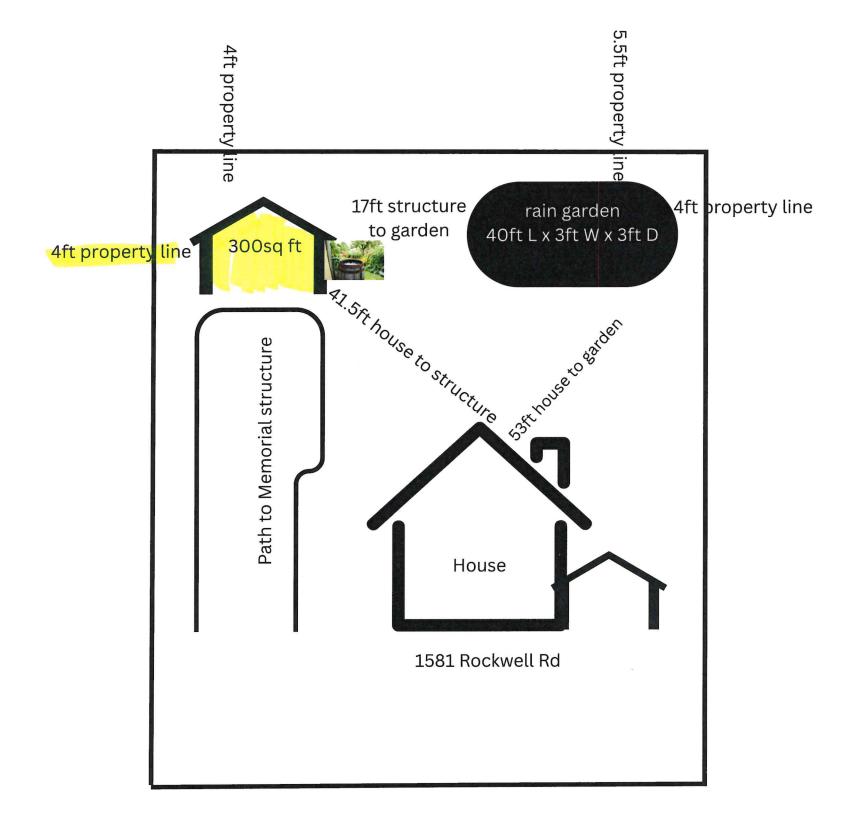
Internal Validation: Varinec 2 10 S.Y. SetSack - Res. Acc. St

Date Received: papert 5/16/25

Fee Paid: #)00

Case: 25-37

Signature of the Zoning Officer





ZONING HEARING BOARD

AGENDA ITEM

July 15, 2025	AGENDA ITEM NUMBER	FISCAL IMPACT
DATE		Cost > \$10,000
Administration		Yes No
DEPARTMENT		DIDLIC DID DECLUDED
		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes No
A COUNTY A POPULA		
AGENDA ITEM:		

EXECUTIVE SUMMARY:

25-36: Chase Rubin

25-34: Steven Spencer requests the following relief from and pursuant to the Ordinance for improvements to a single-family dwelling identified as 1017 Lindsay Lane, within the R-1 Low-Density Residential Zoning District, Ward #1:

- 1. a Special Exception pursuant to §1908 to permit the construction of a structure on an existing nonconforming lot; and
- 2. a Variance from §302. Figure 3.1 to construct addition within the required Side Yard setback; and
- 3. a Variance from §302. Figure 3.1 to allow more than the maximum impervious allowed.

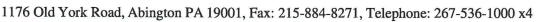
PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

25-36: Chase Rubin

Abington Township, PA





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.

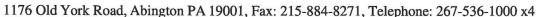
	e U	_	ned herein makes application for: Request for Variance from the Zoning Ordinance.	
]	Х	Request for a Special Exception as provided by the Zoning Ordinance.		
[1	Appeal from the actions of the Zoning Officer.	
		se Rul	and address of the owner of the land: oin ergate Drive, Rydal, PA 19046	Phone number: 215-920-7777
2.			and address of the applicant: ame as in 1	Phone number:
3.			and address of the attorney: A Applicant does not have an attorn	Phone number:
4.		If the applicant is not the owner of the property, list the applicant's interest in filing this application. Example: equitable owner, agent, lessee, etc. N/A Applicant same as owner		
5.		Descri	ption of the property:	

Address/location _ 1368 Valley Road, Rydal, PA 19046

Present use Vacant - Existing Driveway and Tennis Court to be removed

Proposed improvement New Driveway & Single-Family Dwelling + Garage Construction

Abington Township, PA





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:

of the Zoning Ordinance, and the nature of relief you are seeking:

Special Exception - To allow the construction of a new paved driveway to replace the existing paved

driveway where the new driveway contains an additional 2,480 SF of paving within the 100-year floodplain. Variance 1 - To allow a temporary soil stockpile to be located within the 100-year floodplain.

Variance 2 - To allow the installation of a stormwater rate control basin located within the 100-year floodplain.

Variance 3 - To allow the construction of a vehicle gate located within the 100-year floodplain.

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

Special Exception - Section 1407.2

Variance 1 (Temporary Soil Stockpile) - Section 1407.3

Variance 2 (Stormwater Rate Control Basin) - Section 1407.3

Variance 3 (Vehicle Gate) - Section 1407.3

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.

Special Exception - With the removal of an existing tennis court in the floodplain, the overall impervious in the floodplain is reduced by 429 SF. Also, increasing the width of the driveway to 20ft will allow for a two-way driveway.

Variance 1 - There is no other viable location for the soil stockpile, and it will only be located here temporarily for construction.

Variance 2 - This stormwater control basin is the only way to ensure that the 2-year storm post development flow is below the 1-year storm pre development flow.

Variance 3 - The gate will provide access to security for the applicant and will have no impact on the floodplain.

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: Spec Exc. 5/2 _3 FD

Date Received: Pail 5/5/25

Various - Cate

Soil Stockpile

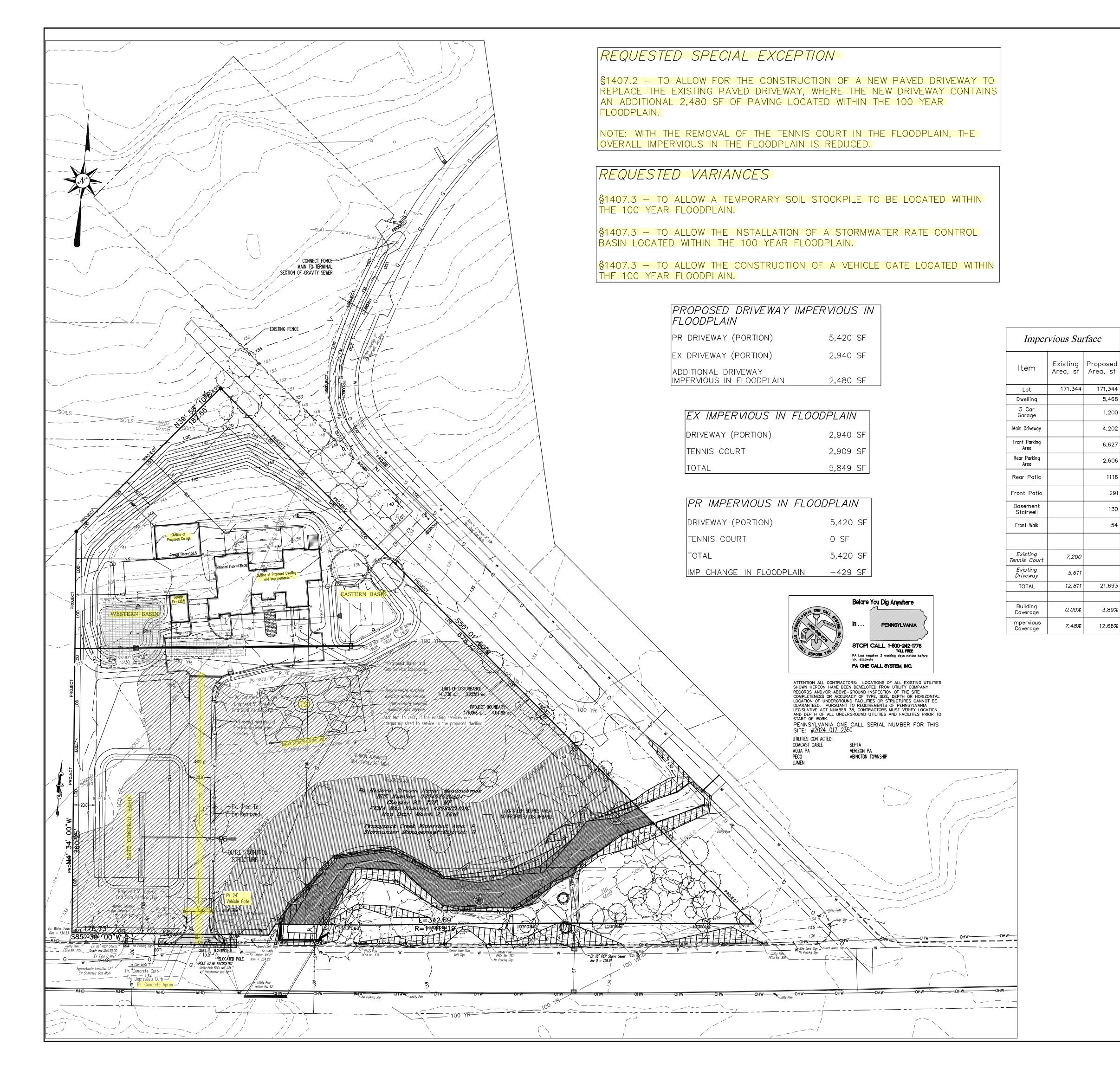
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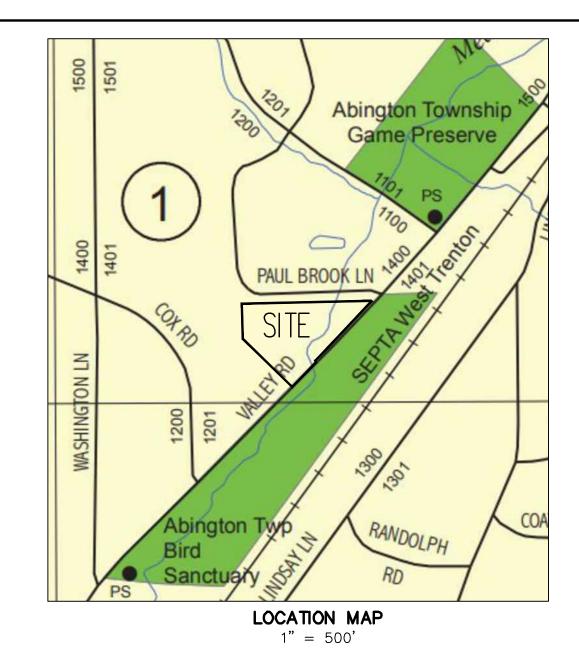
Fee Paid: 400

ee Paid: / 6

Case: 25-36

Signature of the Zoning Officer





GENERAL NOTES

5,468

4,202

2,606

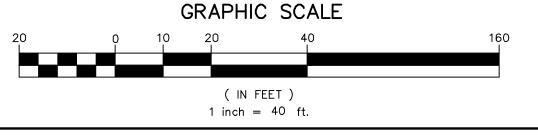
- THIS PLAN INVOLVES THE REMOVAL OF EXISTING PAVEMENT AND CONSTRUCTION OF A SINGLE-FAMILY DWELLING AND GARAGE AT 1368 VALLEY ROAD IN RYDAL, PA 19046.
- MUNICIPALITY: ABINGTON TOWNSHIP ZONING DISTRICT: R-1 LOW DENSITY RESIDENTIAL

ITEM	REQUIRED	EXISTING	PROPOSED	
MIN LOT AREA LOT WIDTH LOT DEPTH FRONT YARD SIDE YARD 3 car garage House	43,560 SF 200 FT 100 FT 50 FT 20 FT	171,344 SF 611.9 FT 490.6 FT 0 FT 0 FT	171,344 SF 611.9 FT 490.6 FT 279.2 FT 72.5 FT 38.7 FT east side	
REAR YARD 3 car garage House BLDG HEIGHT BLDG COVERAGE	30 FT 35 FT 20%	0 FT 0 FT	84.3 FT west side 45.8 FT 93.8 FT < 35 FT 3.89%	
IMP COVERAGE	25%	7.48%	12.66%	

- OWNER/APPLICANT: CHASE RUBEN 1129 TIMBERGATE DRIVE RYDAL, PA 19046
- 4. SITE DATA: TMP # 30-00-69768-00-6

LEGEND

LLOL	
100 YR	FEMA FLOODPLAIN
SOILS	SOILS
	STREAM
WL	EXISTING WETLANDS
	EXISTING BUILDINGS
	EXISTING PROPERTY LINE
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
========	EXISTING CURB
	EXISTING PAVED DRIVEWAY
x	EXISTING FENCE
	EXISTING SETBACK LINE
	EDGE OF EXISTING PAVED ROAD
———мно——	EXISTING POLES
STST	EXISTING STORM SEWER
S S	EXISTING SANITARY SEWER
—— → W ——— ——	EXISTING WATER MAIN
G G	EXISTING GAS MAIN
PROJECT F	PR. NPDES PROJECT BOUNDARY
LOD F	PR. LIMIT OF DISTURBANCE
——SLAT——SLAT——— F	PR. SANITARY SEWER LATERAL
RLF	PR. ROOF DRAIN LATERAL
	VERY STEEP SLOPES W/ GRADIENTS EXCEEDING 25%
	1% ANNUAL FLOOD HAZARD
	REGULATORY FLOODWAY
	MEADOW BROOK
	PR TOPSOIL STOCKPILE

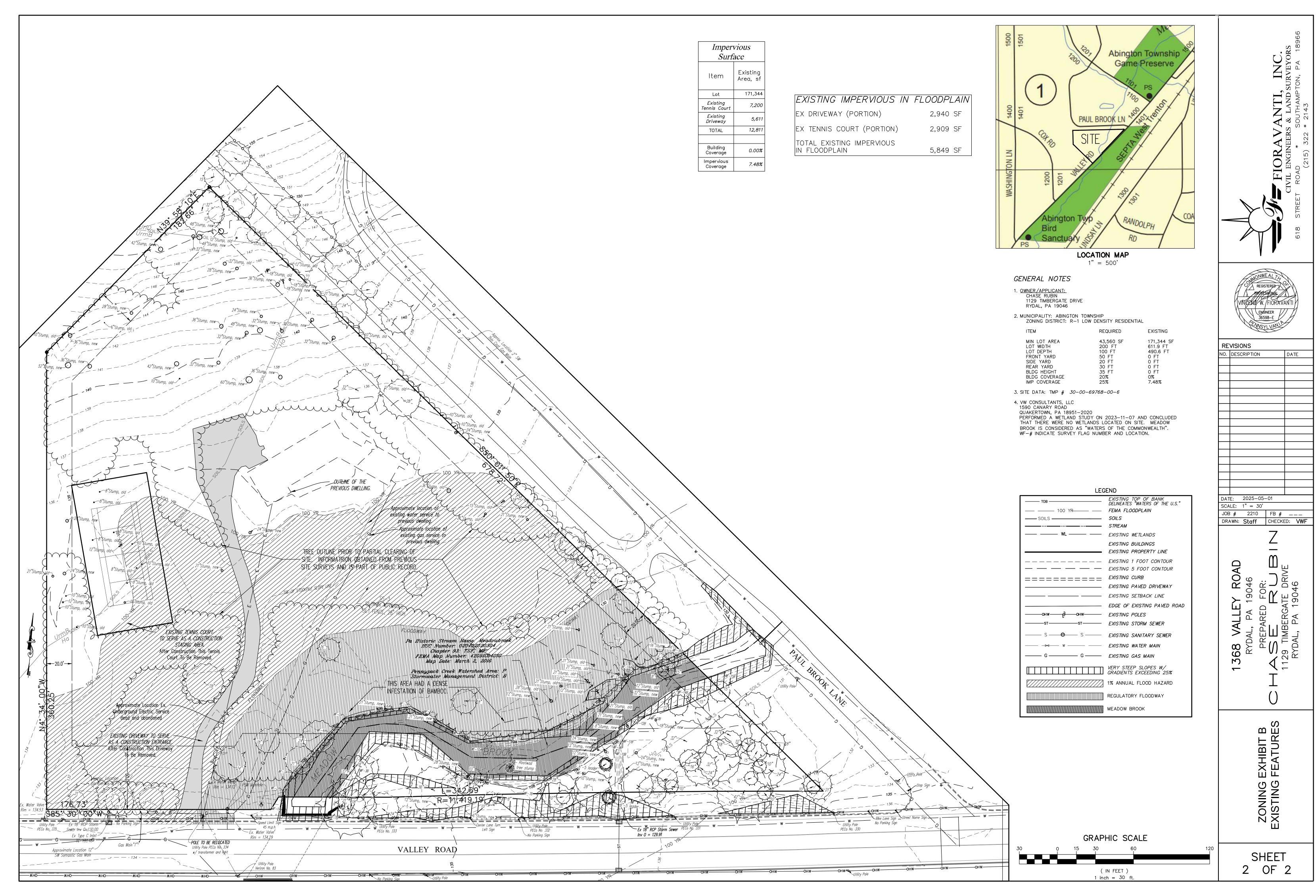


REVISIONS NO. DESCRIPTION DATE: 2025-05-01 SCALE: 1" = 40' JOB # 2210 FB # ___ DRAWN: Staff CHECKED: VWF

ZONING PROF FEA

68

SHEET





ZONING HEARING BOARD

AGENDA ITEM

July 15, 2025	AGENDA ITEM NUMBER	FISCAL IMPACT
DATE		Cost > \$10,000
Administration		Yes No
DEPARTMENT		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes No
 AGENDA ITEM:		

EXECUTIVE SUMMARY:

25-37: Genna Kreher

25-34: Steven Spencer requests the following relief from and pursuant to the Ordinance for improvements to a single-family dwelling identified as 1017 Lindsay Lane, within the R-1 Low-Density Residential Zoning District, Ward #1:

- 1. a Special Exception pursuant to §1908 to permit the construction of a structure on an existing nonconforming lot; and
- 2. a Variance from §302. Figure 3.1 to construct addition within the required Side Yard setback; and
- 3. a Variance from §302. Figure 3.1 to allow more than the maximum impervious allowed.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

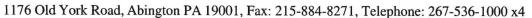
25-37: Genna Kreher

The Undersigned herein makes application for:

Request for Variance from the Zoning Ordinance.

Abington Township, PA

[X]





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.

L	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:	
	Genna and Ian Kreher, and Neal and Diana Kreher 1035 Leopard Rd. Rydal, PA 19046	Genna Kreher- 484-802-9218	
2.	Name and address of the applicant:	Phone number:	
	Juliet Fajardo, RA LEED AP and Donna Lisle, RA, LEED AP Lisle address: 315 Righters Mill Rd Gladwyne, PA 19035	Juliet Fajardo- 215-833-2405 Donna Lisle - 610-639-3908	
3.	Name and address of the attorney:	Phone number:	
	NA- represented by Architects	Juliet Fajardo- 215-833-2405 Donna Lisle - 610-639-3908	
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.		
	Architects are the Applicants and will represent the owner at the zoning hearing.		
_	Description		
5.	Description of the property:		
	Address/location 1035 Leopard Rd., Rydal, PA		
	Present use Single family residential		
	Proposed improvement300 Sq Ft L-shaped one-story addition	to existing footprint on non-compliant structure	

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:
 - 1. Zoning approval for a non-compliant an addition to a single-family residence is needed in order to obtain a building permit to rebuild after a tree destroyed 1/2 of the owner's home. The existing house was built on a lot of 0.79 acres in 1959, before the R1 Zone dimensions of the lot either changed to 1 acre or were not required , and thereby due to lot dimensions, is currently non-compliant.
 - 2. A side-yard setback requirement is requested for a 80 Sq Ft infringement for a small extension of living spaces. The new distance to the property line will be 15 ft which appears to be in an earlier code setback requirement when constructed in 1959.
- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:
 - 1. Abington Township 2017 Zoning Code, Section 302 Dimensional Regulations for R-1 Low Density Residential District requires a minimum 1 acre lot area.
 - 2. Abington Township 2017 Zoning Code, Section 302 Dimensional Regulations for R-1 Low Density Residential District requires a 20 ft side yard setback.
- 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.
 - 1. The owner needs a variance to build on a lot that is currently non-compliant due to lot dimensions, to include a 300 Sq Ft extension. Our search cannot locate an earlier zoning code for Abington than 1978, so the house was likely built " in compliance" originally.
 - 2. This post-storm rebuild presented the opportunity to make the home more appropriate to modern standards for their growing young family, and for future sustainability and energy goals. Due to the location of existing piping underground services, and most importantly the small area of useful level ground, the best and most economical planning arrangement is to extend toward the north property line. Prohibitive 25-50% slopes surround the existing footprint with the exception of a small backyard that the owner wishes to preserve for a play and terrace area. The adjacent property is +60 Ft. away, in a 40 ft. required distance so does not adversely impact the zoning code goals.
- 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.

Owner and Applicant are not aware of any actions prior to purchase of the home.

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

The owners have been displaced due to the storm/ tree fall and look to get a timely return to their home. Jon Messina (Abington Construction Code Official) did a walkthrough on 12/5/2024 and deemed the house uninhabitable. Fire Marshall Chris Platz was also there either on the 4th (night of the tree event) or the 5th and also told them to leave the premise.

Signature of Owner

Internal Validation: Spec. Exc 1958 Variace C. 20 ft S.Y. Retsall

Date Received: Paper 5/16/25

Fee Paid: 400

Case: 25-37

Signature of the Zoning Officer



PROJECT

KREHER RESIDENCE 1035 LEOPARD ROAD

ZONING HEARING

MAY 16, 2025

CLIENT IAN & GENNA KREHER

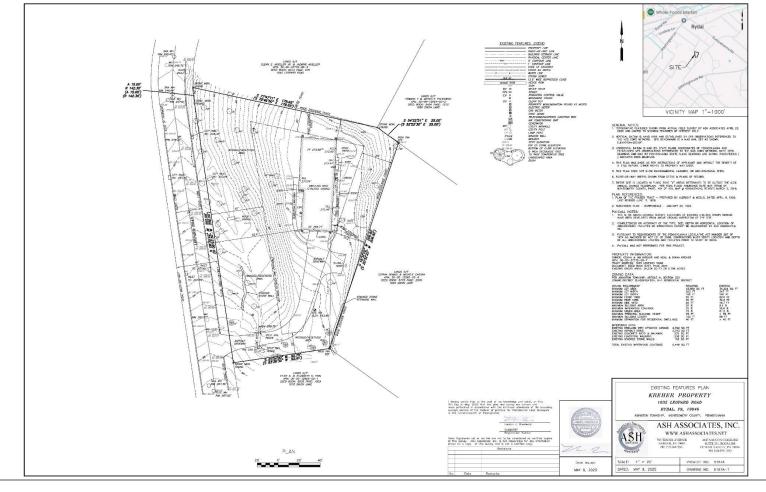
Donna Lisle, Juliet Fajard(29

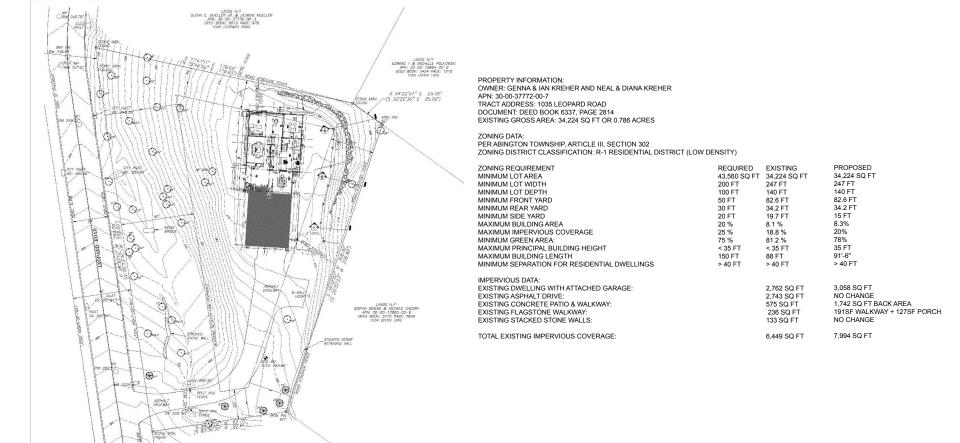
ARCHITECTS

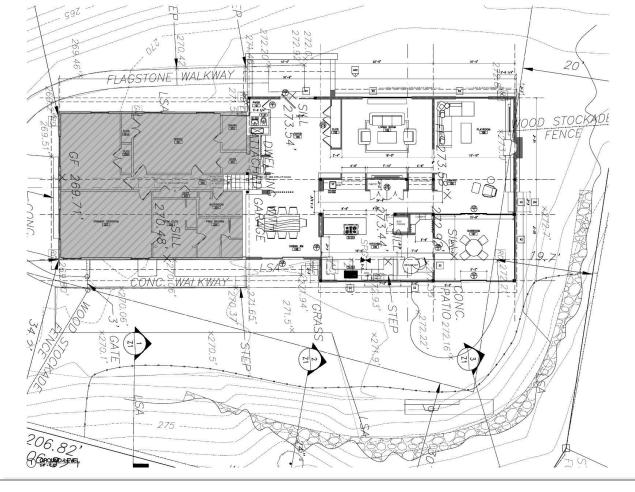


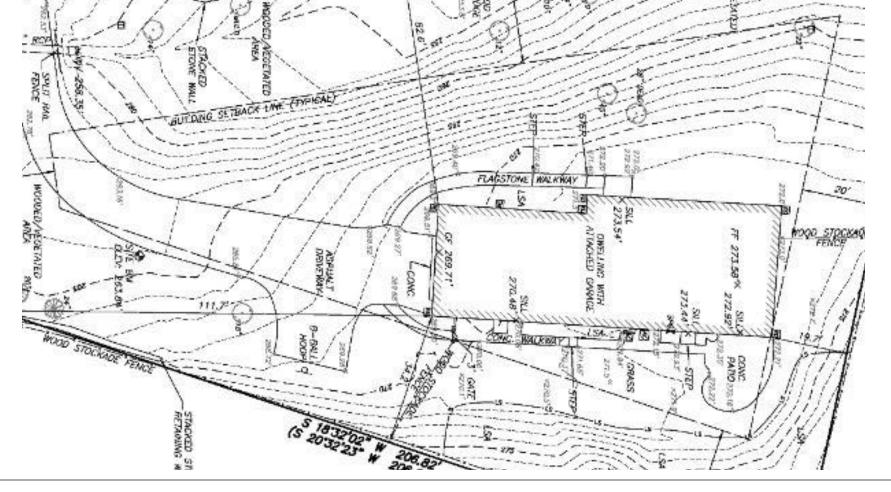


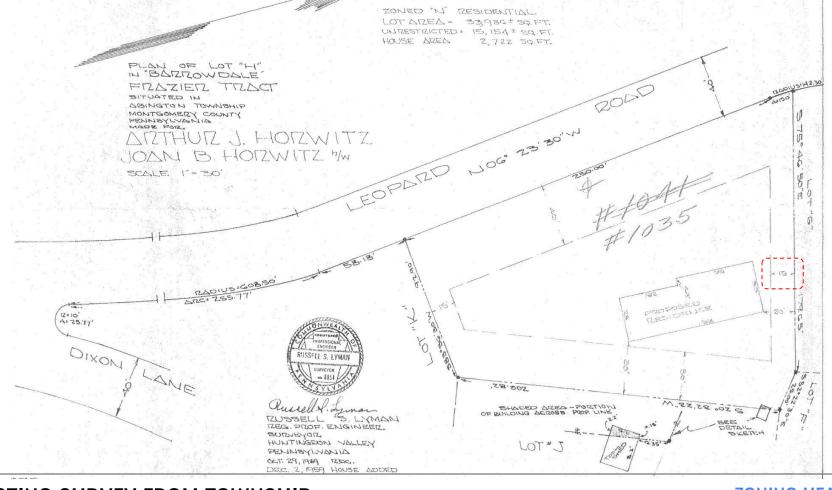
VIEWS OF EXG HOUSE ZONING HEARII30

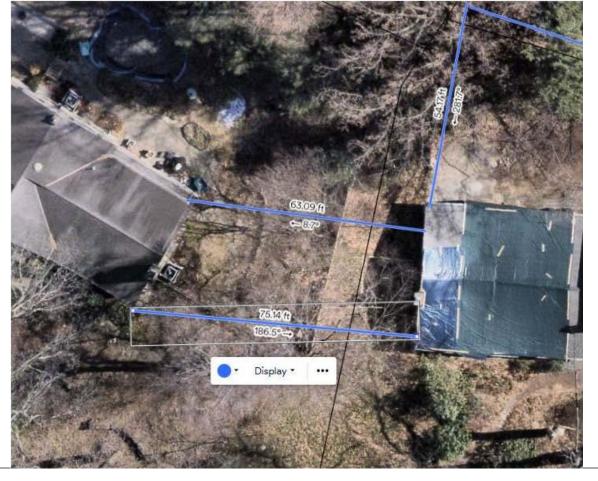


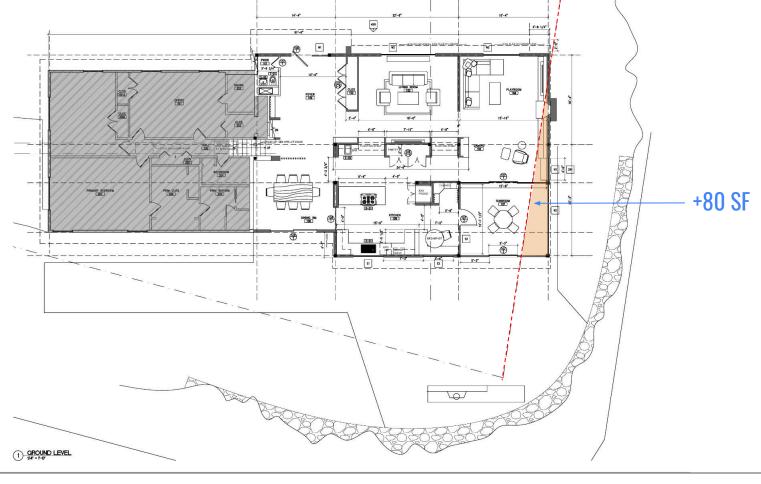


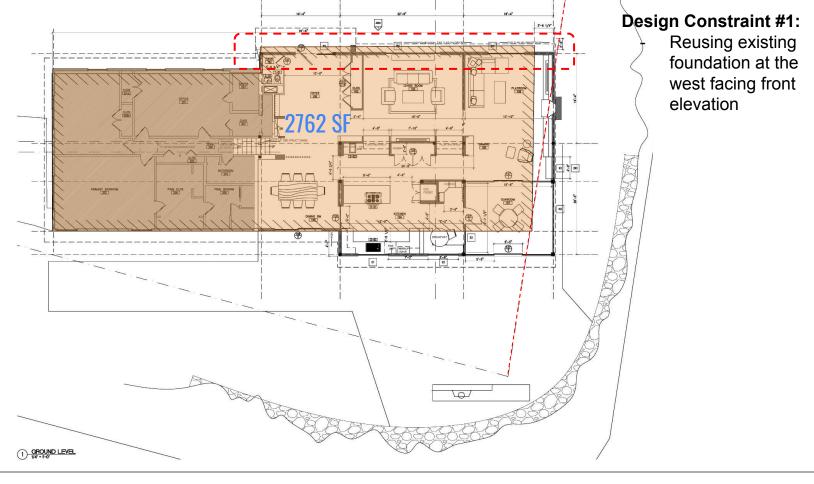








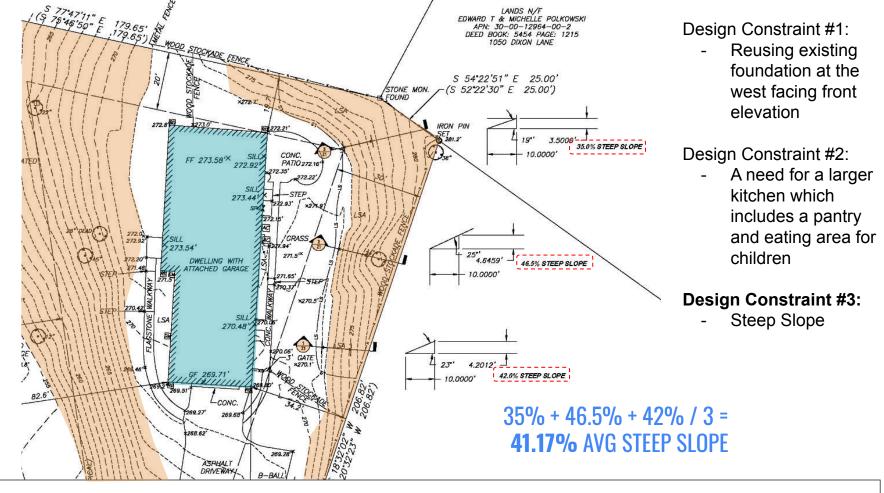






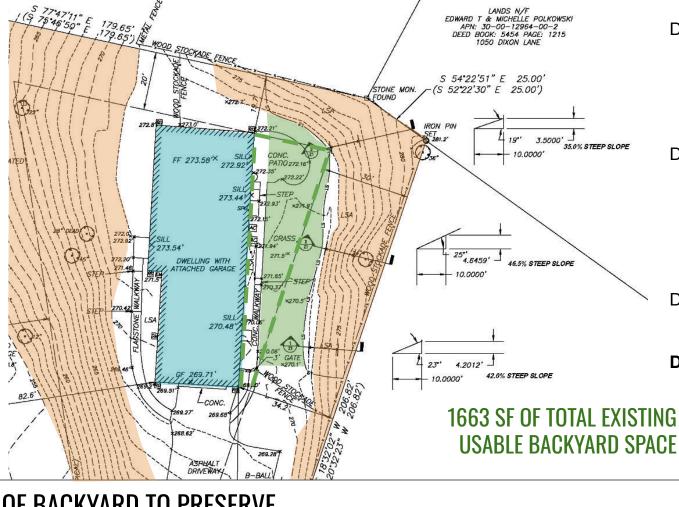
PROPOSED KITCHEN AREA

ZONING HEARII39



STEEP SLOPE CALCULATION

ZONING HEARII40



Design Constraint #1:

Reusing existing foundation at the west facing front elevation

Design Constraint #2:

A need for a larger kitchen which includes a pantry and eating area for children

Design Constraint #3:

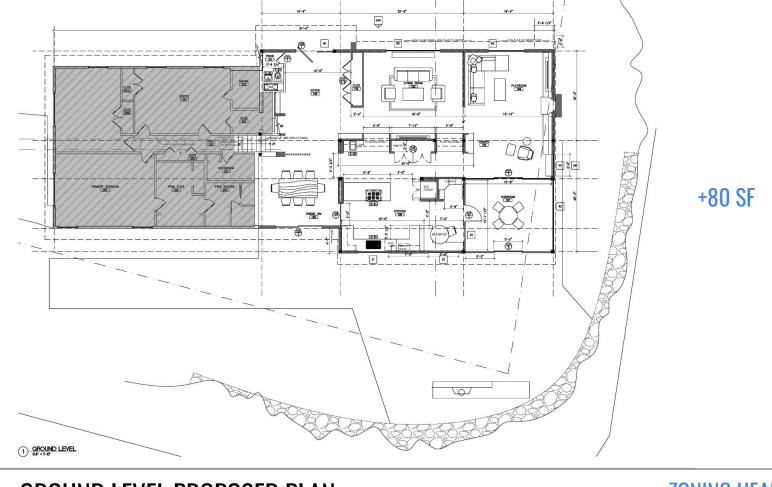
Steep Slope

Design Constraint #4:

Preserving Backyard space for children's recreation

AREA OF BACKYARD TO PRESERVE

ZONING HEARII41







25-39: Monica Smith

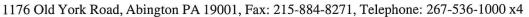
ZONING HEARING BOARD

AGENDA ITEM

July 15, 2025	AGENDA ITEM NUMBER	FISCAL IMPACT
DATE	AGENDA ITEM NUMBER	Cost > \$10,000
Administration		Yes No
DEPARTMENT		
DEPARTMENT		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes No
AGENDA ITEM:		
25-39: Monica Smith		
EXECUTIVE SUMMARY:		
25-39: Monica Smith req shed at real property identifi Zoning District, Ward #6: 1. a Special Exception po existing nonconforming	uests the following relief from and pursied as 111 Egerton Avenue, within the Rursuant to Ordinance §1908 to allow the log lot; and hance §602. Figure 6.1 to allow more tha	-4 Medium-High-Density Residential e construction of a structure on an
permitted.		<u> </u>
PREVIOUS BOARD ACTIO	NS:	
n/a		
RECOMMENDED BOARD	ACTIONS:	

The Undersigned herein makes application for:

Abington Township, PA

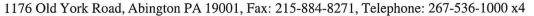




This application must be accompanied by a digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site. The plan may not be more than one (1) year old.

[K]	Request for Variance from the Zoning Ordinance.	
[xxxxxxxx]	Request for a Special Exception as provided by the	Zoning Ordinance.
]	1	Appeal from the actions of the Zoning Officer.	
1.	Name a	and address of the owner of the land:	Phone number:
2.	Name a	and address of the applicant:	Phone number:
	111 E Glens	a Smith gerton Ave ide, Pa. 19038 00-1649	
3.	Name a	and address of the attorney:	Phone number:
		pplicant is not the owner of the property, list the appl le: equitable owner, agent, lessee, etc.	icant's interest in filing this application.
5.	Descrip	otion of the property:	
	Address	s/location 111 Egerton Ave. Glenside PA 19038	
	Present	use Residential	
	Propose	ed improvement_Shed	

Abington Township, PA





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:

Lot is less than the required size and width, it's considered an existing non conforming lot. I am seeking a special exception from the board of zoning

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

Minimum required lot size for my zoning district is 7,500 Sq ft. My lot size is 2,600 sq ft.

Minimum required lot width is 50ft, My lot width is 25ft

Maximum inpervious surface-50% on a nonconforming lot

My estimated impervious surface without shed 60.68%

My estimated impervious surface with shed 63.77% or 1658 sq ft

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.

We have no storage on property for lawn upkeep equipment. We plan to equally replace the square footage we are making use of on a daily basis

We plan to remove the cement pathway that is 19ftx4ft or 76 sq ft.

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.

No other zoning hearing board actions have been done on property

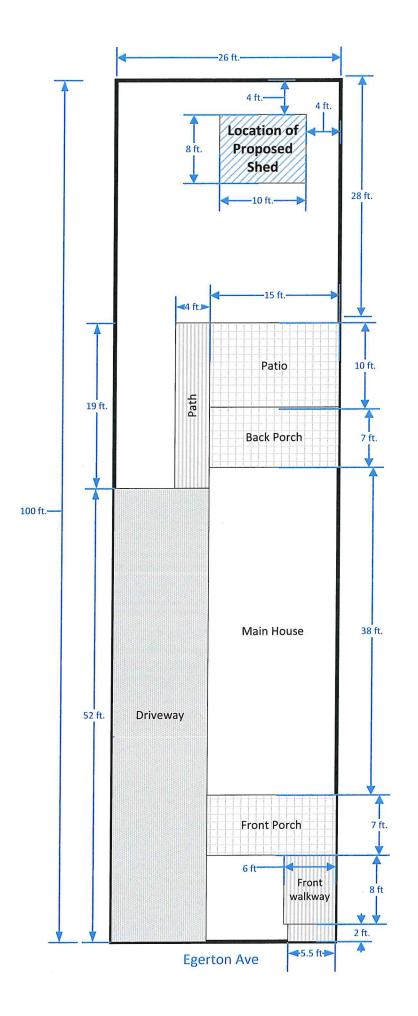
10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.

Signature of Applicant / Garler		Signature of Owner
Internal Validation: Spec Exc. Date Received: 5/13/25	1908 Var	7 Max Inflor

Fee Paid: 300

Case: 35-39

Signature of the Zoning Officer





ZONING HEARING BOARD

AGENDA ITEM

July 15, 2025	AGENDA ITEM NUMBER	FISCAL IMPACT
DATE		Cost > \$10,000
Administration		Yes No
DEPARTMENT		DIDLIC DID DECLUDED
		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes No
AGENDA ITEM:		
25-40: Kevin and Petra	ı Opett	
EXECUTIVE SUMMARY:		
fence greater than 4 feet in	Opett request a Variance from Ordinar height within the required front yard are R-4 Medium-High-Density Residential Z	ea of real property identified as 807
PREVIOUS BOARD ACTIO	ONS:	
n/a		
11/ α		
RECOMMENDED BOARD	ACTIONS:	
25-40: Kevin and Petra	Onatt	

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 Undersig	ned herein	makes	application	on for:
_			1 1	

- [X]Request for Variance from the Zoning Ordinance.
- 1 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:

Keund Petra Opett 807 Maple Ave Glenside, PA 19038

(216) 589 -0625

Name and address of the applicant: 2.

> Kevin & Petra Opett 807 Maple Ave

1219589-0635

Phone number:

Glenside, PA 19038 Name and address of the attorney: 3.

Phone number:

NIA

- 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 807 Maple Ave Glenside, PA 19038

Present use Residence

Proposed improvement Extension of 6 ft high fence.

Abington Township, PA





State briefly the reasons for which the proposed improvements or use does not meet the requirements 6. of the Zoning Ordinance, and the nature of relief you are seeking:

We recently had to Severely Prone our natural hedging to Stimulate regrowth on our Privet Bushes to Approx. 3ft. 1
This has removed any Privacy we had the in the backyard.
It will take 3-5 years for the hedging to return to hormal Size

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

we have a Louble lot, corner property. The Orlinance Considers Apr portion of my Side yard ASA front yard, thus limits Fencing to 4ft max. The We would like to install A Gft.

Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of 8. 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 hadging before it was squerely pruned was Due to the hed high. The fercing will be Shorter than that I provide the privacy my family would like when we use the back gard ist any and all prior Zoning Hearing Roard action we have use the back gard

List any and all prior Zoning Hearing Board action regarding the property. List the date, case number 9. and the nature of the zoning relief granted.

NIA

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.

- Main Street Fencing diagram & Pictures - Pictures of VIEW from Spear Ave into back yard.

Signature of Applicant

Signature of Owner

Internal Validation: Veriore - Fence >4ft a fly setback

Date Received: Paper 5/20/25

Fee Paid: 160

Case: 25-40

ture of the Zoning Officer

215-589-0625 KROPETT71@GMAIL.COM

OPETT, KEVIN & PETRA VARIANCE FOR FENCE REQUEST

807 MAPLE AVENUE GLENSIDE, PA 19038

MAY 13, 2025

We understand that our neighbors, Kevin & Petra Opett, at 807 Maple Avenue in Glenside are seeking a variance to install a six-foot high fence between the existing fence to the end of their property along Spear Avenue.

This letter affirms that the people in our home do not oppose this addition to their property and request you approve their variance to maintain their privacy.

215-589-0625 KROPETT71@GMAIL.COM

OPETT, KEVIN & PETRA VARIANCE FOR FENCE REQUEST

807 MAPLE AVENUE GLENSIDE, PA 19038

MAY 13, 2025

We understand that our neighbors, Kevin & Petra Opett, at 807 Maple Avenue in Glenside are seeking a variance to install a six-foot high fence between the existing fence to the end of their property along Spear Avenue.

This letter affirms that the people in our home do not oppose this addition to their property and request you approve their variance to maintain their privacy.

NAME: Rita Notarianni

ADDRESS:

2801 Spear Avenue, Glenside, PA 19038

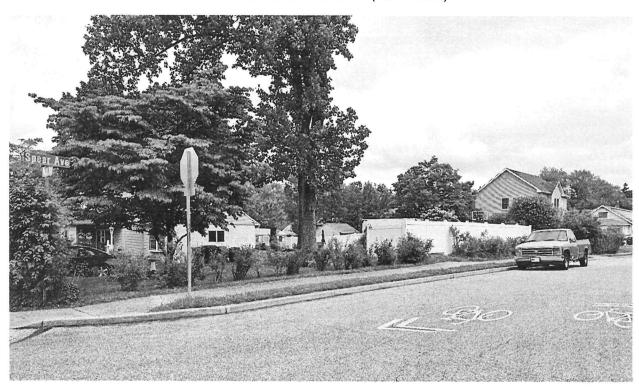
PHONE: 267-228-0517

SIGNATURE: AMMMalmal

BEFORE SEVERE PRUNING (PRIOR TO MARCH 2025)



AFTER SEVERE PRUNING (MAY 2025)



COMPLETE EXPOSURE OF BACKYARD / NO PRIVACY IN BACKYARD ON SPEAR AVE.





Page 2 of 3

COMPLETE EXPOSURE OF BACKYARD / NO PRIVACY IN BACKYARD ON SPEAR AVE.







QUALITY CRAFTMANSHIP & GENUINE SERVICE

812 S York Rd, Hatboro, PA 19040 (215) 643-7490



FENCE ESTIMATE

APR 14, 2025

ctarlo@mainstreetfence.com 2156437490

KEVIN OPETT

807 Maple Avenue Glenside, PA 19038 kropett71@gmail.com

INTRODUCTION

Hi Kevin,

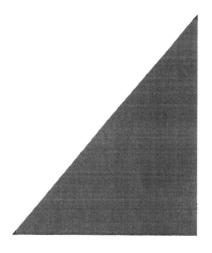
Thank you for the opportunity to quote a fence for your home that will last. Please find your estimate below, along with any potential upgrade options to your project, if applicable. Contact me if you have any questions regarding this estimate. You can reach me at ctarlo@mainstreetfence.com or call the office at 215.643.7490.

If you would like to proceed with the fence project, please follow the steps below

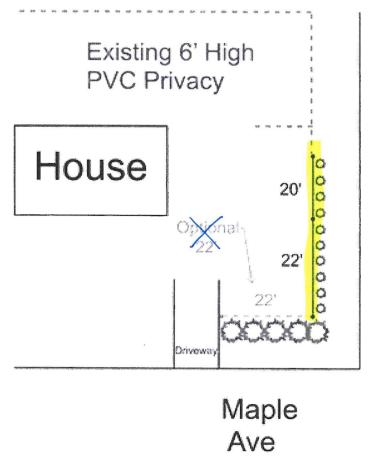
- 1. We require a signed copy of the contract. You can sign the estimate electronically, or you can mail it to us at the address below.
- 2. We require a 1/3 deposit that you can pay by credit card, an Online check payment link, or you can just mail a check to us.
- 3. For all card purchases, we accept American Express, Visa, MC, & Discover. A Non-Refundable 3% Convenience Fee Applied to All Card Sales-(This is an additional cost not to be deducted from any balance or deposit due)
- 4. We now offer financing. Please click the link if you would like to learn more https://wisetack.us/#/jhvi7tp/prequalify
- 5. Please contact Gina (extension #2) if you have any problem with the signature link or to request a payment link. You can reach her at Gtarlo@mainstreetfence.com
- 6. Once we receive the signed copy and 1/3 deposit, we will place your paperwork into the scheduling bin to be scheduled.

*HOMEOWNER TO OBTAIN PERMIT BEFORE ANY WORK IS PERFORMED PA (HIC)Contractor#: 003356

Thank you,
Chris Tarlo
Owner
Mainstreet Fence Company
812 South York Road
Hatboro, PA 19040
215.643.7490- Office
215.643.9540- Fax
MSF@MainStreetFence.com
www.MainstreetFence.com



DRAWINGS



Spear Ave

Estimate Drawing





Add On To Existing Fence - 6' High White PVC Privacy



6' High White PVC Privacy

SIGNING & UPGRADES

✓ Option 1 - Add On to Existing Fence \$2,124.64
 Name: Kevin Opett
 on Spear Ave.
 ✓ Option 2 - Maple Ave Fence Line \$1,769.64
 Address: 807 Maple Avenue, Glenside, PA

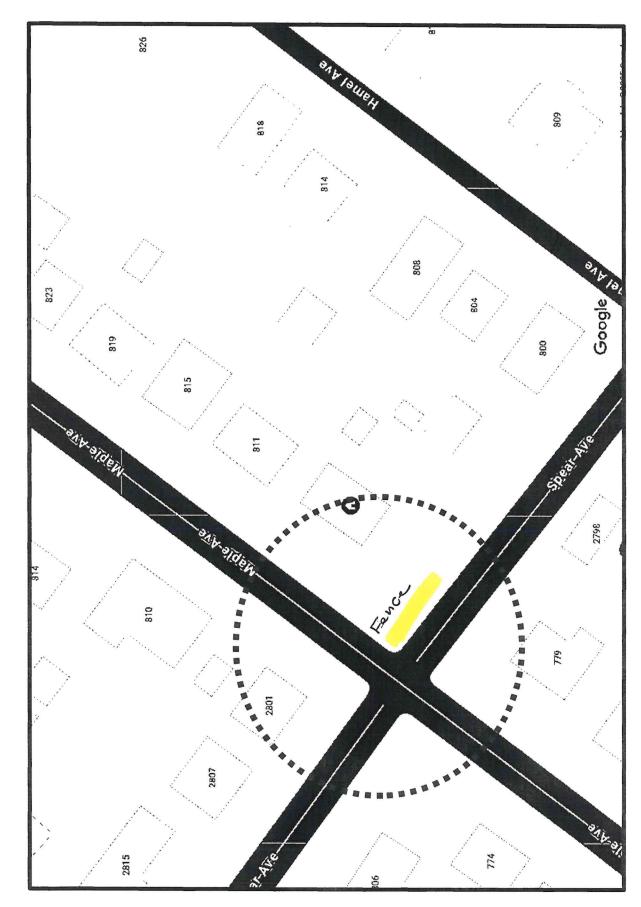
Additional Upgrade options & Permit Request

	Description	Qty	Line total
	MainStreet Fence is requested to Obtain the Permit. (\$100.00 PLUS permit fee from the township)		
\square	***PLEASE CHECK if Payment is by credit card. (A non-refundable 3% convenience fee will be applied) **LEAVE UNCHECKED if Payment is by check or ACH. (no additional fees)		
	Discounts & Allowances - If Option #1 & #2 Are Done Together - Less \$650,00	1	(\$650.00)
		Quote	\$2,124.64
	Additional Upgrade options & Perm	it Request	\$0.00
	I	Final Price	\$2,124.64

Customer Comments / Notes

We had requested an increase of the discount to \$800.00 from the original \$500.00. If you are willing to do increase it to \$800.00, we will also have you do option 2 as well as option 1. If this is not possible, we authorize you to only do option 1 job.

Kevin Opett: Kevin Robert Opett Date: 4/18/2025



SITE MAP OF AREA: 807 MAPLE AVENUE, GLENSIDE



25-42:James Giamboy

ZONING HEARING BOARD

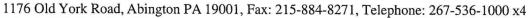
AGENDA ITEM

July 15, 2025	AGENDA ITEM NUMBER	FISCAL IMPACT
DATE	AGENDATTEM NUMBER	Cost > \$10,000
Administration		Yes No
DEPARTMENT	<u></u>	
DEPARTMENT		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes No
AGENDA ITEM:		
25-42: James Giamboy		
EXECUTIVE SUMMARY:		
25-42:James Giamboy re Single-Family Dwelling upon ID# 30-00-54772-00-8, with	quests the following relief from and pu property identified as Lot 48 Prospectin the R-4 Medium-High-Density Res rsuant to Ordinance §1908 to allow the	idential Zoning District, Ward #5:
existing nonconforming 2. a Variance from Ordin		n the required side yard setback; and
PREVIOUS BOARD ACTION	īS:	
n/a		
RECOMMENDED BOARD A	CTIONS:	

The Undersigned herein makes application for:

Abington Township, PA

 X_1





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.

x _]	Request for Variance from the Zoning Ordin	ance.
]	Request for a Special Exception as provided	by the Zoning Ordinance.
1	Appeal from the actions of the Zoning Office	er.
Jam 470	es Giamboy 0 Grant Ave	Phone number:
	•	Phone number:
Klehr Har Matthew . 1835 Mar	rrison Harvey Branzburg LLP J. McHugh, Esquire / Leonard B. Altieri, III, I ket Street, Suite 1400	Phone number: Esquire
If the Exam	applicant is not the owner of the property, list aple: equitable owner, agent, lessee, etc.	the applicant's interest in filing this application.
Descr	ription of the property:	
Addre	ess/locationLot 48, Prospect Ave, Willow	Grove, Abington Township
Prese	nt useVacant	
	Single Femily Detached	Residential Dwelling Unit
	Name Jam 470 Phil Name Sam Name Klehr Har Matthew 1835 Mar Philadelp If the Exam Descri	Request for a Special Exception as provided Appeal from the actions of the Zoning Office Name and address of the owner of the land: James Giamboy 4700 Grant Ave Philadelphia, PA 19114 Name and address of the applicant: Same as owner. Name and address of the attorney: Klehr Harrison Harvey Branzburg LLP Matthew J. McHugh, Esquire / Leonard B. Altieri, III, H 1835 Market Street, Suite 1400 Philadelphia, PA 19103 If the applicant is not the owner of the property, list Example: equitable owner, agent, lessee, etc. Description of the property: Address/locationLot 48, Prospect Ave, Willow Present useVacant

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.

Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of 8. 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.

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

Leonard B. Altieri, III

Leonard B. Altieri, III

Signature of Applicant's Attorney

Signature of Owner's Attorney

Internal Validation: Spec Exc. 1908 J Various 65/4 Setbell 7 Ang Gherry 7 Any Glezing

Date Received: Bard 5/14/25

Fee Paid: 4 bo

Case: 25-42

Signature of the Zoning Officer

ABINGTON TOWNSHIP ZONING HEARING BOARD ADDENDUM TO ZONING HEARING BOARD APPLICATION

Applicant:

James Giamboy

4700 Grant Ave

Philadelphia, PA 19114

Owner:

Same as Applicant

Subject Property:

Lot 48

Prospect Ave

Willow Grove, Abington Township, Montgomery County

Tax Map Parcel ID: 30-00-54772-00-8

Attorney:

Matthew J. McHugh, Esquire

Leonard B. Altieri, III, Esquire

KLEHR HARRISON HARVEY BRANZBURG LLP

1835 Market Street. Suite 1400

Philadelphia, PA 19103

MMcHugh@klehr.com / (215) 569-1662 LAltieri@klehr.com / (215) 569-4364

Relief Requested:

- 1. A variance from Section 602 of the Abington Township Zoning Ordinance (the "Zoning Ordinance") to permit a side yard setback of 3 feet and 6' 6" respectively, whereas a minimum setback of 10 feet for each side is otherwise required.
- 2. A special exception from Section 1908 of the Zoning Ordinance to permit the development of a single-family dwelling unit on an existing nonconforming lot.
- 3. A variance from Section 2103.H(4)(c)(3) to permit 22.4% glazing, whereas a maximum of 19% glazing is otherwise permitted.

Summary of Application:

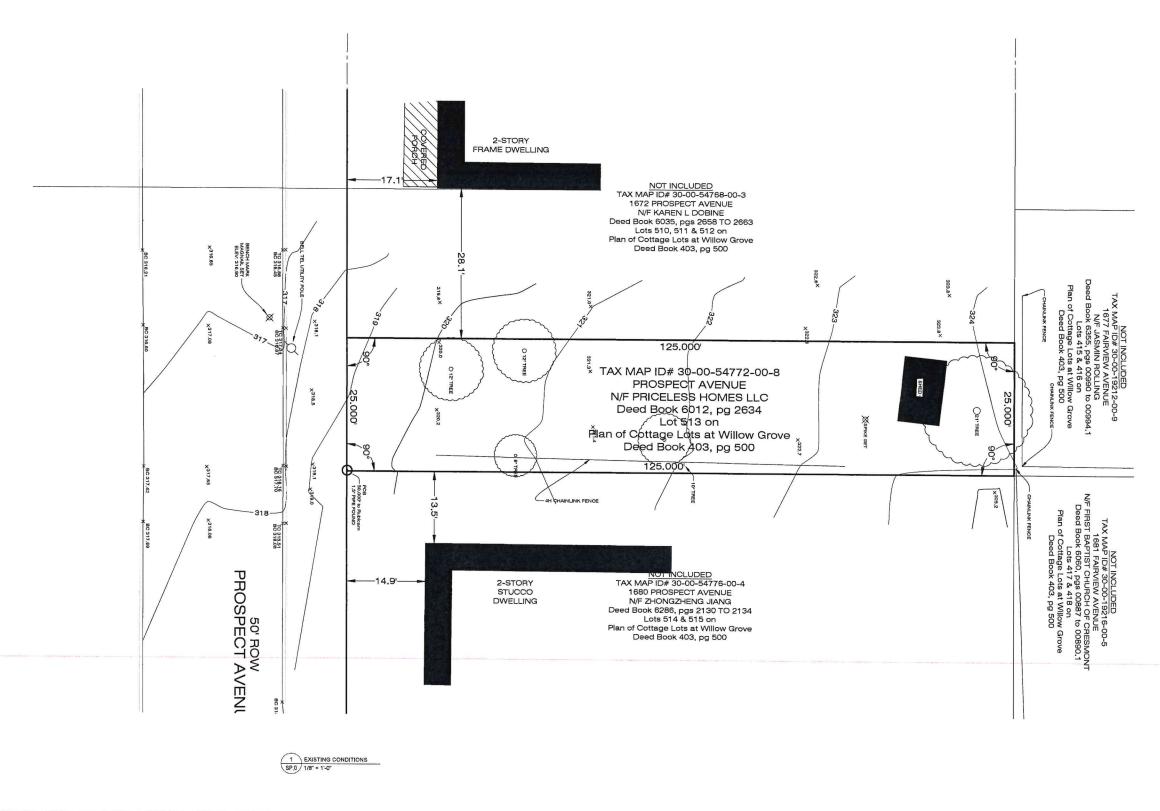
The Applicant is owner of the Subject Property. The Subject Property is an undeveloped lot located on Prospect Avenue between 1672 Prospect Avenue and 1680 Prospect Avenue. The Subject Property is an under-sized lot within the R-4 Medium-High Density Residential District. The Subject Property is nonconforming as it relates to minimum lot size (3,125 square feet where 7,500 square feet is required) and minimum lot width (25 feet where 50 feet is required). The Applicant intends to construct a 2-story 2,840 square foot single-family detached dwelling. The proposed single-family detached dwelling is proposed to have 3 bedrooms and 3.5 bathrooms with

a breakdown of the square footage as follows: 945 square foot basement, 945 square foot first floor; and 950 square foot second floor. The proposed use, H-7: Single-Family Detached Dwelling Unit is permitted by right and is considered an infill development pursuant to Section 2103.H(4)(c). The proposed development otherwise meets the requirements of the R-4 Medium-High Density Residential District and the H-7 Single Family Detached Dwelling Unit and infill development requirements except for the existing nonconformities and variances sought herein.

Here, the Applicant seeks a special exception to permit the development of a single-family dwelling unit on an existing nonconforming lot. The Applicant also seeks a variance to permit a side yard setback of 3 feet, and 6'6" respectively where 10 feet is otherwise required. The Applicant is proposing a 15'6" foot wide home which is the minimum width for the reasonable development of the Subject Property. The Subject Property is constrained by the existing nonconforming lot width creating the inability to provide the minimal side-yard setbacks in light of having existing single-family dwellings on each adjacent property. Finally, the Applicant seeks a variance to permit glazing (openings to walls ratio) of 22.4%% for the proposed single-family dwelling unit. Since the proposed development is considered an infill development, the permitted glazing must be within 20% of the average glazing on the adjacent reference homes. The average glazing on the reference homes is approximately 12.6% which would allow a minimum glazing of 12.6% and a maximum glazing of approximately 19%. The Applicant is proposing glazing of 22.4%.

Conclusion:

At the time of public hearing on this matter, the Applicant will present sufficient credible evidence and testimony to demonstrate that he is entitled to the requested special exception and variances in accordance with the provisions of the Pennsylvania Municipalities Planning Code and applicable caselaw.





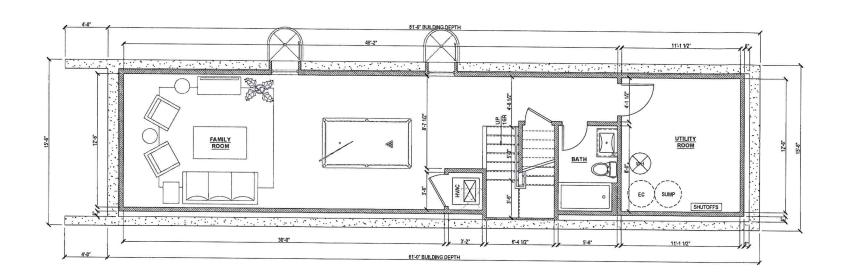
Lot 48, Prospect Ave Willow Grove, PA

#	DATE	ISSUE / REVISION	DRAWN BY:	REVIEWED BY:
1	09,27,2024	SCHEMATIC PLANS	EQ	RO
2	10.01.2024	REVISED SCHEMATIC PLANS	EQ	RO
3	10,14,2024	REVISED SCHEMATIC PLANS	EQ	RO
4	05.07.2025	REVISED SCHEMATIC PLANS	EQ	RO, BH
5	05.16.2025	SCHEMATIC SET	EQ	EQ

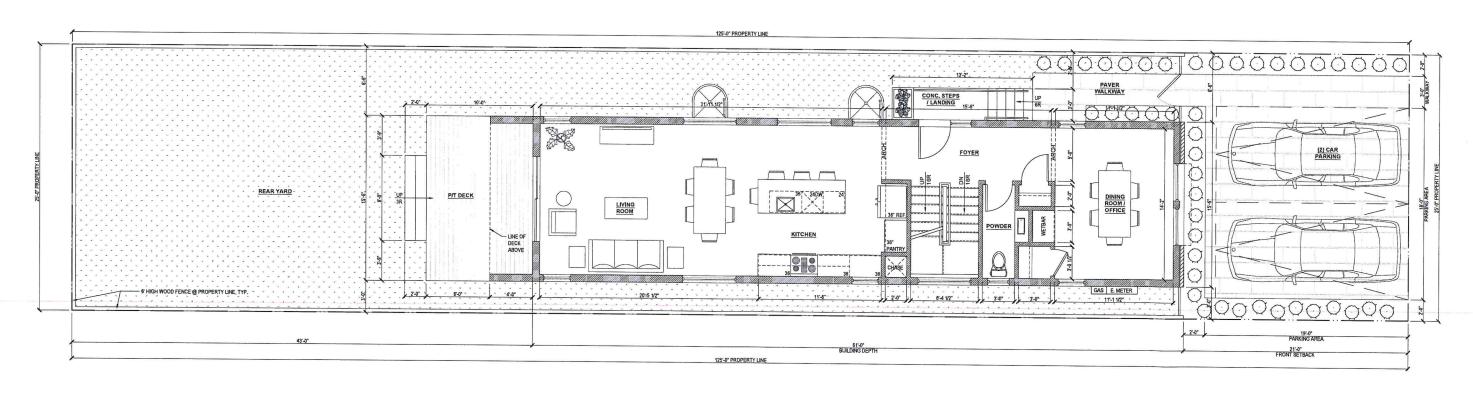
SP.0
EXISTING CONDITIONS

3 BED / 3.5 BATH 2 PARKING STALLS

BASEMENT FIRST FLOOR SECOND FLOOR TOTAL 945 SF 945 SF 950 SF 2,840 SF



1 BASEMENT PLAN SD1.0 1/4" = 1'-0"





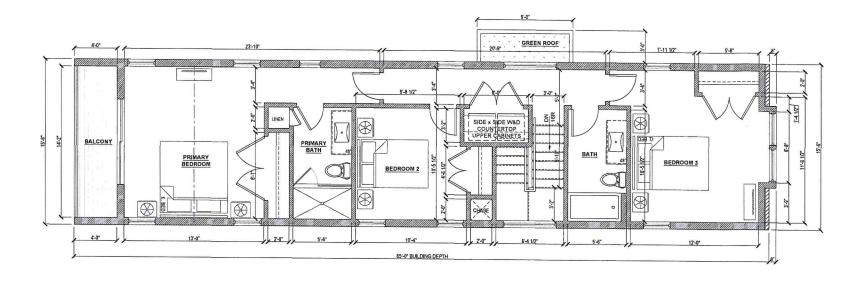


Lot 48, Prospect Ave Willow Grove, PA

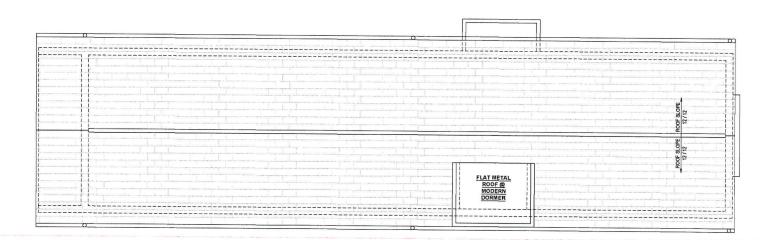
EQ	RO
S EQ	RO
S EQ	RO
S EQ	RO, BH
EQ	EQ
	S EQ

3 BED / 3.5 BATH 2 PARKING STALLS

BASEMENT FIRST FLOOR SECOND FLOOR TOTAL 945 SF 945 SF 950 SF 2,840 SF











Lot 48, Prospect Ave Willow Grove, PA

#	DATE	ISSUE / REVISION	DRAWN BY:	REVIEWED BY
1	09.27.2024	SCHEMATIC PLANS	EQ	RO
2	10.01.2024	REVISED SCHEMATIC PLANS	EQ	RO
3	10,14,2024	REVISED SCHEMATIC PLANS	EQ	RO
4	05,07,2025	REVISED SCHEMATIC PLANS	EQ	RO, BH
5	05.16.2025	SCHEMATIC SET	EQ	EQ

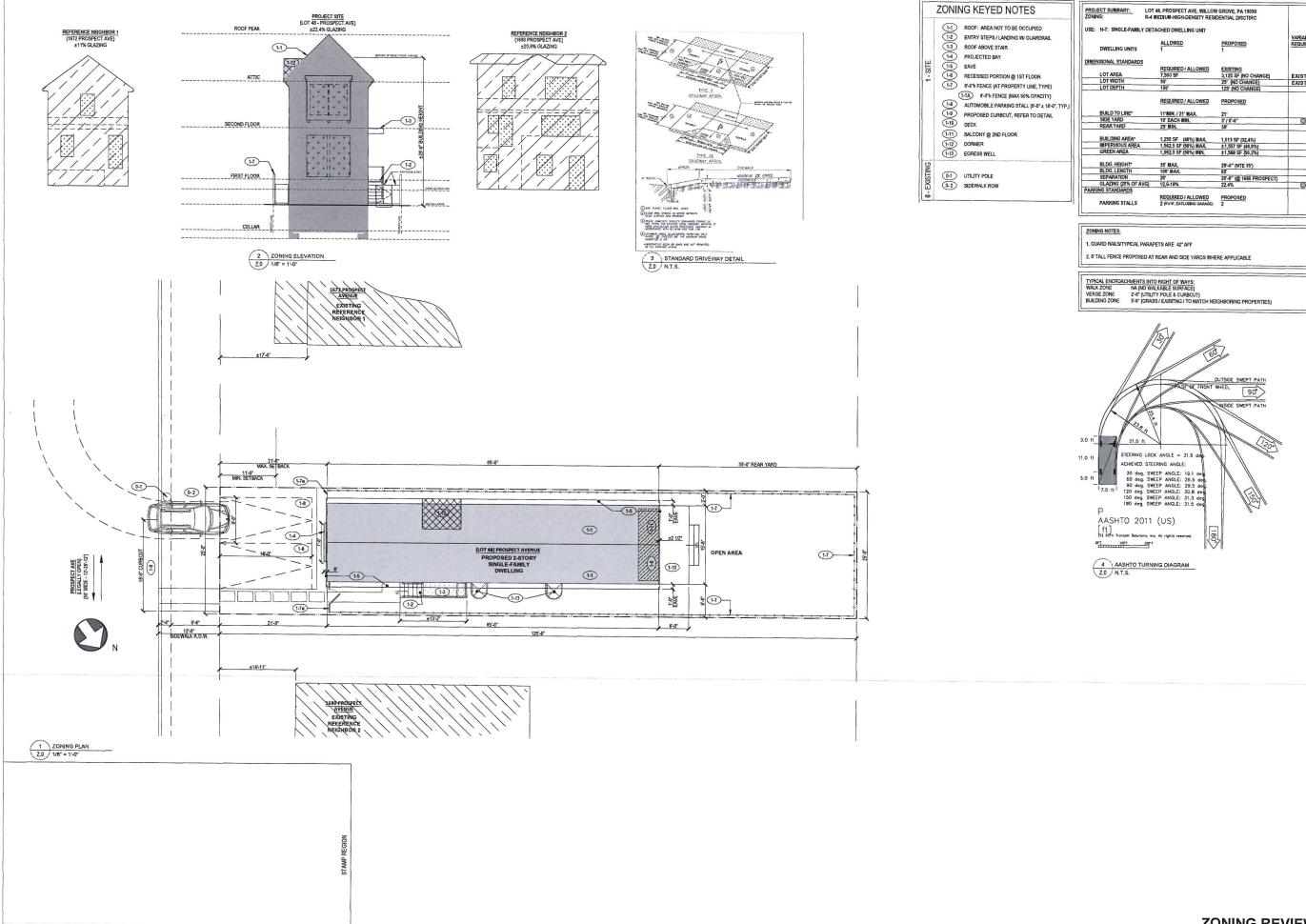




Lot 48, Prospect Ave Willow Grove, PA

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3	10.14.2024	REVISED SCHEMATIC PLANS	EQ	RO
4	05,07,2025	REVISED SCHEMATIC PLANS	EQ	RO, BH
5	05.16.2025	SCHEMATIC SET	EQ	EQ

SD2.0 ELEVATIONS



harman deutsch ohler architecture 1225 n 7th street philadelphia, pa 19122 hdoarch.com 267.324.3601

SEAL:

CONSULTANTS:

PROJECT ADDRESS: LOT 48 (PROSPECT AVE) ABINGTON, PA

DATE ISSUE / REVISION 1 02.06.2025 ZONING SUBMISSION 2 05.15.2025 ZONING SUBMISSION

DRAWINGS PREPARED BY:

DRAWINGS CHECKED BY:

ZONING SITE PLAN

DRAWING NUMBER:

Z.0



25-43: Elliot Hershman

ZONING HEARING BOARD

AGENDA ITEM

July 15, 2025	AGENDA ITEM NUMBER	FISCAL IMPACT
DATE	AGENDATTEN NOMBER	Cost > \$10,000
Administration		Yes No
DEPARTMENT		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes No
AGENDA ITEM:		
25-43: Elliot Hershman		
EXECUTIVE SUMMARY:		
25-43: Elliot Hershman improvements to a single-fa Residential Zoning District, 1. a Special Exception properties an Accessory Dwelling	ursuant to Ordinance §2103.A. Use A-1	Lane, within the R-1 Low-Density to convert a detached structure into
PREVIOUS BOARD ACTIO	NS:	
n/a		
RECOMMENDED ROARD	ACTIONS:	

Abington Township, PA

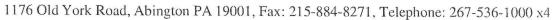


1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4

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.

one (1) year o	ld.	
The U	ndersig]	ned herein makes application for: Request for Variance from the Zoning Ordinance.	
X]	Request for a Special Exception as provided by the	Zoning Ordinance.
[]	Appeal from the actions of the Zoning Officer.	
1.	Elliot I 1221 (and address of the owner of the land: Hershman Glenbrook Road ngdon Valley, PA 19006	Phone number: 215-706-0800
2.	Name Same	and address of the applicant:	Phone number:
3.	Name N/A	and address of the attorney:	Phone number:
4.	If the a	applicant is not the owner of the property, list the app ple: equitable owner, agent, lessee, etc.	licant's interest in filing this application.
5.	Descri	iption of the property:	
	Addre	ss/location1221 School Lane, Jenkintown, PA 19046	
	Presen	Single family residence	
	Propos	sed improvement Convert existing second building into	in-law suite

Abington Township, PA





State briefly the reasons for which the proposed improvements or use does not meet the requirements 6. of the Zoning Ordinance, and the nature of relief you are seeking:

An Application for Special Exemption is required to allow construction on non-conforming property.

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

Spec. Exc. Sec. 1908

Spec. 5xc - 2/03. A. Use A-1 Varione 2/03. A. Use A-1. 2, C. 1912

XEH

- 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.
- 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.

Letter dated 10/16/24 confirmed approval of Application for Special Exemption #24-57 to allow construction on non-conforming 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.

Elliot Hershman

Signature of Applicant

Signature of Owner

Internal Validation:

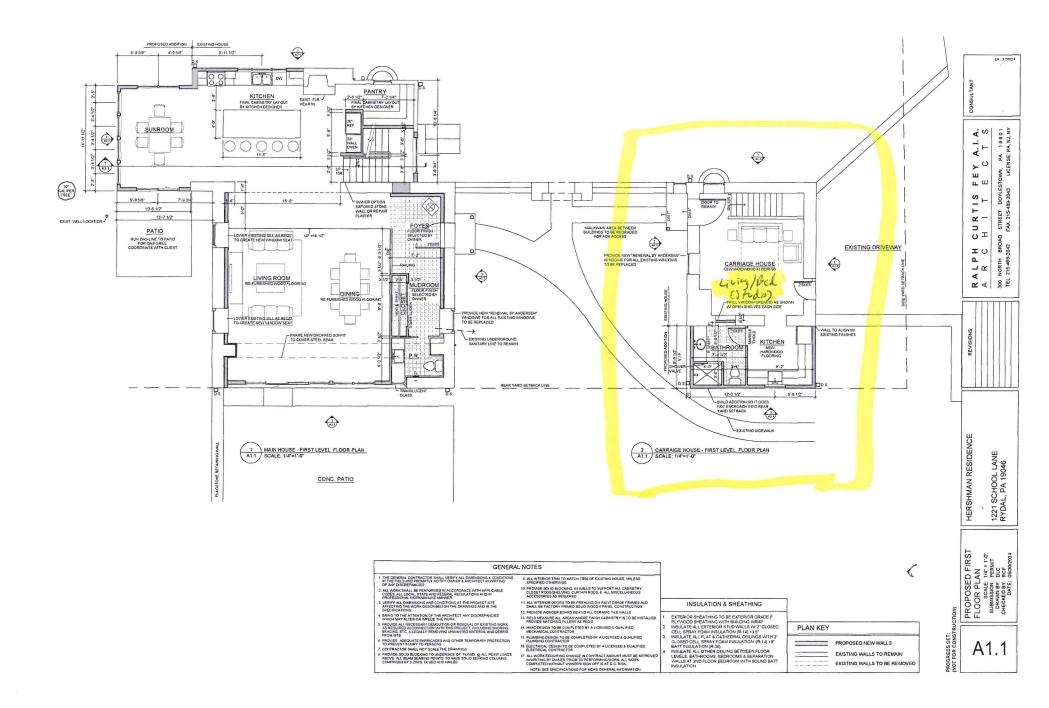
Space Exc. ADV - Various BECEPACI

Date Received: 5/19/25

Fee Paid: 700

Case: 27-43

Signature of the Zoning Officer



KUHLS LAW IIIC

Joseph C. Kuhls Attorney at Law

October 16, 2024

Elliot Hershman 1221 School Lane Huntingdon Valley, PA 19006

Henri Taylor 1211 School Lane Huntingdon Valley, PA 19006

Re: Abington Township Zoning Hearing Board Application 24-57

This firm serves as Solicitor to the Abington Township Zoning Hearing Board. This will confirm that the Board, at its Public Meeting last evening, voted to approve your abovenamed Application for a Special Exception pursuant to Abington Township Zoning Ordinance (the "Ordinance") §1908 to allow construction on a nonconforming property at 1221 School Lane.

This approval is granted subject to the condition that construction shall be in substantial conformance with the testimony, exhibits, and other evidence presented at the Public Hearing on this matter.

Any aggrieved party may file an appeal to the Court contesting this decision within thirty (30) days. Anyone taking action on this decision within that appeal period does so at their own risk. Please remember that this Zoning Approval does not relieve the Applicant of the obligation to obtain a building permit and/or other related approvals.

Joseph C. Kuhls



ZONING HEARING BOARD

AGENDA ITEM

July 15, 2025		EICCAL IMPACE
	AGENDA ITEM NUMBER	FISCAL IMPACT
DATE		Cost > \$10,000 Yes No
Administration		165
DEPARTMENT		DUDI IO DID DEGLUDED
		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes No
AGENDA ITEM:		
25-17: Oxford Ave Real E	stata II C	
25 1/1 OMOTUTIVE REUI E	State LLC	
EXECUTIVE SUMMARY:		
to expand the C-10 Convenie the MS-H Main Street-High 1. a Special Exception pu	state LLC requests the following relievence Store Use located upon property in Intensity/Density Zoning District, Warrsuant to Ordinance §1906 to expand annce §1907.A.1 to expand an existing relieves.	dentified as 1363 Easton Rd, within rd #5: the existing nonconforming use; and
structure; and	nance §2601.N.2 to allow the trash cont	_
PREVIOUS BOARD ACTION		
n/a		
,		
RECOMMENDED BOARD A	ACTIONS:	

25-17: Oxford Ave Real Estate LLC (continued from June 17, 2025) requests the following relief from and pursuant to the Ordinance to expand the C-10 Convenience Store Use located upon property identified as 1363 Easton Rd, within the MS-H Main Street-High Intensity/Density Zoning District, Ward #5:

- 1. a Special Exception pursuant to Ordinance §1906 to expand the existing nonconforming use; and
- 2. a Variance from Ordinance §1907.A.1 to expand an existing nonresidential nonconforming structure; and
- 3. a Variance from Ordinance §2601.N.2 to allow the trash containment area between the building and the street.

Abington Township, PA





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, coverge percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site.

The Undersigned herein makes application f	for	f	1	1	n	0	i	ti	it	aí	a	C	i	1)	p	T)	p	ıŗ	a	8	3	S	25	e	k		1	12	n	n	1	1	r	i	ei	e	Ì	e	16	1	ľ		j	(e	16	n	5	٤	Ų	31	S	r	21	e	10	d	C	(1	n	1	J	L	l	16	ľ	1	
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[V]	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:

OXFORD AVE REAL ESTATE LLC 22 JACKSON DRIVE HUNTINGDON VALLEY PA 19006

Phone number:

(M) 908-590-2755

2. Name and address of the applicant:

MAMRAJ SINGH BY SHAWN WARD, ESQ. D/B/A OXFORD AVE REAL ESTATE LLC 22 JACKSON DRIVE HUNTINGDON VALLEY PA 19006

Phone number:

(O) 215-355-3350 (M) 215-651-2229

Name and address of the attorney:

SHAWN WARD, ESQ. 331 E STREET RD TREVOSE PA 19053 EMAIL: swardesq@gmail.com

Phone number:

(O) 215-355-3350 (M) 215-651-2229

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.

RECORD OWNER (SEE ATTACHED DEED)

5. Description of the property:

Present use _

Address/location 1363 EASTON ROAD, ABINGTON PA 19001

EXISTING FUELING STATION AND CONVENIENE STORE

Proposed improvement SEE ATTACHED ADDENDUM

Abington Township, PA





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:

Please see attached Review Letter_Pennoni - 1363 Easton Rd.

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

Variance: Sec. 1906.A - Applicant seeks a VARIANCE to expand the existing nonconforming Convenience Store Use by more than 25% of the existing building coverage at the date the use first because nonconforming.

Special Exception: Sec. 1005 - The Applicant seeks Special Exception Approval to expand the existing nonconforming convenience store use by more than 25% of the building coverage.

See Pennoni Review Letter
Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of 8. 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.

Applicant seeks adaptive reuse of former services station and expansion of existing use to sustain ongoing business enterprise Denia of relief will result in adverse effects from standard application of the Zoning Ordiancne. Addional proof and evindence in support of same to be provided at the time of hearing.

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.

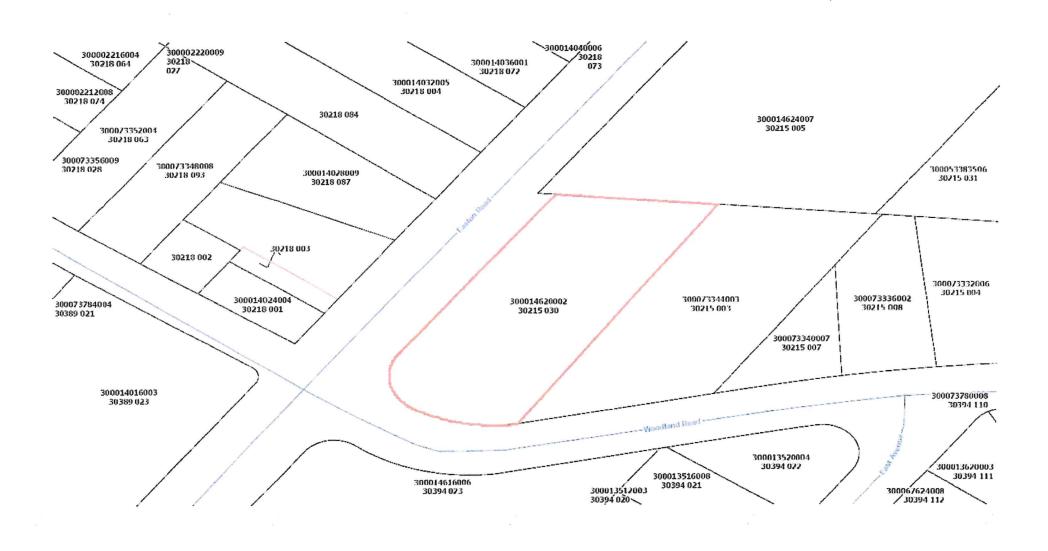
Applicant/Owenr is without sufficient knowlege or information to provide an anwser to this question. Additionally, towship records speak for themselves.

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 ZHB Application Packet. Applicant reserves the right to supplement same at or before the time of hearing.

	Raghav		PRaghu	V
Signature of Applicant	t MAMRAJ SINGH	Signature of Own	ner MAMRAJS	INGH
	Iraniace - Dinash	a SPECEAL 15	106 - EVO	Man co a forig Vie
Internal Validation:	Variace - Dingsh Noveme side lettack Exturn	Non-les	W EXF.	and the same
Date Received: 1/24/	2÷			
Fee Paid: 1500				
Case: 25=17			N,X	•

Signature of the Zoning Officer

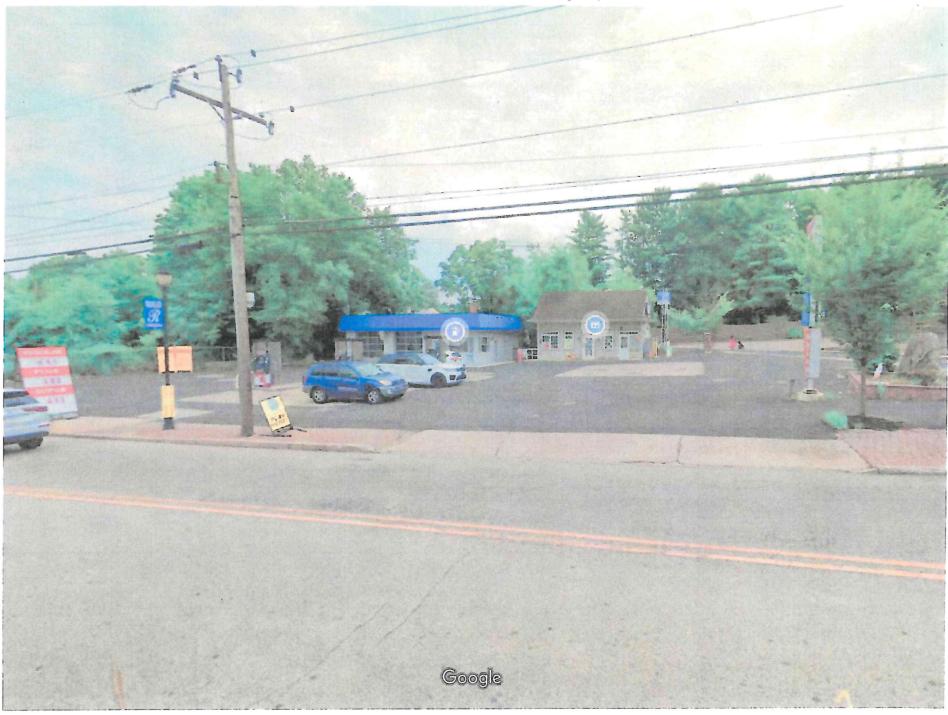


Google Maps

1363 Easton Rd



Imagery @2025 Google, Imagery @2025 Airbus, Maxar Technologies, Map data @2025 Google 50 ff









Thomas Hecker, Board President
Matthew Vahey, Board Vice President
Christopher Christman, Township Manager

TOWNSHIP OF ABINGTON

March 7, 2025

Oxford Ave Real Estate LLC 22 Jackson Drive Huntingdon Valley, PA 19006

Shawn Ward, Esquire 331 E Street Rd Trevose, PA 19053

RE: 1363 EASTON RD, ABINGTON, ABINGTON TOWNSHIP

Zoning Review Case #25-17

Dear Owner,

We received your application for the Zoning Hearing Board. Please find below a finding of facts regarding property information and relevant zoning area in which it is located.

Property is located in the MS-H Zoning District, defined as The Main Street High-Intensity/Density. According to the Use Matrix the proposed Single-Family Dwelling is not permitted By Right in this Zoning District.

Based on our review of the Abington Township Zoning Ordinance:

- 1) Per §1906. Expansion of a Nonconforming Use. A Special Exception is required to expand the current Convenience Store Use.
- 2) Per §1907.A.1 Variance needed to expand nonresidential conforming structure along the current line of nonconformity (side yard setback) by building an addition between the 2 current buildings on lot.
- 3) Per §2601.N.2. Trash containment standards. Variance needed to allow the trash containment area to be built between the building and the street on Woodland Rd Front Side #2. Corner property is considered to have 2 Front Yards and 2 Side Yards.

Relevant Sections Attached for Reference.

Your application to be added to the March Zoning Hearing Board has been approved and the Hearing is scheduled for Tuesday, March 18th at 7 PM.



If you have any questions or comments, please feel free to contact me at kvanhorn@abingtonpa.gov or 267-536-1015.

Very truly yours,

Kevin Van Horn Zoning Officer

cc: Christopher Platz, Fire Marshal

ARTICLE X: MS MAIN STREET DISTRICTS

The "Main Street Districts" include three separate Districts:

- The Main Street—High-Density/Intensity District (MS-H)
- The Main Street—Low-Density/Intensity District (MS-L)
- The Main Street—Village Center District (MS-VC)

SECTION 1000. INTENT - MAIN STREET DISTRICTS:

- A. Help create or strengthen community or neighborhood character.
- B. Provide for well-integrated, mutually-reinforcing mixed uses along arterial roads, including retail, office, residential, and institutional uses.
- C. Retail uses should include low- and mediumintensity uses; and should serve local, community, and specialty retail ("niche market") needs.
- D. Residential uses should range from low- to medium-density, and may include workforce housing in appropriate locations, served by transit.
- E. Encourage attractive, efficient, and safe building and site design for residents, shoppers, employees, pedestrians, and motorists.

Figure 10.1

MS District Retail Uses



- F. Emphasize walkability, shared parking and access, and limit curb cuts.
- G. Minimize congestion and hazardous traffic conditions.
- H. Encourage transit-oriented or transit-supportive development.
- I. Mitigate the impact of development on adjacent low-density residential districts, including those related to privacy, nuisances, and safety.
- J. Provide a generous amount of landscaping and green areas, and encourage environmental best management practices.
- K. Ensure signage is of an appropriate size and is pedestrian-oriented, with reasonable limits on its illumination.
- L. Help implement neighborhood revitalization plans, where applicable.

SECTION 1001. MAIN STREET-HIGH INTENSITY/DENSITY DISTRICT (MS-H) INTENT: In addition to the intent above, the **MS-H District**, shall:

- A. Accommodate medium- to high-intensity/density mixed uses on larger lots
- B. Include areas primarily located on Old York and Easton Roads, with proximity to Willow Grove and Jenkintown.
- C. Generally apply to areas with higher traffic volumes than MS-L Main Street Low-Intensity/ Density and MS-VC Main Street Village Center Districts.
- D. Consist of a large proportion of retail uses, catering to the neighborhood, community, and pass-through traffic from the larger region.
- E. Include residential uses which are generally medium-density (multifamily apartments and condos, townhouses, and twins).

SECTION 1002. MAIN STREET-LOW INTENSITY/DENSITY (MS-L) DISTRICT INTENT: In addition to the intent for all Main Street District Areas, MS-L Main Street-Low-Intensity/Density District areas shall:

A. Provide for low-to-medium intensity/density mixed uses appropriate to areas along the Township's arterial roads.

- B. Provide for small office uses and retail uses, many of which will focus on "niche markets" and specialty goods and services.
- C. Accommodate a significant proportion of residential uses. These will generally comprise a higher proportion of development than in the **MS-H Main Street-High-Intensity/Density District**. Residential uses will include low-to-medium-density types.

SECTION 1003. MAIN STREET- VILLAGE CENTER DISTRICT (MS-VC) INTENT: In addition to the intent for all Main Street District areas, the **MS-VC Main Street Village Center District** shall:

- A. Preserve and enhance the unique character of Keswick and Roslyn villages, which consist of compact, walkable neighborhoods, with a mix of retail, dining, personal service, and office uses.
- B. Encourage appropriate façade and signage design, and a balanced mixture of businesses.
- C. Ensure new "infill" development is compatible with the surrounding commercial area.
- D. Recognize the importance of window shopping and sidewalk dining, and place a premium on pedestrian accessibility and design.
- E. Help implement the goals of the Roslyn Revitalization Plan.



Figure 10.2

MS-VC Intent
In Village Centers it is appropriate for buildings to have working front doors and adequate ground-floor window area

SECTION 1004. DEFINITIONS:

- A. **Façade** The vertical exterior wall or face of a building exposed to public view from ground or grade level to the roof line, or to the lowest edge of a cornice or parapet.
- B. **Façade(s)**, **Public** All building façade(s) which faces a street, public park, or plaza, or parking lot. If more than one façade on a building faces a street, public park, plaza, or parking lot, the building shall have a front façade facing each street or park.
- C. Window Area Transparent window area (this includes transparent glass portions of doors).

SECTION 1005. PERMITTED USES:

See Comprehensive Use Matrix, Appendix.

SECTION 1006. DIMENSIONAL STANDARDS:

See Figures 10.18, 10.19, 10.20 (Dimensional Requirements for MS-Main Street Districts).

SECTION 1007. DESIGN:

A. Drive-Throughs. In the **MS-VC Main Street-Village Center District**, Drive-Throughs are permitted for retail uses other than restaurants.

Abington Comprehensive Use Matrix Draft

A = Accessory Use, CU = Conditional Use, SE = Special Exception, Y = By-Right, N = Not Permitted Permitted Uses: A building may be erected, altered or used, and a lot may be occupied or used, in whole or in part, for any of the following uses and no other, provided that such uses shall comply with the district regulations established in this Article, and at other applicable sections of this Ordinance.

		Class (for MS		BC: Lots	BC: Abington Towne	BC:	BC: Huntingdon		BC: Willow		LP	MS-H	MS-L	MS-VC		R2	R3	R4	RC	SI-G	SI-W	SNR
Code	Use	Districts)	AO	<1 Ac	Center	Foxcroft	Valley	BC: Noble	Grove Park	CS	Overlay	MS-H	M2-F	MS-VC	HI	HZ	l H3	F14	no no	51-9	21-11	Shin
A A-1	Accessory Uses Note: Accessory uses customarily incidental to a Accessory Dwelling Units (ADUs)	permiseo prirk	cipal use sitem t	permined un	less extressly	promoned Delor		l N	N		SE			T	SE	SE	SE	SE	T	T	T	
N-1	Accessory Dwening Orns (ADOS)			N	N	N	N	N	7 7 7 7 7	H. J. Hug	Y		1	100000	Y	Y	Y	Y		2E11-9		
A-2A	Vertical Antenna	1	Y	NOTE 14	NOTE 14	NOTE 14	NOTE 14	NOTE 14	N	N		Y	Y	Y	NOTE 8	NOTE 8	NOTE 8	NOTE 8	N	Y	Y	Y
A-2B	Satellite Dish Antenna							1					1	1								
A-2C	Home Reception Antenna															Line 1					100	1000
A-2D	Telecommunications Towers		CU		CU	CU	CU	CU	CU			CU	CU	CU								
A-2E	Commercial Antennas		Y	Y	Y	Y	Υ	Y	Y	Υ		Y	Y	Y		au tei liju			Y	Y	Y	
A-2F	Roof- or Structure-Mounted Telecommunications Equipment		Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y					Y			
A-3	Car Share	1	NOTE 17	Y	Y	Y	Υ	Y	Υ		Y III	Y	Y	Y	N	N	N	N	N		(± 1) =	1,111
A-4	Chapel	1								Υ												
A-5	Chickens, Limited Keeping of	1		N	N	N	N	N	N	Y					Y	Y	Y	Y	Y			
A-6	Club House	1	Y							Y	Y								Y		-	Υ
A-7	Commercial Accessory Apartment	1	NOTE 5	N	Υ	Y	Y	Y	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	N
A-8	Commercial Vehicle Parking	1	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Υ						Y	Υ	
A-9A	Day Care Center, Adult	2	Y NOTE 16	Y NOTE 16	Y NOTE 16	Y NOTE 16	Y NOTE 16	Y, NOTE 16	Y NOTE 16	Y NOTE 16	N	NOTE 1	6 NOTE 16	Y NOTE 16	Y NOTE 16	Y NOTE 16	Y NOTE 16	Y NOTE 16	Y NOTE 16	Y NOTE 16	Y NOTE 16	N
A-9B	Day Care Center, Child	2	Y NOTE 16	Y NOTE 16	Y NOTE 16	Y NOTE 16	Y NOTE 16	Y NOTE 16	Y NOTE 16	Y NOTE 16	N	Y NOTE 1	Y NOTE 16	Y NOTE 16	Y NOTE 16	Y NOTE 16	Y NOTE 16	N				
A-9C	Day Care Home, Family	2	N	N	N	N	N	N	N	N	N	Y	Υ	Y	Y	Y NOTE 11	SE NOTE 11	SE NOTE 11	N	N	N	N
A-9D	Day Care Home, Group	2	N	N	N	N	N	N	N	N	Y	Υ	Y	Y	Y NOTE 11	Y NOTE 11	SE NOTE 11	SE NOTE 11	N	N	N	N
A-10	Dining Facilities	1	Y	Y	Y	Y	Υ	Y	Y	Υ	Y	Υ	Y	Υ	N	N	N	N		Y	Y	
A-11	Drive-Through Facility	1 or 2 NOTE 15	SE	SE	SE	SE	SE	SE NOTE 2	SE	N	N	SE	SE	SE NOTE 2	N	N	N	N	N	N	N	N
A-12	Farmers' Market (Temporary or Seasonal)	1	Υ	Y	Y	Υ	Υ	Y	Υ	CU	N	Y	Y	Y	N	N	N	N	Υ	Y	Υ	Υ
A-13	Fences and Walls	1	Υ	Y	Υ	Y	Υ	Y	Y	Y	Υ	Υ	Υ	Υ	Y	Υ	Y	Y	Y	Y	Y	Y
A-14	Home Occupation	1	NOTE 4	N	N	N	N	N	N	N	Y	Υ	Y	Y	Y	Y	Y	Y				
A-15	No-Impact Home-Based Business	1	Y	Y	Υ	Y	N	Y	N	N	Υ	Υ	Y	Y	Y	Υ	Y	Y	N	Y	Y	Υ
A-16	Nonresidential Accessory Structure	1	Y	Y	Y	Y	Υ	N	Υ	Y		Y	Υ	Y					Υ	Y	Y	
A-17	Outdoor Dining	1	N	Y	Υ	Y	Y	Y	Y	Y	N	Υ	Y	Y	N	N	N	N	Y	Y	Y	Y
A-18	Outdoor Recreation, Uses Accessory to	N/A		N	N	N	N	N	N	Υ		N	N	N			SE	SE	Y			
A-19	Play Structures	N/A	Y	Y	Υ	Y	Υ	Y	Y	Y	Υ	Y	Y	Y	Y	Y	Y	Y	Y			Υ
A-20	Recreational Vehicle (RV) Storage, Residential Properties	N/A	NOTE 3	Y	N	N	N	N	N	N	Υ	N	N	N	Y	Υ	Y	Y				
A-21	Recycling Drop-Off Facility	2		N	N	Y	Y	Y	N			Υ	Y	Y						Y	Y	
A-22	Residential Accessory Structure	1	N	N	N	N	N	Υ	N	Υ	Υ	Υ	Y	Y	Υ	Υ	Υ	Υ				Y
A-23	Storage, Outdoor	1	Y	N	N	Y	Y	Y	Y	N		Υ	N	N						Y	Y	
A-24	Swimming Pool	1	NOTE 4	N	Y	Y	Y	Y	Y	Y	Υ	Υ	Y	Y	Υ	Y	Υ	Υ	Y			Y
A-25	Tennis/Sports Courts	1	NOTE 4	N	Y	Y	Υ	Y	Y	Y	Y	Υ	Υ	Y	Y	Υ	Υ	Y	Υ			Y

1" TRIM

Code	Use	Class (for MS Districts)	AO	BC: Lots	BC: Abington Towne Center	BC: Foxeroft	BC: Huntingdon Valley	BC: Noble	BC: Willow Grove Park	cs	LP Overlay	мен	MS-L	MS-VC	R1	R2	R3	R4	RC	SI-G	SI-W	SNR
В	Agricultural Uses		araula.			Was B								40.00	10/19		A GARAGE					100
B-1	Agriculture	N/A	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	A/SE	N	N	N
B-2	Kennel	2	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N
B-3	Nursery	2	N	Y	Y	Υ	Y	Y	Υ	N	N	Υ	Y	Y	N	N	N	N	SE	N	N	N
									N	N	Y	N	N	N	SE	SE	N	N	A/SE NOTE 9	N	N	N
B-4	Riding Academy/Stable	N/A	N	N	N	N	N	N	l N	N	THE REAL PROPERTY.	IN .	N	I N	JE.	J.	N N	100000	HOILS			10000
C-1	Retail & Service Uses Automotive Detailing	1	N	N	N	N	N	N	N	N	N	Y	SE	SE	N	I N	N	N	l N	T y	SE	N
C-2	Automotive Detailing Automotive Sales	2	N	N	SE	SE	SE	Y	SE	N	N	Y	N	N	N	N	N	N	N	N	N	N
C-3	Automotive Service	2	N	N	N	N	N	N	N	N	N	Y	SE	N	N	N	N	N	N	Y	SE	N
C-4	Bank	1	Y	Y	Y	Y	SE	Y	Y	A	N	Υ	Y	Y	N	N	N	N	N	Y	Υ	N
C-5	Bed & Breakfast	1	N	N	N	N	N	N	N	N	N	Υ	Y	Y	N	N	N	N	N	N	N	N
C-6	Brewpub	1	N	Y	Y	Υ	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	N	Y	Y	N
C-7	Building Materials	2	N	N	N	N	N	N	N	N	N	Υ	N	N	N	N	N	N	N	SE	SE	N
C-8	Car Wash	2	N	N	N	N	N	N	N	N	N	SE	N	N	N	N	N	N	N	SE	SE	N
C-9	Club, Fraternal Organization, or Lodge	2	N	N	N	N	N	N	N	N	N	Υ	Υ	Y	N	N	N	N	A/SE NOTE 9	N	Y	N
C-10	Convenience Store	2	A NOTE 17	SE	N	SE	SE	SE	N	N	N	SE	SE	SE	N	N	N	N	N	N	Υ	N
C-11	Dry Cleaners (Drop-Off)	1	A NOTE 17	Υ	Υ	Υ	Y	Y	Y	N	N	Υ	Υ	Υ	N	N	N	N	N	Y	Υ	N
C-12	Dry Cleaners (On-Site)	1	N	N	N	N	N	N	N	N	N	Υ	N	SE	N	N	N	N	N	Y	N	N
C-13	Farmers' Market (Indoor, Year-Round)	1	N	Υ	Y	Y	Y	Y	Υ	N	N	Υ	Y	Y	N	N	N	N	N	Y	Y	N
C-14	Funeral Home	2	N	N	N	N	Υ	Y	N	N	N	Υ	Y	Y	N	N	N	N	N	N	SE	N
C-15	Hotel/Motel/Inn	2	N	N	Y	Y	SE	Y	Y	N	N	Y	N	SE	N	N	N	N	N	N	Y	N
C-16	Laundry (Self Service)	1	A NOTE 17	N	N	N	Υ	Y	N	N	N	Υ	Y	Υ	N	N	N	N	N	N	Υ	N
C-17	Motor Vehicle Fueling Center	N/A	N	N	Y	Υ	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
C-18	Parking Garage (Commercial)	2	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Υ	N	N	N	N	N	N	N	N
C-19	Parking Lot (Commercial)	1	Y	Y	Y	Y	Y	Y	Υ	N	N	Υ	SE	SE	N	N	N	N	N	N	Y	N
C-20	Personal Care Business	1	A NOTE 17	Υ	Y	Υ	Υ	Y	Υ	N	N	Y	Υ	Υ	N	N	N	N	N	N	Υ	N
C-21	Professional Service Business	ı	A NOTE 17	Υ	Y	Υ	Υ	Y	Y	N	N	Y	Υ	Υ	N	N	N	N	N	NOTE 13	Y NOTE 13	N
C-22	Radio/TV Station	1	SE	N	N	N	N	N	N	N	N	Υ	N	N	N	N	N	N	N	SE	SE	N
C-23	Rental Agency, Vehicle	1	N	Υ	Y	Y	Υ	Y	Y	N	N	Y	N	N	N	N	N	N	N	N	Y	N
C-24	Repair Shop	1	N	Y	Y	Y	Y	Y	Υ	N	N	Y	Y	Y	N	N	N	N	N	SE	SE	N
C-25	Restaurant, Fast-Food	1	N	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	N	Y	Υ	N
C-26	Restaurant, Sit-Down	1	A NOTE 17	Y	Υ	Y	Υ	Y	Y	N	N	Y	Υ	Υ	N	N	N	N	N	Y	Y	N
C-27	Restaurant, Take-Out	1	N	Υ	Y	Υ	Υ	Y	Y	N	N	Y	Y	Υ	N	N	N	N	N	N	N	N

" TRIM

ARTICLE XIX: Nonconforming Uses, Structures, Lots and Signs

SECTION 1900. STATEMENT OF INTENT: Lawful existing uses, structures, lots, and signs which would be prohibited or restricted under the terms of this Ordinance or future amendments, and which do not conform to the character and regulations of the zoning district in which they are located, must be subject to certain limitations. The regulations set forth below are intended to provide a gradual remedy for the undesirable conditions resulting from indiscriminate mixing of uses, structures, lots, and signs, and to afford a means whereby nonconformities can be gradually eliminated and reestablished in more suitable locations within the Township.

SECTION 1901. DEFINITIONS:

- A. Nonconforming Use: A use, whether of land or of structure, which does not comply with the applicable use provisions in this Ordinance or amendments hereafter enacted, where such use was lawfully in existence prior to the enactment of this Ordinance or amendments, or prior to the application of this Ordinance.
- B. Nonconforming Structure: A structure which does not comply with this Ordinance or amendments hereafter enacted, in regard to the applicable dimensional regulations including those relating to, but limited to, density, open space, impervious surfaces, building coverage, building height, building setback, and yard, where such structure was lawfully in existence prior to enactment of this Ordinance or amendments.
- C. Nonconforming Lot: A lot or site which does not comply with this Ordinance or amendments hereafter enacted, in regard to the applicable dimensional regulations, including those relating to lot area, lot depth and lot width, where such lot was lawfully in existence prior to enactment of this Ordinance or amendments.
- D. Nonconforming Sign: Any sign which does not comply with the signage provisions of this Ordinance or amendments hereafter enacted, where such sign was lawfully in existence prior to the enactment of this Ordinance or amendments.
- **SECTION 1902. CONTINUATION:** The lawful use of a lot, structure, or use existing on the adoption date of this Ordinance or any amendment thereto, or authorized by a building permit issued prior thereto, may be continued; although such use does not conform to the provisions of this Ordinance. Nonconforming impervious coverage levels may not be increased.
- SECTION 1903. DISCONTINUANCE OF A USE: If an owner of a structure or land which is occupied by a nonconforming use desires to discontinue such use for an extended period of time, but intends to resume such use at a later date, he shall apply to the Board of Commissioners in writing for a Certificate of Continuance stating the reasons for and duration of the discontinuance, and the date upon which such use will be resumed. Certificates shall be granted for periods of up to one year and may be renewed for additional 6month periods upon reapplication. If a nonconforming use of land or of a structure ceases or is discontinued for an uninterrupted period of one year or more and no certificate has been applied for or granted, the owner shall be presumed to have abandoned his nonconforming use, and any subsequent use of such structure or land shall be in conformity with the provisions of this Ordinance. If a certificate and renewal are granted, but the nonconforming use is not resumed by the end of the certificate or renewed certificate period, the subsequent use shall be in conformity with this Ordinance.

SECTION 1904. RECONSTRUCTION:

A. When a nonconforming building or structure is destroyed or partially destroyed by fire, explosion, or other disaster, or is otherwise damaged to the extent of 50% of the

appraised replacement value of such building or structure, such nonconforming building or structure shall not be restored or rebuilt, except in such manner as to conform with the regulations of this Ordinance, and amendments thereto. When a nonconforming building or structure is partially destroyed by fire, explosion, or other disaster to less than 50% of its appraised replacement value, it may be restored to its original use in accordance with provisions of this Ordinance, but must be restored within one year of such event, and the use shall not be enlarged.

B. Nothing in this Ordinance shall prevent the strengthening or restoration to a safe condition of any walls, floor, foundation, or roof which has been declared unsafe by the Township Building Inspector.

SECTION 1905. CHANGES:

- A. Once changed to a conforming use, no structure or land shall be permitted to revert to a nonconforming condition or use.
- B. A nonconforming use of a building or of land may be changed only to a use which is permitted in the zoning district in which the property is located.

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:
 - 1. The proposed expansion shall take place only on the lot containing the nonconformity provided all such lots were held in single and separate ownership at the time the use became nonconforming.
 - 2. The proposed expansion shall conform with the use regulations' dimensional requirements of the use to be expanded, or the requirements of the district in which the said expansion is located, whichever is the more restrictive, as contained in this Ordinance. Such requirements shall include, but not be limited to those pertaining to area, building height, parking, sign, yard, and buffer yard.

SECTION 1907. EXPANSION OF A NONCONFORMING STRUCTURE:

- A. A structure that does not conform with the setback, yard, building height, or other dimensional regulations of the district in which it is located may be extended along the existing nonconforming building line, provided:
 - 1. The use of the structure is single-family residential. This provision does not apply to nonresidential uses.
 - 2. The extension or addition is no closer to the side, rear, or front property line than the existing nonconforming structure.
- **SECTION 1908. EXPANSION OF OR CONSTRUCTION ON A NONCONFORMING LOT:** A building may be altered or erected on any nonconforming lot which was lawfully in existence at the time of adoption of this Ordinance, in single and separate ownership, provided a special exception is authorized by the Township Zoning Hearing Board in accordance with the provisions of this Ordinance. In considering a special exception, the Zoning Hearing Board may impose the following additional requirements:
 - A. That the use of the nonconforming lot shall be required to conform to the permitted uses within the district in which the nonconforming lot lies.

- B. That the general area and dimensional regulations as specified within this Ordinance for conforming uses and structures in the district in which the nonconforming lot lies shall be applied to the nonconforming lot.
- **SECTION 1909. NONCONFORMING YARDS:** Alterations or additions on existing single family dwelling units with nonconforming yards are exempt from the side and rear yard requirements of this Ordinance, and the principal structure may be expanded along the line of the existing non-conformity, provided the existing non-conforming yard dimension is not further diminished or reduced, and provided all other dimensional criteria such as but not limited to building and impervious coverage are satisfied.
- **SECTION 1910. NONCONFORMING SIGN:** Any sign legally existing, and for which a permit has been issued prior to the adoption of this Ordinance, and which does not conform to the sign requirements established herein or any amendments thereto, shall be considered nonconforming, and may be continued until such time that for any reason the sign must be rebuilt, replaced, or in the case of a sign painted on a wall, repainted, or otherwise abandoned.
- **SECTION 1911. REDEVELOPMENT:** When an existing building or use, or combination thereof, is nonconforming, and demolition of the building or use is proposed for redevelopment, the existing nonconforming conditions (including nonconforming impervious coverage levels) may not be continued or transferred to the new development proposal.

§2601.N. Trash Containment Standards.

- Trash containment and storage shall be provided inside the principal building, or located
 as remotely as possible from adjoining residential uses. In no case may trash containment
 occur between the building and the street, nor be located closer than 15' to an adjoining
 residential use or district.
- 2. When stored external to the principal building, trash containers must utilize self-closing lids, or be placed in self-confining containers in order to provide odor control.
- When trash containment is located outdoors in the MS-H Main Street-High Intensity, MS-L Main Street-Low Intensity, MS-VC Main Street-Village Center, and BC Business Center Districts, trash containers shall be located in walled or fenced enclosures, at least six feet (6') in height.
 - a. Enclosures shall utilize self-closing gates.
 - b. Enclosures shall be constructed of masonry wall or wooden fence (or a vinyl-coated fence designed to look like wood).
 - c. Enclosures and gates shall not consist of chain link fence; enclosures shall not consist of cinder block.
 - d. It is recommended that trash enclosures be constructed of the same or similar materials and colors as the principal structure on-lot.

Figure 26.3

Trash Containment





TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

<u>DATE:</u> <u>March 5, 2025</u> <u>APPLICATION: # 25-17</u>

APPLICANT: Oxford Ave Real Estate LLC

OWNER: Oxford Ave Real Estate LLC

LOCATION: 1363 Easton Rd, Abington, PA 19001

<u>DESCRIPTION:</u> 25-17: Oxford Ave Real Estate LLC requests the following relief from and pursuant to the Ordinance to expand the C-10 Nonresidential Use located upon property identified as 1363 Easton Rd, within the MS-H Main Street-High Intensity/Density Zoning District, Ward #5:

- a Special Exception pursuant to Ordinance §1906 to expand the existing nonconforming Use; and
- a Variance from Ordinance §1907.A.1 to expand an existing nonresidential nonconforming structure; and
- a Variance from Ordinance §2601.N.2 to allow the trash containment area between the building and the street.

A public hearing will be held on <u>Tuesday March 18, 2025</u> starting at <u>7:00</u> <u>P.M.</u> 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 <u>www.abingtonpa.gov</u>.

TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: April 11, 2025 **APPLICATION:** # 25-17

APPLICANT: Oxford Ave Real Estate LLC

OWNER: Oxford Ave Real Estate LLC

LOCATION: 1363 Easton Rd, Abington, PA 19001

<u>DESCRIPTION:</u> 25-17: Oxford Ave Real Estate LLC requests the following relief from and pursuant to Abington Township Zoning Ordinance to expand the C-10 Nonresidential Use upon real property identified as 1363 Easton Road, within the MS-H Main Street-High Intensity/Density Zoning District, Ward #5:

- 1. a Special Exception pursuant to Ordinance §1906 to expand the existing nonconforming Use; and
- 2. a Variance from Ordinance §1907.A.1 to expand an existing nonresidential nonconforming structure; and
- 3. a Variance from Ordinance §2601.N.2 to allow the trash containment area between the building and the street.

A public hearing will be held on <u>Wednesday</u>, <u>April 23</u>, <u>2025</u> starting at <u>7:00</u> <u>P.M.</u> 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 <u>www.abingtonpa.gov</u>.



ZONING HEARING BOARD

AGENDA ITEM

July 15, 2025	AGENDA ITEM NUMBER	FISCAL IMPACT
DATE		Cost > \$10,000
Administration		Yes No
DEPARTMENT		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes No
AGENDA ITEM:		
25-38: Carlos Espinos	sa	
EXECUTIVE SUMMARY	······································	
25-38: Carlos Espinos	sa requests a Variance from Ordinance §26 roperty identified as 534 Melody Lane, with	
PREVIOUS BOARD ACT	IONS:	
	IONS:	
n/a		
RECOMMENDED BOAR	D ACTIONS:	

25-38: Carlos Espinosa (continued from June 17, 2025) requests a Variance from Ordinance §2601.P.4 to allow a driveway greater than 20 ft. wide at real property identified as 534 Melody Lane,

within the R-4 Medium-High-Density Residential Zoning District, Ward #12.

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.

one (1)) year ol	ld.	
The U	_	ned 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.	Carl	and address of the owner of the land: 105 Espinosh 1 melody, LN, PA, 19078	Phone number: 78 6-302-7886
2.	Can	and address of the applicant: 1 los Espinos H 1 m 82 ody, 2 n, PH, 19078	Phone number: 786-302-7886
3.	Name	and address of the attorney:	Phone number:
4.		applicant is not the owner of the property, list the appole: equitable owner, agent, lessee, etc.	dicant's interest in filing this application.
5.		ption of the property: SINS 18 Homes ss/location 534 merody, 2N, 4 t use Oly 1868	PA, 19038
	Propos	sed improvement Make Live was	1 20'Ft wider, Want ?

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:

Want drivenar wider from 201 to 231

14 15 more space to fit both cars and make

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

House drivency

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.

Make it more accessible for my 11 your Son with 15 Handicap. Hes a prodetic les and Needs more Acom

- 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.
- 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.
 N1A

Signature of Applicant

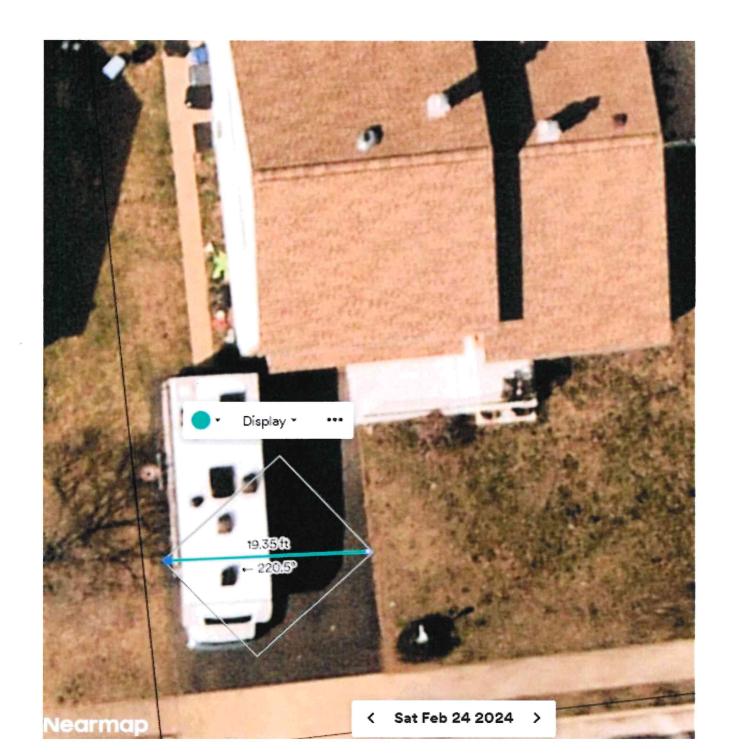
Carles Fsginost
Signature of Owner

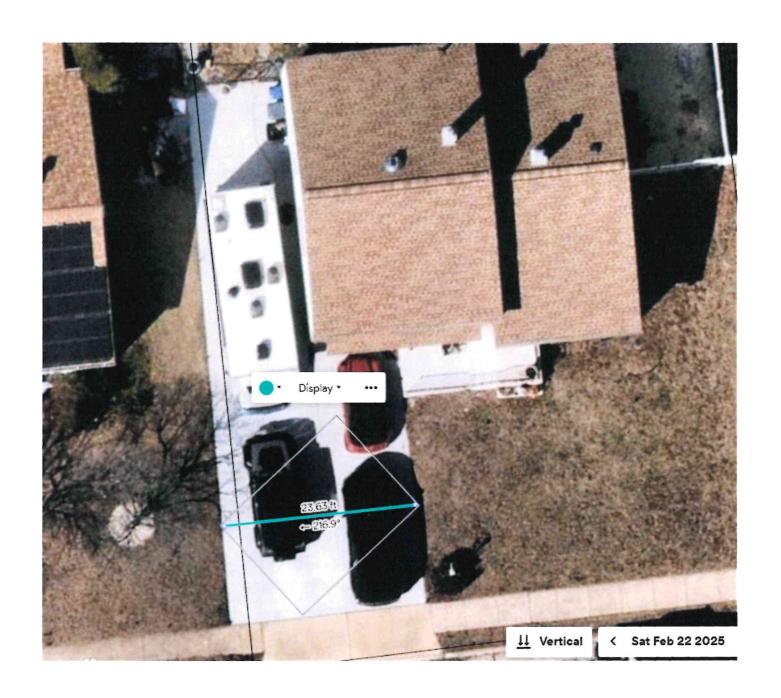
Internal Validation: Vor - D/w> Joffu

Date Received: Payset 5/1/25

Case: 25 - 38

Signature of the Zoning Officer







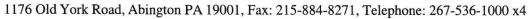
ZONING HEARING BOARD

AGENDA ITEM

July 15, 2025	AGENDA ITEM NUMBER	FISCAL IMPACT
DATE	TODAYDITTIMA IVONIDDIX	Cost > \$10,000
Administration		Yes No
DEPARTMENT		
		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes No
A CENTRAL METRAL		
AGENDA ITEM:		
25-41: Christian Abrah	am and Edward Delaney	
EXECUTIVE SUMMARY:		
Ordinance §1005 to allow a	am and Edward Delaney request a Sp a G-1 Amusement Arcade Use at real proprect – Village Center Zoning District, War	perty identified as 1321 Easton Road,
PREVIOUS BOARD ACTIO	ONS:	
n/a		
•		
RECOMMENDED BOARD	ACTIONS:	

25-41: Christian Abraham and Edward Delaney (continued from June 17, 2025) request a Special Exception pursuant to Ordinance §1005 to allow a G-1 Amusement Arcade Use at real property identified as 1321 Easton Road, within the MS-VC Main Street – Village Center Zoning District, Ward #9.

Abington Township, PA

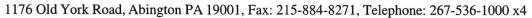




This application must be accompanied by a digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site. The plan may not be more than one (1) year old.

The U	ndersign	ned herein makes application for:	
[Request for Variance from the Zoning Ordinance.		
[x]	Request for a Special Exception as provided by the	Zoning Ordinance.
[]	Appeal from the actions of the Zoning Officer.	
132	lyn Vill 1 Eastor	and address of the owner of the land: age Commons n Rd, Fl 1 A 19001	Phone number: 484 417 2249
72 St	stian Ab eeplech	and address of the applicant: oraham / Edward Delaney asse Dr . PA 18901	Phone number: 6103903320
4 Terr	ew Britt y Dr Su wtown, I If the a Examp	ite 17-	•
5.	Addre	iption of the property: 1321 Easton Rd, Fl 1, Abington It use	, PA 19001 me/arcade/repair shop. Potential electic upgrade

Abington Township, PA





- 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:
 - Per zoning regulation, any retail establishment that has more than 3 arcade amusements needs permission by the board for U&O approval.
- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

2013.G -- Use G-1: Amusement Arcade

- 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 maximum size of the arcade portion is less than the 2000 Sq Ft denoted in the order as the arcade is part of the principal use. Per the order, as there are more than 3 machines being operated, we are seeking approval.
- 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.

Further information can be provided upon request. Edward Delaney has opened a store like this in Lansdale, PA and can use anecdotal evidence as needed.

Christian Abraham	Christian Abraham
Signature of Applicant	Signature of Owner
Internal Validation: Spec Exc	Use Arcade 6-1
Date Received:	
Fee Paid:	
Case: 25-111	Signature of the Zoning Officer



ZONING HEARING BOARD

AGENDA ITEM

July 15, 2025	AGENDA ITEM NUMBER	FISCAL IMPACT	
DATE	AGENDA ITEM NUMBER	Cost > \$10,000	
Administration		Yes No	
DEPARTMENT		PUBLIC BID REQUIRED	
		Cost > \$20,100	
		Yes No	
AGENDA ITEM:			
25-44: Joshua and Lor	i Shapiro		
EXECUTIVE SUMMARY:			
upon real property identif District, Ward #1: 1. a Variance from Ord 2. a Variance from Ord	i Shapiro request the following relief from the discourse of the following relief from the discourse of the following relief from the discourse of the following relief from t	Low-Density Residential Zoning ce higher than 6 feet; and	
required front yard	setdack.		
PREVIOUS BOARD ACTI	ONS:		
n/a			
RECOMMENDED BOARI	O ACTIONS:		

25-44: Joshua and Lori Shapiro request the following relief from the Ordinance to construct a fence upon real property identified as 1550 Cloverly Lane, within the R-1 Low-Density Residential Zoning

District, Ward #1:

- 1. a Variance from Ordinance §2103.A.Use A-13.1 to allow a fence higher than 6 feet; and
- 2. a Variance from Ordinance $\S 2103$. A.Use A-13.2 to allow a fence higher than 4 feet within the required front yard setback.

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 U		ned 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.	Joshi 1550	and address of the owner of the land: ua D. Shapiro and Lori Shapiro Cloverly Lane ntown, PA 19046	Phone number:	
2.	Joshu 1550	and address of the applicant: ua D. Shapiro and Lori Shapiro Cloverly Lane ntown, PA 19046	Phone number:	
3.	Susa Weir 1339	and address of the attorney: n A. Weir, Esquire LLP Chestnut Street, Suite 500 delphia, PA 19107	Phone number: 215-241-7786	
4.	If the a	applicant is not the owner of the property, list the appole: equitable owner, agent, lessee, etc.	olicant's interest in filing this application.	
5.	Descri	ption of the property:		
	Addres	ss/location 1550 Cloverly Lane, Jenkintown, PA	19046	
	Presen	t use <u>Single Family Home</u>		
	Propos	ed improvement Construction of an 8-foot high fence of	on the rear and side yards of the Property	

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:

Applicants seek to construct an eight (8) foot fence in the rear and side yards. Zoning Ordinance Section 2103.A-13 provides that the maxium permitted height of fences is six (6) feet in the rear and side yards.

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

SECTION 2103.A. Use A-13.1 and A-13.2.

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

Please see attached addendum.

 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.

Applicants reserve the right to submit exhibits in support of their application at the hearing.

Susan Weir

Signature of Applicant

Signature of Owner

Internal Validation: 2 183. A. H. 13 (2 - 2 Variety

Date Received: 6/19/25

Fee Paid: \$ \) OO

Case: 75-44

Signature of the Zoning Officer

ADDENDUM TO ZONING VARIANCE APPLICATION Abington Township Zoning Hearing Board 1550 Cloverly Lane, Jenkintown, PA 19046 Tax Parcel No. 30-00-09848-00-4

Request for Variance of Zoning Ordinance Section 2103.A-13

Applicants, Governor Joshua D. Shapiro and Lori M. Shapiro are seeking a variance from the Abington Township Zoning Ordinance Sections 2103.A, Use A-13.1 and A-13.2, which limit fence height to six (6) feet in rear and side yards, to permit the construction and maintenance of an eight (8) foot high fence along the rear (south) and the right (west) side of the property.

This variance request is submitted in light of the unique and compelling security needs associated with the residence of the sitting Governor of Pennsylvania and his family. The proposed fence height of eight (8) feet is necessary to protect the Governor's family due to credible threats and recent events that have demonstrated that the existing six (6) foot fence is insufficient to provide effective security. Specifically, the rear of the property faces an open wooded area, and the right side borders a largely open lot, making these areas particularly vulnerable to intrusion.

An eight (8) foot fence will serve as a critical security enhancement by providing increased deterrence, a more formidable physical barrier to potential threats, and additional response time for law enforcement or security personnel to intervene in the event of a security breach. This request is made with the support of the Pennsylvania State Police.

The requested variance will not adversely affect adjacent properties or alter the character of the neighborhood. The proposed fence will be situated a substantial distance from the nearest residential homes. The visual and practical impact on neighboring properties will therefore be minimal, and the variance will not substantially impair the use or value of any adjacent property.

This variance meets the legal standards set forth under 52 P.S. § 10910.2. The exceptional conditions justifying this request include the property's physical characteristics—specifically its proximity to expansive wooded areas and open land—and the uniquely heightened security risk associated with the Governor's high-profile residency. The necessity of the requested variance is underscored by the April 13, 2025 attack on the Governor and his family, which demonstrated that the current six (6) foot fence is inadequate for protecting their safety.

The hardship giving rise to this request is not self-created, but rather stems from external security threats specific to the Governor's public role and the physical vulnerabilities of the property. Without the requested variance, the property cannot be reasonably or safely used as a secure family residence for the Governor. The requested eight (8) foot fence is therefore necessary to allow the property to be used for its intended and lawful purpose. This hardship is particular to this property and is not shared by other properties in the district. See Polensky v. Zoning Bd. of Mount Lebanon, 139 Pa. Cmwlth. 579, 583 (1991).

The proposed fence will be constructed using residential-grade materials and designs consistent with the character of the neighborhood. Given the limited extent of the fence along the property lines and its compatibility with the surrounding land use, the variance will not substantially or permanently impair adjacent properties nor be detrimental to the public welfare.

Moreover, the requested variance represents the minimum relief necessary to achieve the essential purpose of deterring credible threats and providing sufficient time for security responses. Lesser modifications have been considered and determined to be inadequate, as demonstrated by the events of April 13, 2025.

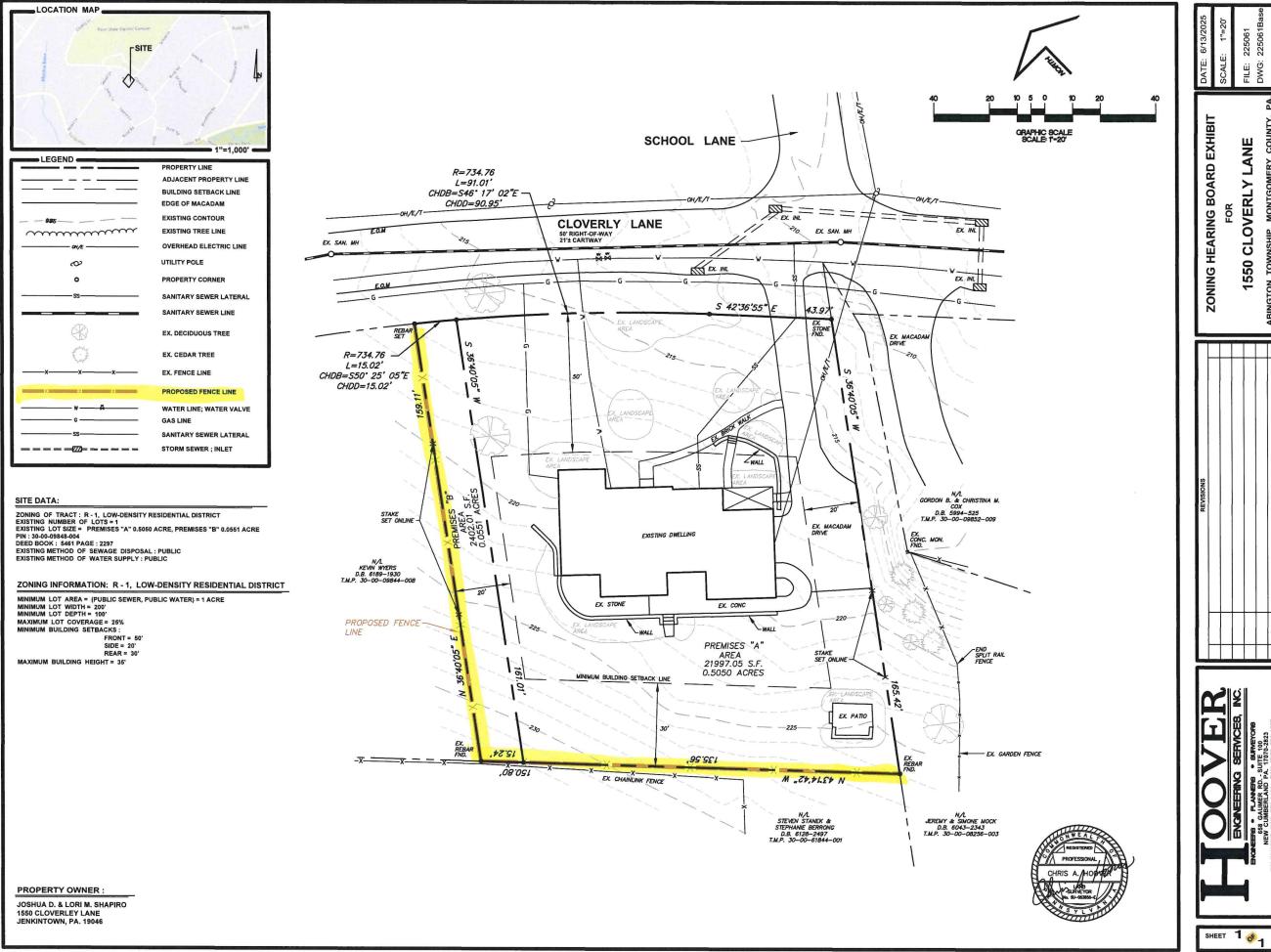
For these reasons, the Applicants respectfully request that the Zoning Hearing Board grant a variance to permit the construction of an eight (8) foot fence along the rear (south) and right (west) side of the property, consistent with the attached site plan, to ensure the safety and security of the Governor of Pennsylvania and his family.

Respectfully submitted,

Dated: June 20, 2025

By: /s/ Susan A. Weir.

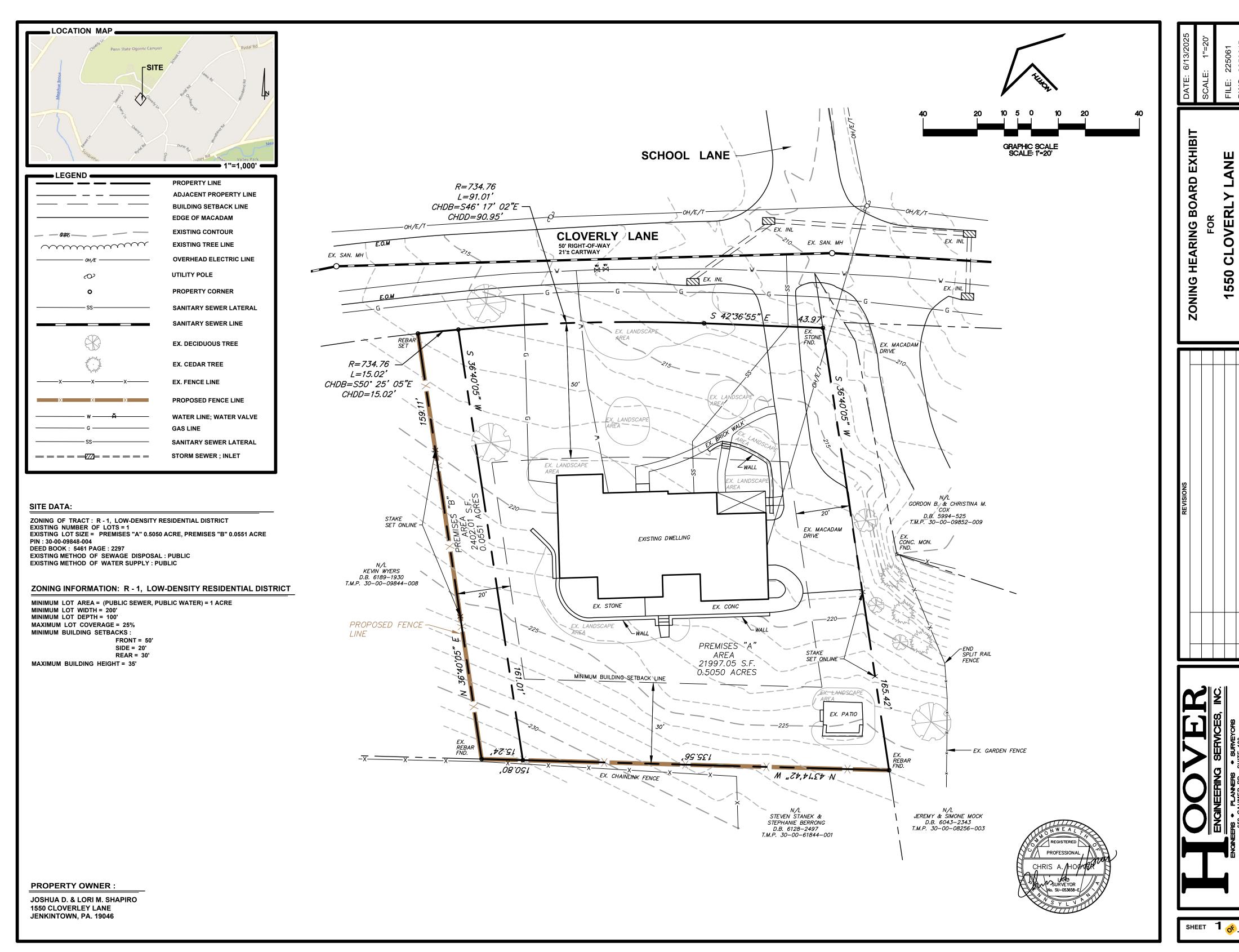
Susan A. Weir, Esquire. WEIR LLP 1339 Chestnut Street, Suite 500 Philadelphia, PA 19107 sweir@weirlawllp.com





FILE: DWG:

1550 CLOVERLY LANE



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TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: June 26, 2025 APPLICATION: # 25-44

APPLICANT: Joshua and Lori Shapiro

OWNER: Joshua and Lori Shapiro

LOCATION: 1550 Cloverly Ln, Jenkintown, PA 19046

25-44: Joshua and Lori Shapiro request the following relief from the Ordinance to construct a fence upon real property identified as 1550 Cloverly Lane, within the R-1 Low-Density Residential Zoning District, Ward #1:

- a Variance from Ordinance §2103.A.Use A-13.1 to allow a fence higher than 6 feet; and
- 2. a Variance from Ordinance §2103.A.Use A-13.2 to allow a fence higher than 4 feet within the required front yard setback.

A public hearing will be held on <u>Tuesday</u>, <u>July 15</u>, <u>2025</u> starting at <u>7:00</u> <u>P.M.</u> 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 <u>www.abingtonpa.gov</u>.



ZONING HEARING BOARD

AGENDA ITEM

July 15, 2025	AGENDA ITEM NUMBER	FISCAL IMPACT	
DATE		Cost > \$10,000	
Administration		Yes No	
DEPARTMENT	<u> </u>		
DEFARIMENT		PUBLIC BID REQUIRED	
		Cost > \$20,100	
		Yes No	
AGENDA ITEM:			
25-45: Mahmoud Mustaf	a		
EXECUTIVE SUMMARY:			
	a requests a Variance from Ordinance ed at real property identified as 1031 Sining District, Ward #1.		
PREVIOUS BOARD ACTION	IS:		
n/a			
RECOMMENDED BOARD A	ACTIONS:		

25-45: Mahmoud Mustafa requests a Variance from Ordinance §2103.Use A-13.1 to allow a fence higher than 6 feet to be erected at real property identified as 1031 Susquehanna Road, within the R-1

Low-Density Residential Zoning District, Ward #1.

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 I	Indersig	ned herein makes application for:	
[X	Request for Variance from the Zoning Ordinance.		
	1	Request for a Special Exception as provided by the	Zoning Ordinance.
]	1	Appeal from the actions of the Zoning Officer.	
1.	Name	and address of the owner of the land:	Phone number: (215) 778-5156
	1031 S	oud Mustafa ausquehanna Road atown, PA 19046 (Parcel ID 300064412007)	
2.	Name	and address of the applicant: Same as Owner	Phone number: Same as Owner
3.	Matthe 17 Wes P.O. B West C	and address of the attorney: ew N. Korenoski, Esquire st Gay Street lox 515 Chester, PA 19380	Phone number: 610-692-1371
4.	If the a Examp	applicant is not the owner of the property, list the app ple: equitable owner, agent, lessee, etc.	plicant's interest in filing this application.
5.		iption of the property:	
	Addre	ss/location 1031 Susquehanna Road, Jenkintown, PA 19	046(Parcel ID 300064412007)
	Presen	it use Residential / Single-Family Dwelling	
	Propos	sed improvement Fence	

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 fence exceeds the height maximum of the Township Zoning Ordinance. The Applicant therefore seeks a dimensional variance to maintain and finish the fence on the subject property.

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

Chapter 162, Article XXI, Section 2103, Use A-13, Subsection 1, "Fences and Walls": "Unless otherwise regulated, the maximum height of fences and walls shall be six feet (6')."

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.

Please see attached Application Addendum regarding these details.

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.

Upon information and belief, 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.
 - Deed
 - Updated Plan
 - Photographs of Fence (to be provided at hearing)

etters of Support (to be provided at hearing)

Internal Validation:

2103. A. V& A-13.1 Height >6

Date Received: 6/20/25

Fee Paid: \$ 160

28-45 Case:

ADDENDUM TO APPLICATION TO ZONING HEARING BOARD OF ABINGTON TOWNSHIP

Mahmoud Mustafa 1031 Susquehanna Road Jenkintown, PA 19046

I. The Subject Property

Mahmoud Mustafa (the "<u>Applicant</u>") is the owner of the subject property located at 1031 Susquehanna Road, Jenkintown, PA 19046 (Montgomery County Parcel I.D. 300064412007) (the "<u>Property</u>") in the R-1 Low-Density Residential Zoning District of Abington Township (the "<u>Township</u>"). The Applicant's ownership of the Property is reflected in a deed dated June 26, 2017, and recorded with the Recorder of Deeds Office of Montgomery County on July 3, 2017 at Deed Book 6051, Page 311. The Property is approximately one (1) acre in area. The Property has frontage on and is bounded by Susquehanna Road to the south. The Property is bounded by residential properties to the west, north, and east. The Property is primarily improved with a single-family dwelling, driveway, shed, rear patio, and fence. The Applicant lives on the Property with his two sons.

II. The Improvements to the Subject Property

On July 16, 2016, the Township issued the Applicant a permit to build a brick fence on the Property near the top of the driveway, measuring 96 inches wide (separated by the dwelling in the middle) and four to six feet in height, as shown on Sheet A-10 of a plan prepared by the Applicant's architect Lunbuild and submitted to the Township with the fence permit application (the "Original Plan"). The Applicant stopped working on the fence in October of 2024, after being instructed by the Township that the fence was too high. The work remaining to be done is to install paneling composed of wood or PVC along the metal portions of the fence.

In building the fence, the Applicant built his fence at a height ranging from five feet, nine inches (5'9") to eleven feet, three-and-one-half inches (11', 3.5") which was higher than as shown on the Original Plan, as well as higher than as permitted by Chapter 162, Article XXI, Section 2103, Use A-13, Subsection 1, "Fences and Walls," which only allows a maximum height of fences and walls of six (6) feet.

On May 2, 2025, two non-traffic citations were issued by the Township to the Applicant, regarding the fence height (Citation No. 25-0018) and fence material (Citation No. 25-0019), and asserting that the Applicant was in violation of the Township Code.² The Applicant's architect Lunbuild thereafter submitted an amended plan to the Township dated May 15, 2025, which showed the as-built dimensions of the fence (the "Amended Plan").³ Another plan will be submitted as soon as possible, in advance of the hearing scheduled on this matter, showing the aforementioned paneling.

¹ A copy of the deed is attached as **Exhibit "A."**

² The issue of fence material is not before this Board.

³ A copy of the Amened Plan is attached as **Exhibit "B."**

III. Grounds for Dimensional Variance Relief

The Applicant now submits this application to the Abington Township Zoning Hearing Board for a dimensional variance from Chapter 162, Article XXI, Section 2103, Use A-13, Subsection 1, "Fences and Walls" to have a fence with a height ranging from 5 feet, 9 inches to 11 feet, 3.5 inches, where a maximum of six (6) feet is otherwise permitted. The grounds for relief are set forth below.

Pursuant to Article XX of the Zoning Ordinance, which incorporates the requirements of Article IX of the Municipalities Planning Code, 53 Pa. Stat. Ann. § 10910.2(a), the Applicant is entitled to a dimensional variance given the unique physical circumstances of the Property, which resulted in an unnecessary hardship to the Applicant. In particular, the Applicant has a large, unfenced rear yard that has in the past been subject to theft of expensive equipment construction equipment owned by the Applicant. To enhance the safety of his Property, the Applicant desired to install a fence along the mid-line of his home, running east to west. To do so, he felt that a height of 5 feet, 9 inches to 11 feet, 3.5 inches was more appropriate from a safety perspective than the Township maximum of six (6) feet. Further, he built the center part of the fence higher than the other parts of it to look more aesthetically pleasing. The Applicant is not responsible for the size and openness of his rear yard as it was that size when he bought the Property. Moreover, the dimensional variance, if authorized, will not alter the essential character of the neighborhood or Zoning District, nor substantially or permanently impair the appropriate use or development of adjacent properties, nor be detrimental to the public welfare. On the contrary, the fence will enhance the neighborhood, given the architectural uniqueness of the design. Finally, the fence needs to be no higher than what is currently proposed to enable the Applicant to safeguard his Property.

The grant of the requested dimensional variance would also comply with Section 2001.1 of the Zoning Ordinance. First, the dimensional variance will not overcrowd the land or create an undue concentration of population; rather, there is no additional dwelling space proposed. **Second**, the dimensional variance will not impair an adequate supply of light and air to adjacent property; rather, the fence only affects the Applicant's Property. Third, the dimensional variance will not increase the danger of fire or otherwise endanger the public safety; rather, one of the purposes of the fence is to increase the safety of the Applicant. Fourth, the dimensional variance will not substantially increase congestion in the public streets or adversely affect Township transportation; rather, the fence is set back along the midline of the Property and will not cause any increase in traffic. Fifth, the dimensional variance will not adversely affect or unduly burden public water, sewer, school, police, fire, park, or other public facilities; rather, the fence is unique to the Property itself and will not affect in any way the foregoing public services/facilities. Finally, the dimensional variance will not affect in any other manner the health, safety, morals, or general welfare; rather, the fence is an aesthetically pleasing feature, set back along the midline of the Property, which will enhance the neighborhood and not negatively impact the public in any way whatsoever.

The Applicant understands the post-hoc nature of the relief sought, and he appreciates that he is requesting the relief only after changing the proposed height of the fence and constructing the majority of it on the Property. The Applicant apologizes for this oversight. He did not realize

he needed a variance to make the fence a different height than listed on the permit, due in part to similar structures in the neighborhood. Once it identified by the Township that the fence exceeded the height limit and that dimensional variance relief would be required, the Applicant immediately retained legal counsel and began the process of submitting the instant application to this Board.

IV. Request for Relief

Date: June 20, 2025

In consideration of the Application, Addendum, and attachments, the Applicant respectfully requests that the Abington Township Zoning Hearing Board grant the Application for a dimensional variance from Chapter 162, Article XXI, Section 2103, Use A-13, Subsection 1 of the Zoning Ordinance, to permit the fence to have a maximum height of 11 feet, 3.5 inches (for two of the columns) where six (6) feet is otherwise permitted. Additional documentary evidence and testimony in support of the Applicant's request for relief will be at the time of the hearing scheduled on this matter.

Respectfully submitted:

UNRUH TURNER BURKE & FREES

Motthay N. Karanaski

Counsel for Applicant, Mahmoud Mustafa PATIO: INSTALL A SEMICIRCULAR PATIO AREA BEHIND PROPOSED FENCE LINE. PROPOSED PATIO TO BE A PERMABLE PAVER SYSTEM THAT ALLOWS FULL INFILTRATION BACK INTO THE GROUND SURFACE AREA.

PROJECT DIRECTORY

OWNER: MUSTAFA MAHMOUD 1031 SUSQUEHANNA RD JENKINTOWN, PA 19046 215-778-5156

DESIGN PROFESSIONAL RO DESIGNS
RONALDO DE LUNA, M.ARCH
INFO@DELUNAARCHITECTURE.COM
215-868-9188

ENGINEERING CONSULTANT: KIRO ENGINEERING MINA A. MIKAEEL, P.E. MINA@KIROENGINEERING.COM

APPLICABLE CODES

2018 INTERNATIONAL RESIDENTIAL CODE

SHEET LIST

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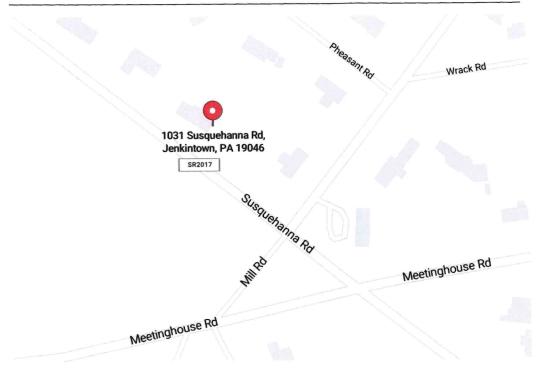
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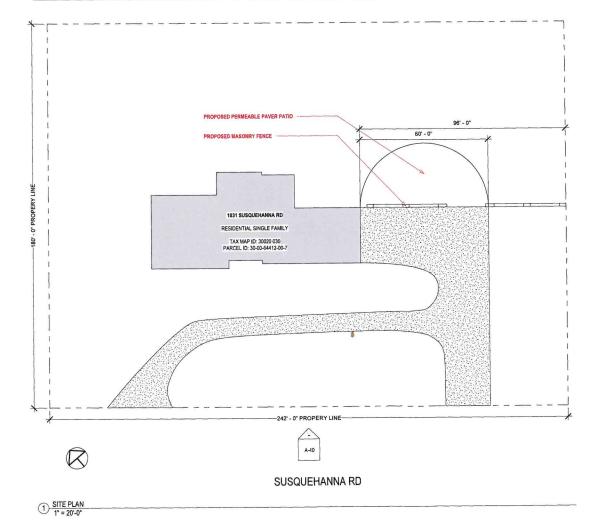
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SHEET NAME

VICINITY MAP



SITE PLAN



ABBREVIATIONS

METAL MICROWAVE NOT IN CONTRACT AIR CONDITIONING AC
AD
AFF
AGGR
ALT
ALUM
APPROX
ARCH
ASF
AVG
B/ or BO
BD
BITUM AREA DRAIN ABOVE FINISH FLOOR AGGREGATE NUMBER NOMINAL NOT TO SCALE ALTERNATE ALUMINUM APPROXIMATE ARCHITECTURAL ON CENTER OPEN SITE DRAIN PANTRY ABOVE STRUCTURAL FLOOR PLATE AVERAGE BOTTOM OF BOARD BITUMINOUS PLASTIC LAMINATE QUARRY TILE RADIUS REFRIGERATOR BUILDING BASEMENT CABINET BLDG
BSMT
CAB
CEM
CFM
CL
CLG
CLR
CMU
COD
COL
CONC REQUIRED REVISION CEMENT CUBIC FEET PER MINUTE RANGE ROUGH OPENING CENTER LINE CEILING CLEAR SOLID CORE SMOKE DETECTOR SQUARE FEET CONCRETE MANSONRY UNIT CO DETECTOR STAINLESS STEEL COLUMN CONSTRUCTION CONT
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FURN CONTINUOUS STEEL TONGUE AND GROOVE THICKNESS TYPICAL UNLESS NOTED OTHERWISE DOUBLE DEPARTMENT DIAMETER VERTICAL VERIFY IN FIELD WIDE WASHER / DRYER WATER CLOSET DEAD LOAD WATER HEATER WALK-IN CLOSET WATERPROOF DRAWING ELEVATION ELECTRICAL WELDED WIRE FABRIC **ELEVATOR** EMERGENCY EQUAL EQUIPMENT EXISTING EXTERIOR FOUNDATION FLOOR DRAIN FIRE PLACE **FURNACE** G DISP GA GFA GFCI GYP BD GARBAGE DISPOSAL GARBAGE DISPOSAL

GAGE OF GAUGE

GROSS FLOOR AREA

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SYMBOL & MATERIAL LEGEND

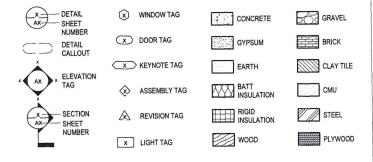
LIVE LOAD LOW POINT

LOW VOLTAGE MASONRY MAXIMUM

MECHANICAL MANUFACTURER

MINIMUM MISCELLANEOUS

MEDICINE CABINET



lunbuild DESIGN FIRM LUNBUILD Ronaldo de Luna, M.Arch 7244 Castor Ave #1230 Philadelphia, PA 19149 215-868-9188 info@lunbuild.com

DESIGN PROFESSIONA

SEAL & SIGNATURE

CONSULTANTS

SEAL & SIGNATURE

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OF THE LAW.

BUILDINGS ARE ORIENTATED IN PROJECT NORTH VIEWS, NOT TRUE NORTH VIEWS

PROJECT INFORMATION

PROJECT ADDRESS

PROJECT OWNER MUSTAFA MAHMOUD

SHEET INFORMATION

ISSUED FOR

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As indicated

5.15.2025

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FENCE AND PAVER PROJECT

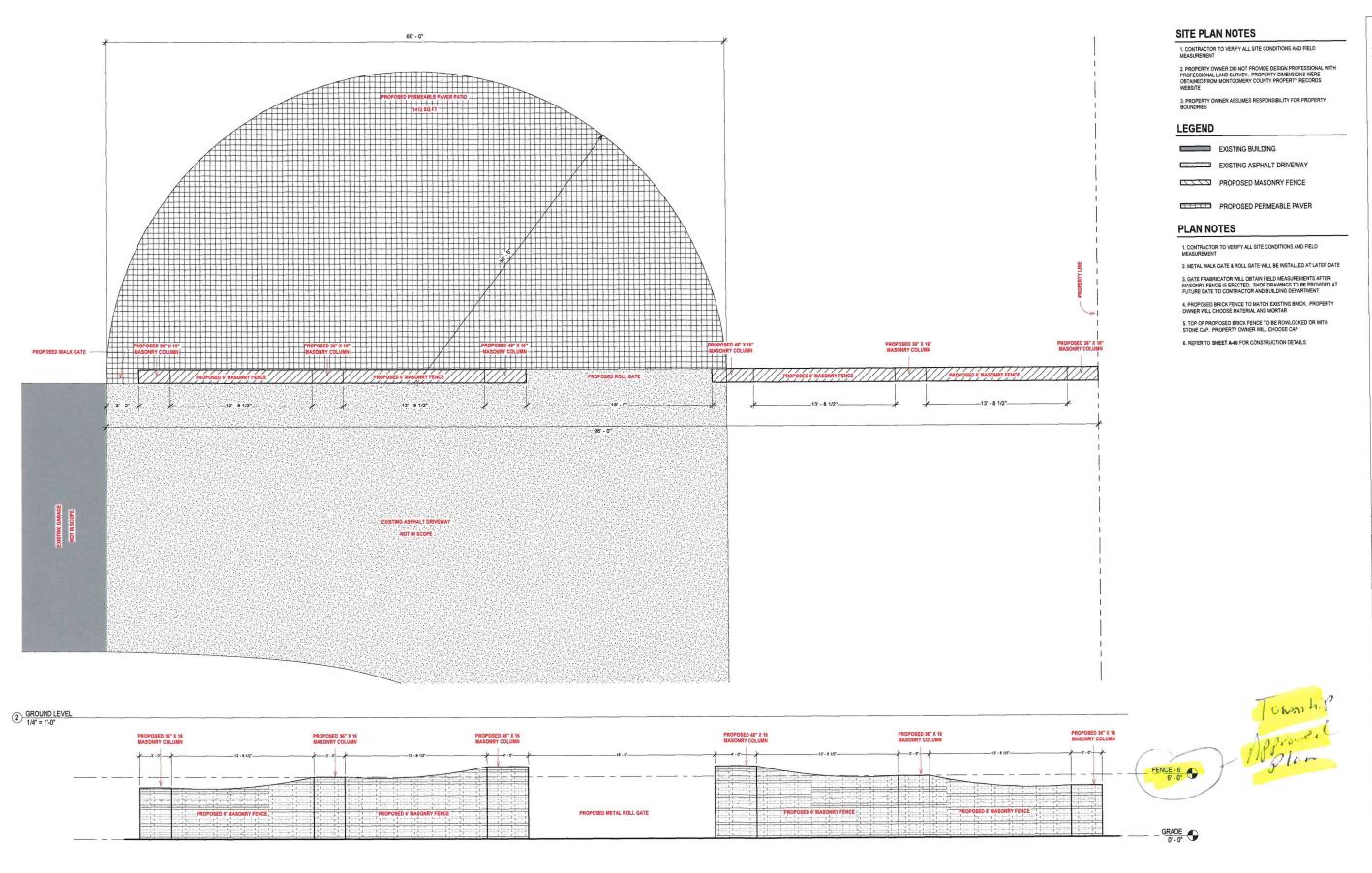
1031 SUSQUEHANNA RD JENKINTOWN, PA 19046

CONSULTANTS

KIRO ENGINEERING
Mina A. Mikaeel, P.E.
1202 Whitehorse Hamilton Rd, #6
Hamilton, NJ 08690
609-496-3716
mina@kiroengineering.com

LUNBUILD Sergio Claure, RA, NCARB

128



3 FRONT ELEVATION

→ lunbuild

architecture & construction

DESIGN FIRM

LUNBUILD Ronaldo de Luna, M.Arch 7244 Castor Ave #1230 Philadelphia, PA 19149 215-868-9188 info@lunbuild.com

DESIGN PROFESSIONAL

LUNBUILD Sergio Claure, RA, NCARB

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PROSECUTION BY THE FULLEST EXTENT
OF THE LAW.



PROJECT INFORMATION

FENCE AND PAVER PROJECT

PROJECT ADDRESS

PROJECT OWNER MUSTAFA MAHMOUD

SHEET INFORMATION

No.	Description	Dat
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ISSUED FOR

PROJECT NUM	BER		25_R_13
DRW BY	RD	CHK BY	ММ
SCALE			1/4" = 1'-0"
SHEET SIZE		ARCH	D - 24" x 36
ISSUE DATE			5.15.2025

PLAN & ELEVATION - ORIGINAL PLAN

lunbuild

DESIGN FIRM

DESIGN PROFESSIONAL LUNBUILD Sergio Claure, RA, NCARB

SEAL & SIGNATURE

CONSULTANTS

KIRO ENGINEERING
Mina A. Mikaeel, P.E.
1202 Whitehorse Hamiton Rd, #6
Hamition, NJ 08690
603-496-3718
mina@kiroengineering.com
SEAL & SIGNATURE

LUNBUILD Ronaldo de Luna, M.Arch 7244 Castor Ave #1230 Philadelphia, PA 19149 215-868-9188

AMENDED PLAN NOTES

PROPOSED FENCE WAS NOT BUILT AS PER PREVIOUSLY APPROVED PLANS.

3. A 2 WIDE CONCRETE PAD WAS INSTALLED THE LENGTH OF THE FENCE LINE. METAL TRACK WAS EMBEDDED INTO PAD FOR ROLL GATE

LEGEND

EARTH

CONCRETE STRUCTURE

MASONRY STRUCTURE

PLAN NOTES

1. CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND FIELD MEASUREMENT

2. METAL WALK GATE & ROLL GATE SPECIFICATIONS ARE NOT PART OF SCOPE.

3. GATE FRABRICATOR RESPONSIBLE FOR ALL SHOP DRAWINGS, SPECIFICATIONS, AND INSTALLATION MEANS AND METHODS.

4. PROPOSED BRICK FENCE TO MATCH EXISTING BRICK. PROPERTY OWNER WILL CHOOSE MATERIAL AND MORTAR

5. REFER TO SHEET A-60 FOR CONSTRUCTION DETAILS

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PROJECT INFORMATION

PROJECT NAME FENCE AND PAVER PROJECT

PROJECT ADDRESS

PROJECT OWNER MUSTAFA MAHMOUD

SHEET INFORMATION

No.	Description	Date
1	AMENDMENT	5.15.202 5
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ISSUED FOR

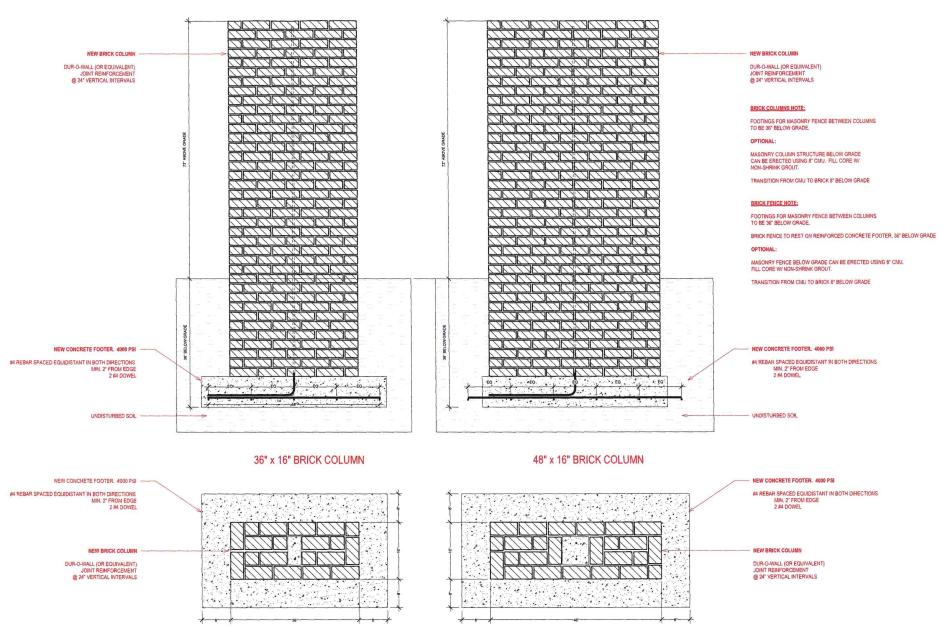
PROJECT NUMBER	25_R_1
DRW BY RD	CHK BY MN
SCALE	1/4" = 1'-0
SHEET SIZE	ARCH D - 24" x
ISSUE DATE	5.15.202
	LEVATION ED PLAN
Α-	11

1

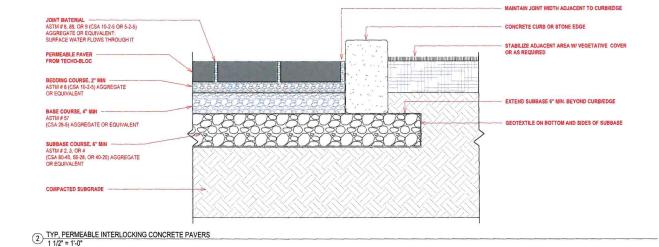
HAS Installed H **FRONT ELEVATION SECTION** PROPOSED 36" x 16" MASONRY COLUMN RAIL RAILING 4' - 8" **PLAN VIEW** STEEL ANGLE -IRON (USED FOR TRACK RAILS)

PROPOSED MASONRY COLUMNS AND ROLLING GATES

1/4" = 1'-0"



1 BRICK COLUMN DETAIL



CODES AND STANDARDS

REFERENCE CODES AND STANDARDS

TMS 402 THE MASONRY SOCIETY, "BUILDING CODE REQUIREMENTS FOR MASON STRUCTURES" (TMS 402-16) "SPECIFICATIONS" (TMS 602-16) (39C3014)

ACI MANUAL OF CONCRETE PRACTICE - PARTS 1 THROUGH 6 -2009

369 AMERICAN INSTITUTE OF STEEL CONSTRUCTION, "STEEL CONSTRUCTION MANUAL EDITION, 2018, INCLUDING ALL SPECIFICATIONS AND CODES IN PART 16.

AMERICAN INSTITUTE OF STEEL CONSTRUCTION, "SPECIFICATION FORSTRUCTURAL JOINTS USING ASTM A225 ON A490 BOLTS " 2004 EDITION.

"AMERICAN SOCIETY OF TESTING AND MATERIALS".

3. (N) DENOTES NEW

4. (E) DENOTES EXISTING

GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND FR PROFESSIONAL OF RECORD FOR EVALUATION PRIOR TO ANY NEW WORK.

FOUNDATION NOTES:

1. FOUNDATION SOIL BEARING PRESSURE 3000 PSF (ASSUMED TO BE V.I.F.)

4. THE SOILS FOOTINGS

1. MATERIALS

ASTM GRADE N (MIN. COMP. STRENGTH = 1000 PSF)

ASTM C270 TYPE M OR S (MIN. COMP. 1 = 2500 PSF) ASTM C476 (MIN. COMP. STRENGTH = 3000 PSF)

1. REMOVAL OF EXISTING MASONRY

A ALL HATURAL THOSE STONE BLOCK, AND CLAY MEAN REMOVED DURING RESTORATION SHALL BE ARRANGED THE CONSISTS STOTE FOR FORMER, CAME SHALL BE TAKEN SO AT TO NOT CHARGE THE PROPERTY OF THE PROPERTY OF THE STRAWING AND STONES.

A ALL SALANGED MANIFEMENT SHALL SET CLAYBOR FOR OF DISBOR RESET.

C. LIGHTY DAMAGED NATURAL STONE STONE SLOCK, AND CLAY MINICE MY HAVE THE LOOSE DAMAGED ARRING SERVICE DAMAGED AS THE RESTORATION OF RESIDENCE THE REMOVED TO THE STRAY THE PRISE OF THE REMOVED THE STRAY THE

3. NEW MASONRY:

4. MORTAR

CONCRETE NOTES 1. MATERIALS

3. REINFORCING BARS IN WALLS AND FOOTINGS SHALL BE CONTINIOUS A

CONCRETE CAST AGAINST EARTH & PERMANENTLY EXPOSED CONCRETE EXPOSED TO EARTH AND WEATHER

G. MINIMUM EMBEDMENT SHALL BE 24 BAR DIA

2. FLOOR SILL PLATES SHALL BE PRESSURE TREATED LUMBER WHERE SHOWN ON DRAWINGS

CONNECTERS SHALL BE GALVINIZED METAL NOT LESS THAN 18 GAGE, MFGD BY THE SIMPSON COMPANY, AS SHOWN ON THE DRAWINGS.

6. ALL EXTERIOR BEARING WALLS TO BE CONSTRUCTED OF 246's @16' O.C.

lunbuild DESIGN FIRM LUNBUILD Ronaldo de Luna, M.Arch 7244 Castor Ave #1230 Philadelphia, PA 19149 215-868-9188 info@lunbuild.com

DESIGN PROFESSIONAL

SEAL & SIGNATURE

LUNBUILD Sergio Claure, RA, NCARB

CONSULTANTS KIRO ENGINEERING Mina A. Mikaeel, P.E. 1202 Whitehorse Hami Hamilton, NJ 08690 609-496-3718

SEAL & SIGNATURE



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OF THE LAW.



PROJECT INFORMATION PROJECT NAME FENCE AND PAVER PROJECT

PROJECT ADDRESS 1031 SUSQUEHANNA RD JENKINTOWN, PA 19046

PROJECT OWNER MUSTAFA MAHMOUD

SHEET INFORMATION

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ISSUED FOR

PROJECT NUMBER 25_R_13 DRW BY RD CHK BY MM SCALE As indicated SHEET SIZE ARCH D - 24" x 36 ISSUE DATE 5.15.2025

> CONSTRUCTION **DETAILS**

A-60

SCOPE OF WORK

AMENDMENT TO ORIGINAL SCOPE OF WORK PROPOSED MASONRY FENCE TO EXCEED 6 FEET IN HEIGHT ORGINAL SCOPE OF WORK

SCOPE OF WORK CONSIST OF EXTERIOR UPGRADES TO SINGLE FAMILY RESIDENCE

FENCE: REMOVAL OF 4' POST & RAIL FENCE AND REPLACE WITH A MASONRY FENCE ALONG THE SAME FENCE LINE

PATIO: INSTALL A SEMICIRCULAR PATIO AREA BEHIND PROPOSED FENCE LINE. PROPOSED PATIO TO BE A PERMABLE PAVER SYSTEM THAT ALLOWS FULL INFILTRATION BACK INTO THE

PROJECT DIRECTORY

MUSTAFA MAHMOUD 1031 SUSQUEHANNA RD JENKINTOWN, PA 19046 215-778-5156

DESIGN PROFESSIONAL: RD DESIGNS RONALDO DE LUNA, M.ARCH INFO@DELUNAARCHITECTURE.COM 215-868-9188

ENGINEERING CONSULTANT: KIRO ENGINEERING MINA A. MIKAEEL, P.E. MINA@KIROENGINEERING.COM

APPLICABLE CODES

2018 INTERNATIONAL RESIDENTIAL CODE

SHEET LIST

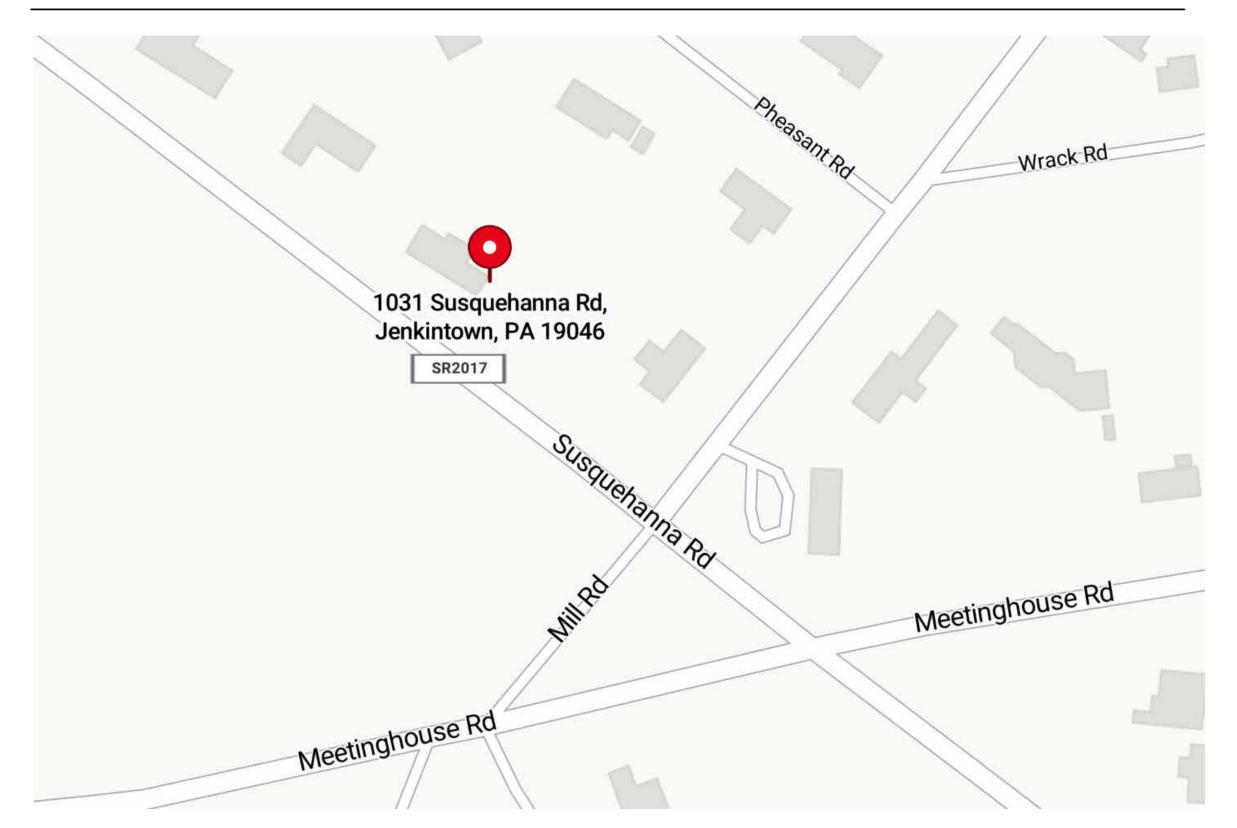
SHEET NUMBER

SHEET LIST

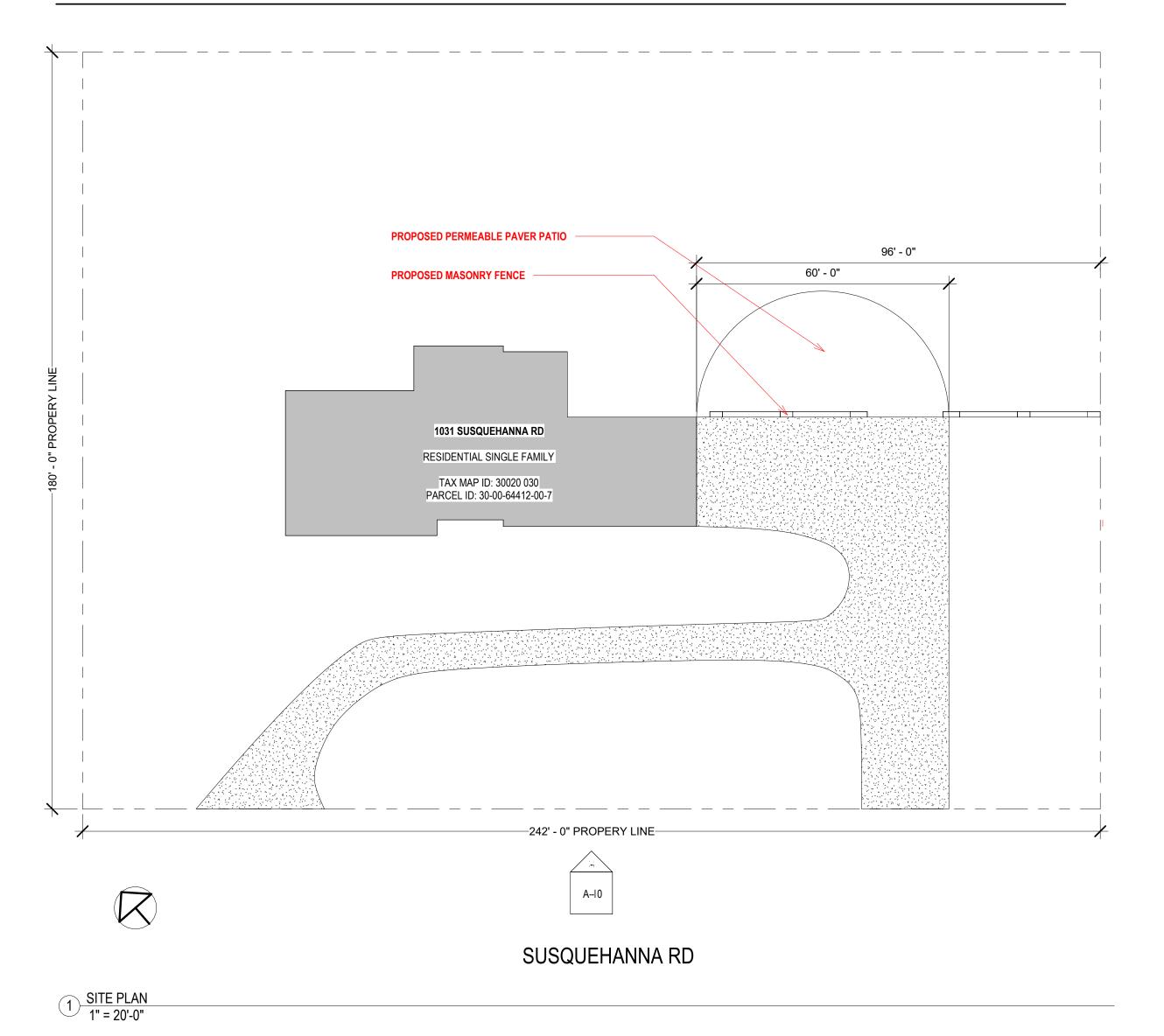
COVER SHEET A-10 PLAN & ELEVATION - ORIGINAL PLAN PLAN & ELEVATION - AMENDED PLAN

A-11 PLAN & ELEVATION - AMENT A-60 CONSTRUCTION DETAILS

VICINITY MAP



SITE PLAN



ABBREVIATIONS

AIR CONDITIONING AREA DRAIN ABOVE FINISH FLOOR AGGR AGGREGATE ALT ALTERNATE NOM ALUMINUM ALUM APPROX ARCHITECTURA OSD ABOVE STRUCTURAL FLOOR AVG **AVERAGE BOTTOM OF** PLAM BITUM **BITUMINOUS** BLDG BSMT BASEMENT CAB CABINET CEMENT CUBIC FEET PER MINUTE CENTER LINE CLG CEILING CLR CLEAR CONCRETE MANSONRY UNIT CMU COD CO DETECTOR COL COLUMN CONC CONCRETE CONST STD CONSTRUCTION CONT CONTINUOUS CPT CARPET CERAMIC TILE TYP DOUBLE UNO DBL DEPT DEPARTMENT **VERT** DIA DIAMETER DIMENSION DEAD LOAD W/D DOWN DOWNSPOUT DISHWASHER DWG DRAWING **ELEVATION** ELECTRICAL **ELEV ELEVATOR EMER EMERGENCY EQUAL** EQUIPMENT **EXIST EXISTING** EXT EXTERIOR FDTN **FOUNDATION** FLOOR DRAIN FIRE PLACE **FURN FURNACE** GARBAGE DISPOSAL GAGE or GAUGE GROSS FLOOR AREA GROUND FAULT CIRCUIT INTERRUPTER GYP BD GYPSUM BOARD HOLLOW CORE **HOLLOW METAL** HORIZ HORIZONTAL HIGH POINT HEIGHT INCL INCLUDED INSULATION INSUL JOINT KITCHEN SINK LINEN CLOSET LAMINATE LAV LAVATORY LIVE LOAD LOW POINT LOW VOLTAGE MAX MAXIMUM

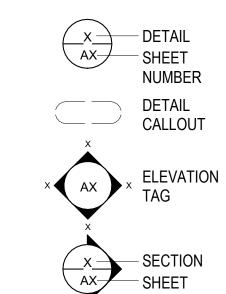
MEDICINE CABINET

MECHANICAL

MANUFACTURER

MISCELLANEOUS MASONRY OPENING

SYMBOL & MATERIAL LEGEND



NUMBER

MISC

× WINDOW TAG

REVISION TAG

X LIGHT TAG

CONCRETE

METAL

NUMBER

NOMINAL

MICROWAVE

NOT TO SCALE

OPEN SITE DRAIN

PLASTIC LAMINATE

ON CENTER

QUARRY TILE

REFRIGERATOR

ROUGH OPENING

SMOKE DETECTOR

STAINLESS STEEL

TONGUE AND GROOVE

UNLESS NOTED OTHERWISE

PANTRY

PLATE

RADIUS

REQUIRED

REVISION

SOLID CORE

SQUARE FEET

RANGE

SHELF

STAINED

STANDARD

THICKNESS

TYPICAL

VERTICAL

WOOD

VERIFY IN FIELD

WASHER / DRYER

WATER CLOSET

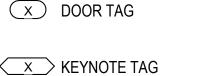
WATER HEATER

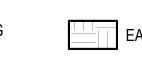
WALK-IN CLOSET WATERPROOF

WELDED WIRE FABRIC

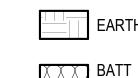
NOT IN CONTRACT

GRAVEL



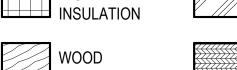












PLYWOOD

A-0



LUNBUILD Ronaldo de Luna, M.Arch 7244 Castor Ave #1230 Philadelphia, PA 19149 215-868-9188 info@lunbuild.com DESIGN PROFESSIONAL

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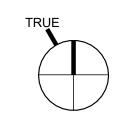
CONSULTANTS KIRO ENGINEERING Mina A. Mikaeel, P.E. 1202 Whitehorse Hamilton Rd, #6 Hamilton, NJ 08690 609-496-3718 mina@kiroengineering.com



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PROJECT INFORMATION

PROJECT NAME

FENCE AND PAVER PROJECT

PROJECT ADDRESS

1031 SUSQUEHANNA RD JENKINTOWN, PA 19046

PROJECT OWNER

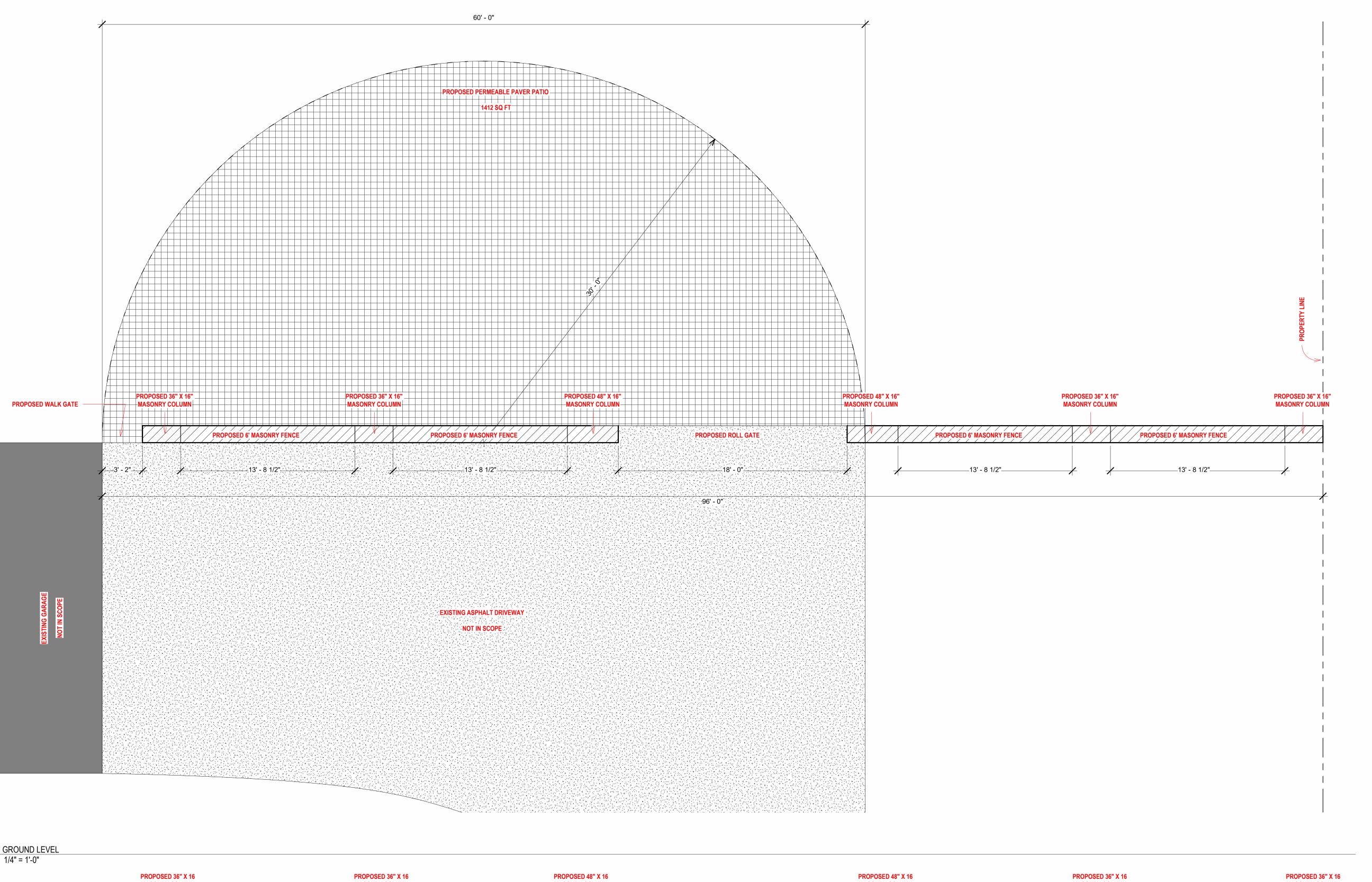
MUSTAFA MAHMOUD

SHEET INFORMATION

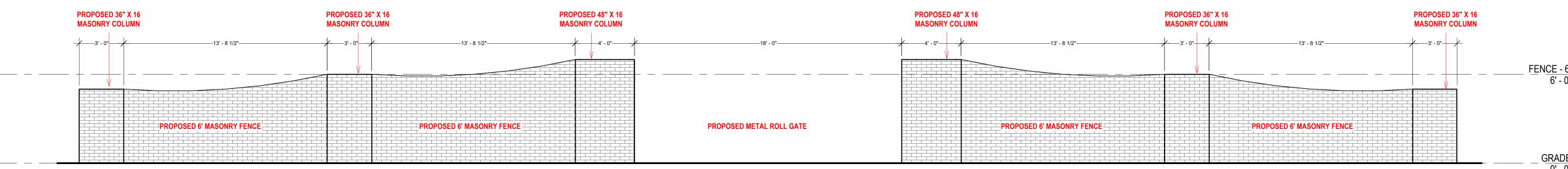
AMENDMENT

ISSUED FOR

PROJECT NUMBER 25_R_13 RD CHK BY RD DRW BY As indicated SHEET SIZE ARCH D - 24" x 36" **ISSUE DATE** 5.15.2025 **COVER SHEET**



2 GROUND LEVEL 1/4" = 1'-0"



3 FRONT ELEVATION
1/4" = 1'-0"

SITE PLAN NOTES

1. CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND FIELD MEASUREMENT

2. PROPERTY OWNER DID NOT PROVIDE DESIGN PROFESSIONAL WITH PROFESSIONAL LAND SURVEY. PROPERTY DIMENSIONS WERE OBTAINED FROM MONTGOMERY COUNTY PROPERTY RECORDS

3. PROPERTY OWNER ASSUMES RESPONSIBILITY FOR PROPERTY BOUNDRIES

LEGEND

EXISTING BUILDING

EXISTING ASPHALT DRIVEWAY

PROPOSED MASONRY FENCE

PROPOSED PERMEABLE PAVER

PLAN NOTES

1. CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND FIELD MEASUREMENT

2. METAL WALK GATE & ROLL GATE WILL BE INSTALLED AT LATER DATE

3. GATE FRABRICATOR WILL OBTAIN FIELD MEASUREMENTS AFTER MASONRY FENCE IS ERECTED. SHOP DRAWINGS TO BE PROVIDED AT FUTURE DATE TO CONTRACTOR AND BUILDING DEPARTMENT

4. PROPOSED BRICK FENCE TO MATCH EXISTING BRICK. PROPERTY OWNER WILL CHOOSE MATERIAL AND MORTAR

5. TOP OF PROPOSED BRICK FENCE TO BE ROWLOCKED OR WITH STONE CAP. PROPERTY OWNER WILL CHOOSE CAP

6. REFER TO **SHEET A-60** FOR CONSTRUCTION DETAILS



architecture & construction **DESIGN FIRM** LUNBUILD Ronaldo de Luna, M.Arch 7244 Castor Ave #1230

215-868-9188 info@lunbuild.com **DESIGN PROFESSIONAL**

Sergio Claure, RA, NCARB

Philadelphia, PA 19149

SEAL & SIGNATURE

CONSULTANTS

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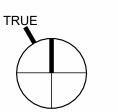
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PROJECT INFORMATION

PROJECT NAME

FENCE AND PAVER PROJECT

PROJECT ADDRESS

1031 SUSQUEHANNA RD JENKINTOWN, PA 19046

PROJECT OWNER

MUSTAFA MAHMOUD

SHEET INFORMATION

Description

ISSUED FOR

25_R_13 PROJECT NUMBER RD CHK BY MM 1/4" = 1'-0" ARCH D - 24" x 36" SHEET SIZE 5.15.2025 **ISSUE DATE**

PLAN & ELEVATION - ORIGINAL PLAN

A-10

AMENDED PLAN NOTES

1. PROPOSED FENCE WAS NOT BUILT AS PER PREVIOUSLY APPROVED

2. AMENDED PLANS ARE ADDRESSING THE CURRENT ON-SITE

CONDITIONS. MASONRY COLUMNS SURPASS 6 FT.

3. A 2' WIDE CONCRETE PAD WAS INSTALLED THE LENGTH OF THE FENCE LINE. METAL TRACK WAS EMBEDDED INTO PAD FOR ROLL GATE

LEGEND

EARTH

/ \ 4.

CONCRETE STRUCTURE

MASONRY STRUCTURE

PLAN NOTES

1. CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND FIELD MEASUREMENT

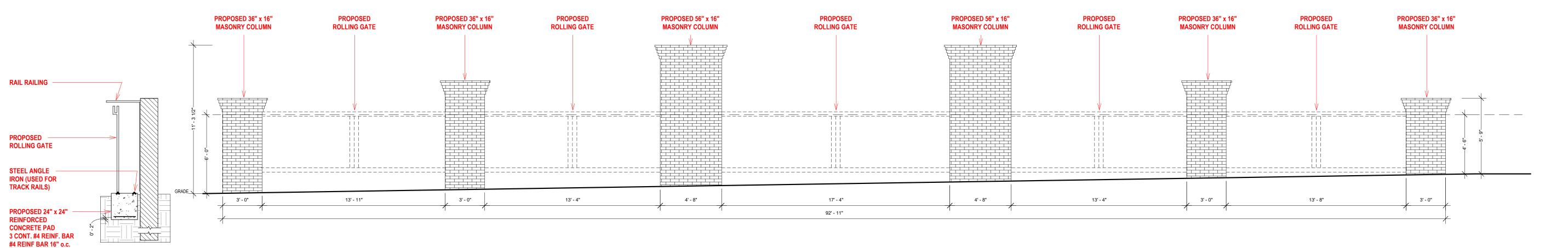
2. METAL WALK GATE & ROLL GATE SPECIFICATIONS ARE NOT PART OF SCOPE.

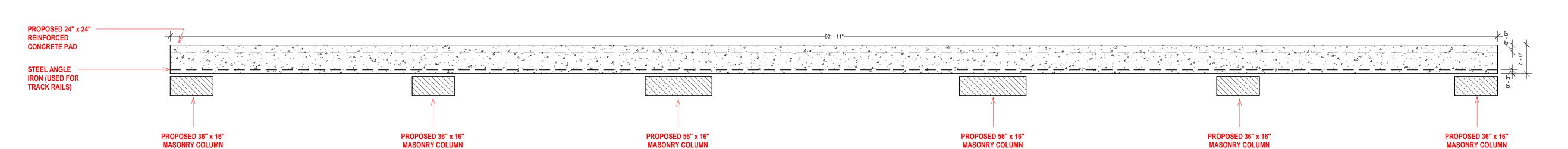
3. GATE FRABRICATOR RESPONSIBLE FOR ALL SHOP DRAWINGS, SPECIFICATIONS, AND INSTALLATION MEANS AND METHODS.

4. PROPOSED BRICK FENCE TO MATCH EXISTING BRICK. PROPERTY OWNER WILL CHOOSE MATERIAL AND MORTAR

5. REFER TO **SHEET A-60** FOR CONSTRUCTION DETAILS

FRONT ELEVATION





PLAN VIEW

ISSUED FOR

 PROJECT NUMBER
 25_R_13

 DRW BY
 RD
 CHK BY
 MM

 SCALE
 1/4" = 1'-0"

 SHEET SIZE
 ARCH D - 24" x 36"

 ISSUE DATE
 5.15.2025

 PLAN & ELEVATION

- AMENDED PLAN

A _ 1 1

PROPOSED MASONRY COLUMNS AND ROLLING GATES

1/4" = 1'-0"

SECTION

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DESIGN FIRM

DESIGN PROFESSIONAL

SEAL & SIGNATURE

CONSULTANTS

SEAL & SIGNATURE

KIRO ENGINEERING

Mina A. Mikaeel, P.E.

Hamilton, NJ 08690

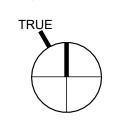
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PROJECT INFORMATION

PROJECT NAME

PROJECT ADDRESS

FENCE AND PAVER PROJECT

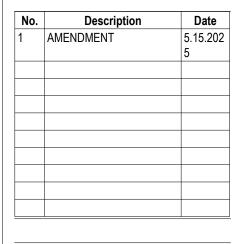
1031 SUSQUEHANNA RD

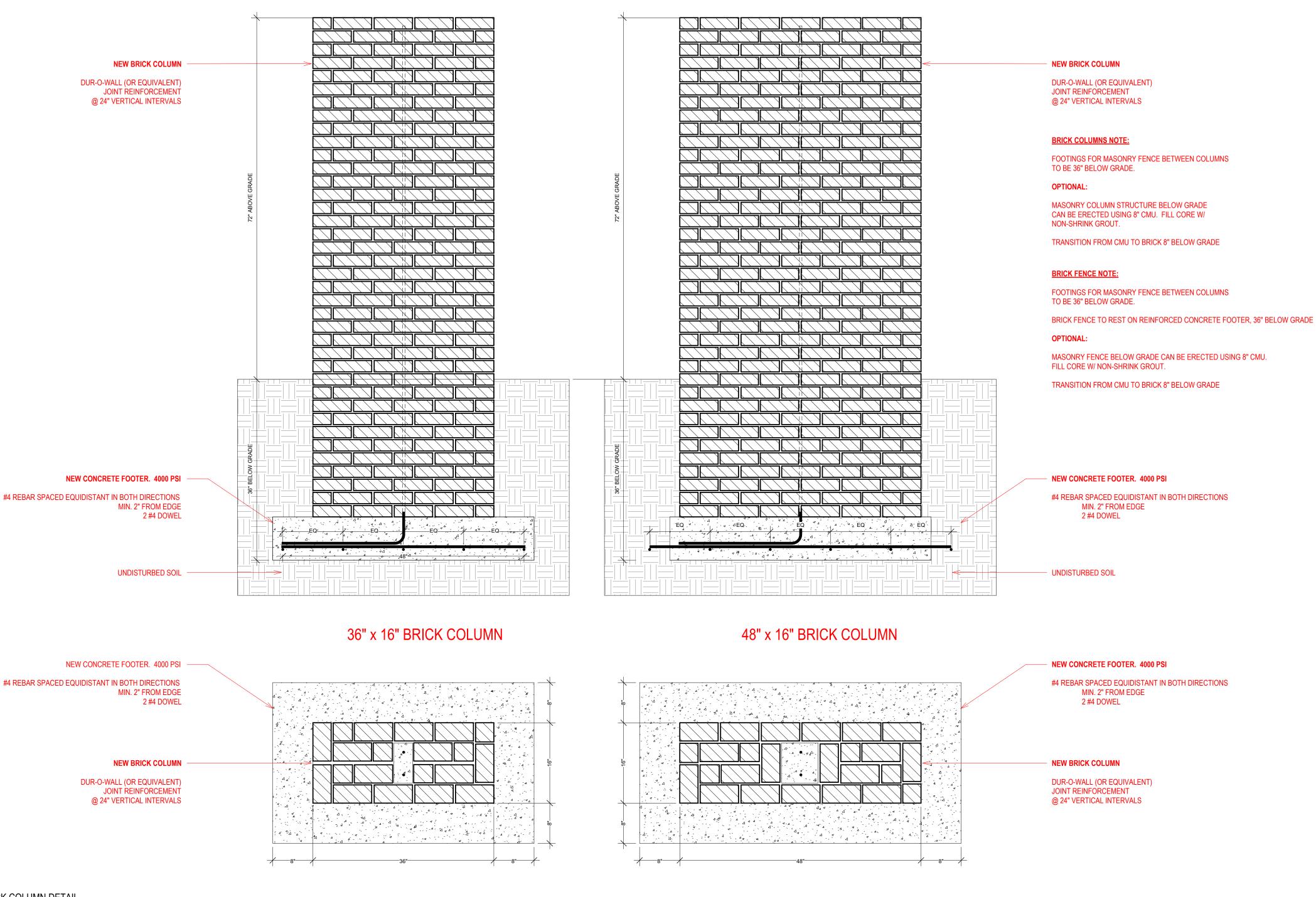
JENKINTOWN, PA 19046

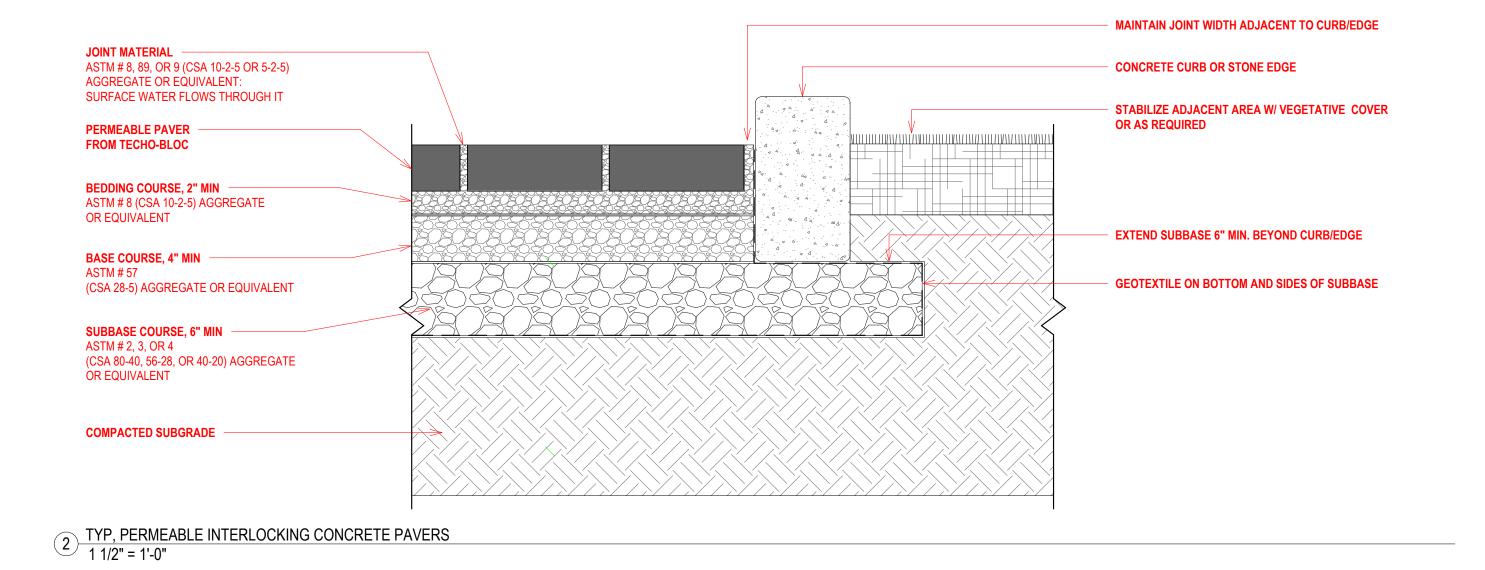
PROJECT OWNER

MUSTAFA MAHMOUD

SHEET INFORMATION







STRUCTURAL GENERAL NOTES

CODES AND STANDARDS

BUILDING CODE:

2018 INTERNATIONAL BUILDING CODE; INTERNATIONAL RESIDENTIAL CODE; INTERNATIONAL EXISTING BUILDING CODE

REFERENCE CODES AND STANDARDS: THE FOLLOWING CODES, STANDARDS, AND REFERENCES WERE USED IN THE DESIGN OF THIS PROJECT AND SHALL APPLY TO ALL ADDITIONAL DESIGN, CONSTRUCTION, AND QUALITY CONTROL FOR THE

TMS 402 THE MASONRY SOCIETY, "BUILDING CODE REQUIREMENTS FOR MASONRY

STRUCTURES" (TMS 402-16) "SPECIFICATIONS" (TMS 602-16) (IBC2018)

AISC 360 AMERICAN INSTITUTE OF STEEL CONSTRUCTION, "STEEL CONSTRUCTION MANUAL", FIFTEENTH EDITION, 2016, INCLUDING ALL SPECIFICATIONS AND CODES IN PART 16.

ACI "ACI MANUAL OF CONCRETE PRACTICE - PARTS 1 THROUGH 6 -2008".

AMERICAN INSTITUTE OF STEEL CONSTRUCTION, "SPECIFICATION FORSTRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS," 2004 EDITION.

ASCE 7-10 AMERICAN SOCIETY OF CIVIL ENGINEERS, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES", 2010 EDITION.

ASTM "AMERICAN SOCIETY OF TESTNG AND MATERIALS". NATIONAL DESIGN SUPPLEMENT FOR WOOD CONSTRUCTION," NDS-05, AMERICAN FOREST

PDS-04 "PANEL DESIGN SPECIFICATION", APA PDS-04, APA - THE ENGINEERED WOOD ASSOCIATION **GENERAL NOTES**

1. DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. SEE ARCH'L DWGS FOR ALL OTHER DIMENSIONS, DETAILS, LAYOUT, SPECIFICATIONS, ETC.

2. VERIFY ALL EXISTING CONDITIONS AND NOTIFY DESIGN PROFESSIONAL OF RECORD ON ANY DISCREPENCIES.

3. (N) DENOTES NEW

& PAPER ASSOCIATION.

4. (E) DENOTES EXISTING

5. GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND PROVIDE FINDINGS TO DESIGN PROFESSIONAL OF RECORD FOR EVALUATION PRIOR TO ANY NEW WORK,

6. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH IBC LATEST EDITION

FOUNDATION NOTES:

1. FOUNDATION SOIL BEARING PRESSURE 3000 PSF (ASSUMED TO BE V.I.F.) 2. FOUNDATION SHALL BE PLACED ON VIRGIN SOIL OR STRUCTURAL FILL AT ELEVATIONS INDICATED ON

3. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY OF 95% OF THE MAXIMUM MODIFIED DENSITY AS DEFINED BY ASTM D-1557.

4. THE SOILS ENGINEER SHALL APPROVE ALL BEARING STRATA PRIOR TO PLACEMENT OF CONCRETE

MASONRY NOTES:

1. MATERIALS

CONCRETE MASONRY UNITS (CMU) ASTM GRADE N (MIN. COMP. STRENGTH = 1900 PSF) ASTM C270 TYPE M OR S (MIN. COMP. STRENGTH = 2500 PSF) ASTM C476 (MIN. COMP. STRENGTH = 3000 GROUT

2. MASONRY CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES" AND "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD-BEARING CONCRETE MASONRY" AS PUBLISHED BY THE NATIONAL CONCRETE MASONRY

3. ALL MASONRY BEARING BENEATH STEEL COLUMN, BEAM, AND LINTEL SUPPORTS SHALL HAVE THREE COURSES OF CMU FILLED CONCRETE GROUT OR CHALL BE 100% COLID CMU, UNLESS NOTED

4. ALL HORIZONTAL WALL REINFORCING SHALL BE TRUSS TYPE, GLAVANIZED REINFORCING AT 16" O.C. VERTICALLY. AT ALL CORNERS AND INTERSECTIONS HORIZONTAL WALL REINFORCING SHALL BE FULLY LAPPED WITH TRUSS TYPE, GALVANIZED CORNERS AND TEES. MASONRY REPAIR NOTES:

1. REMOVAL OF EXISTING MASONRY

A. ALL EXISTING NATURAL STONE, STONE BLOCK, AND CLAY BRICK SHALL BE REMOVED IN A SAW TOOTH PATTERN SO AS ONLY WHOLE UNITS ARE REMOVED. B. ONLY MORTAR JOINTS SHALL BE SAW CUT TO REMOVE MASONRY. DO NOT SAW CUT THROUGH

2. SALVAGED MASONRY:

A. ALL NATURAL STONE, STONE BLOCK, AND CLAY BRICK REMOVED DURING RESTORATION SHALL BE SALVAGED TO THE GREATEST EXTENT POSSIBLE. CARE SHALL BE TAKEN SO AS TO NOT DAMAGE EXISTING MASONRY WHEN IT IS REMOVED AND STORED. B. ALL SALVAGED MASONRY UNITS SHALL BE CLEANED PRIOR TO BEING RESET.

C. LIGHTLY DAMAGED NATURAL STONE, STONE BLOCK, AND CLAY BRICK MAY HAVE THE LOOSE DAMAGED AREAS REMOVED AND MAY BE FACE TURNED IN AND REUSED IF THE NEW FACE IS ACCEPTABLE TO THE ARCHITECT. HOWEVER, IF THE MASONRY UNIT HAS LOST IT'S STRUCTURAL INTEGRITY, THEN IT SHALL NOT BE REUSED.

A. NEW NATURAL STONE AND STONE BLOCK SHALL MATCH THE EXISTING STONE IN EVERY B. NEW CLAY BRICK SHALL MATCH THE EXISTING BRICK IN EVERY POSSIBLE WAY, MATCHING THE COLOR AND SIZE OF THE ORIGINAL BRICK. NEW BRICK SHALL BE SALVAGED FROM A PREVIOUSLY DEMOLISHED STRUCTURE FROM THE SAME ORIGINAL CONSTRUCTION TIME PERIOD. C. DESIGN PROFESSIONAL SHALL REVIEW AND APPROVE OF ALL NEW MASONRY. D. NEW MASONRY SHALL BE CLEANED PRIOR TO PLACEMENT.

4. MORTAR: A. MORTAR SHALL CONSIST OF 2.5 PARTS LIME. 1 PART CEMENT, AND 6 PARTS SAND. B. IF REQUIRED, DYE MAY BE REQUIRED IN THE MORTAR TO MATCH THE EXISTING COLOR. C. IF REQUIRED, CONTRACTOR SHALL REPOINT THREE (3) 2'x2' MOCK UP AREAS WITH THREE DIFFERENT SAND AND DYE SAMPLES THAT MOST CLOSELY MATCHES THE EXISTING. DESIGN

PROFESSIONAL TO APPROVE FINAL MORTAR. 5. MORTAR SAMPLES:

A. IF APPLICABLE, CONTRACTOR TO OBTAIN ONE MORTAR SAMPLE AT EACH BUILDING AND SUBMIT TO LAB FOR REVIEW. LIME TO CEMENT PROPORTIONS SHALL BE OBTAINED ALONG WITH A COLOR

CONCRETE NOTES: 1. MATERIALS

CONCRETE SLAB ON GRADE 4000 PSI @ 28 DAYS ALL OTHER CONCRETE 3000 PSI @ 28 DAYS REINFORCING STEEL ASTM A615. GRADE 60 WELDED WIRE FABRIC ASTM A185

2. REINFORCED CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318 LASTEST EDITION

3. REINFORCING BARS IN WALLS AND FOOTINGS SHALL BE CONTINIOUS AROUND CORNERS. 4. REINFORCING BARS SHALL BE LAPPED WITH A MINIMUM OF 36 BAR DIAMETERS AT SPLICES AND WELDED WIRE FABRIC SHALL BE LAPPED A MINUMUM OF 6 INCHES UNLESS NOTED OTHERWISE ON

5. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

CONCRETE CAST AGAINST EARTH & PERMANENTLY EXPOSED CONCRETE EXPOSED TO EARTH AND WEATHER CONCRETE NOT EXPOSED TO WEATHER OR GROUND BEAMS AND WALLS COLUMNS AND PILASTERS 2" MAX SLABS ON GRADE

6. MINIMUM EMBEDMENT SHALL BE 24 BAR DIAMETERS UNLESS OTHERWISE NOTED WOOD FRAMING NOTES:

1. ALL LUMBER SHALL BE STRESS GRADE #2 OR BETTER. DOUGLAS FIR OR APPROVED EQUAL, KILN DRIED, WITH MINIMUM fb=1200 PSI., MINIMUM fc=1000 PSI, MINIMUM E=1,600,000 PSI. 2. FLOOR SILL PLATES SHALL BE PRESSURE TREATED LUMBER WHERE SHOWN ON DRAWINGS

3. CONNECTERS SHALL BE GALVINIZED METAL NOT LESS THAN 18 GAGE, MFG'D BY THE SIMPSON

COMPANY, AS SHOWN ON THE DRAWINGS. 4. TEMPORARY BRACE ALL WALLS AND ROOF FRAMING UNTIL ALL WALL AND ROOF FRAMING AND SHEATHING ARE RIGIDLY IN PLACE.

5. ALL WORK SHALL CONFORM TO CODE REQUIREMENTS AITC 102, 105, 108 STANDARD PRACTICE AND APA CONSTRUCTION GUIDE.

6. ALL EXTERIOR BEARING WALLS TO BE CONSTRUCTED OF 2x6's @16" O.C. 7, COORDINATE LOCATION OF ALL BEARING WALLS, POSTS, COLUMNS, HEADERS, ETC. WITH ARCH'L

----architecture & construction

DESIGN FIRM LUNBUILD Ronaldo de Luna, M.Arch 7244 Castor Ave #1230 Philadelphia, PA 19149 215-868-9188

info@lunbuild.com DESIGN PROFESSIONAL

Sergio Claure, RA, NCARB

SEAL & SIGNATURE

CONSULTANTS

KIRO ENGINEERING Mina A. Mikaeel, P.E. 1202 Whitehorse Hamilton Rd, #6 Hamilton, NJ 08690 609-496-3718 mina@kiroengineering.com

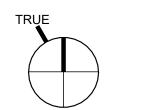
SEAL & SIGNATURE



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BUILDINGS ARE ORIENTATED IN PROJECT NORTH VIEWS, NOT TRUE NORTH VIEWS



PROJECT INFORMATION

PROJECT NAME

FENCE AND PAVER PROJECT

PROJECT ADDRESS 1031 SUSQUEHANNA RD

PROJECT OWNER

JENKINTOWN, PA 19046

MUSTAFA MAHMOUD

Description

SHEET INFORMATION

ISSUED FOR

PROJECT NUMBER 25_R_13 DRW BY RD CHK BY MM SCALE As indicated SHEET SIZE ARCH D - 24" x 36" **ISSUE DATE** 5.15.2025 CONSTRUCTION

TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: June 26, 2025 **APPLICATION:** # 25-45

APPLICANT: Mahmoud Mustafa

OWNER: Mahmoud Mustafa

LOCATION: 1031 Susquehanna Rd, Rydal, PA 19046

25-45: Mahmoud Mustafa requests a Variance from Ordinance §2103.Use A-13.1 to allow a fence higher than 6 feet to be erected at real property identified as 1031 Susquehanna Road, within the R-1 Low-Density Residential Zoning District, Ward #1.

A public hearing will be held on <u>Tuesday</u>, <u>July 15</u>, <u>2025</u> starting at <u>7:00</u> <u>P.M.</u> 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 <u>www.abingtonpa.gov</u>.



ZONING HEARING BOARD

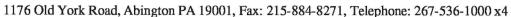
AGENDA ITEM

July 15, 2025	AGENDA ITEM NUMBER	FISCAL IMPACT Cost > \$10,000 Yes No PUBLIC BID REQUIRED	
DATE			
Administration			
DEPARTMENT			
		Cost > \$20,100	
		Yes No	
AGENDA ITEM:			
25-46: Mike Salevsky			
porch addition within the	requests a Variance from Ordinance §602. required front and side yard setbacks at r edium-High-Density Residential Zoning I	eal property identified as 736 Maple	
	ONG.		
PREVIOUS BOARD ACTION	UNS:		
n/a			
RECOMMENDED BOARI	D ACTIONS:		

25-46: Mike Salevsky requests a Variance from Ordinance §602.Fig 6.1 to allow construction of a porch addition within the required front and side yard setbacks at real property identified as 736 Maple

Avenue, within the R-4 Medium-High-Density Residential Zoning District, Ward #9.

Abington Township, PA



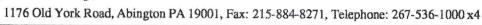


This application must be accompanied by a digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site. The plan may not be more than one (1) year old.

	-	Request for Variance from the Zoning Ordin	nance.	
[1	Request for a Special Exception as provided by the Zoning Ordinance.		
]]	Appeal from the actions of the Zoning Office	er.	
1.	M	ne and address of the owner of the land: ilve Salvesky 736 maple Alde Galenside PA 19038	Phone number: 247 - 226 - 0217	
2.	Nan	ne and address of the applicant:	Phone number:	
		unz Construction Or Buck vol Hollowa PH 18966	215-953-8833	
3.	Nan	ne and address of the attorney:	Phone number:	
4.		ne applicant is not the owner of the property, list imple: equitable owner, agent, lessee, etc. Www.z construction	the applicant's interest in filing this application. - contractor	
4 . 5 .	Exa	male: equitable owner agent lessee etc		
	Des Add	cription of the property: Mage Mage Mage Mage Mage Mage Mage Mage	- contractor	
	Des Add	mple: equitable owner, agent, lessee, etc. White construction cription of the property:	- contractor	

Abington Township, PA

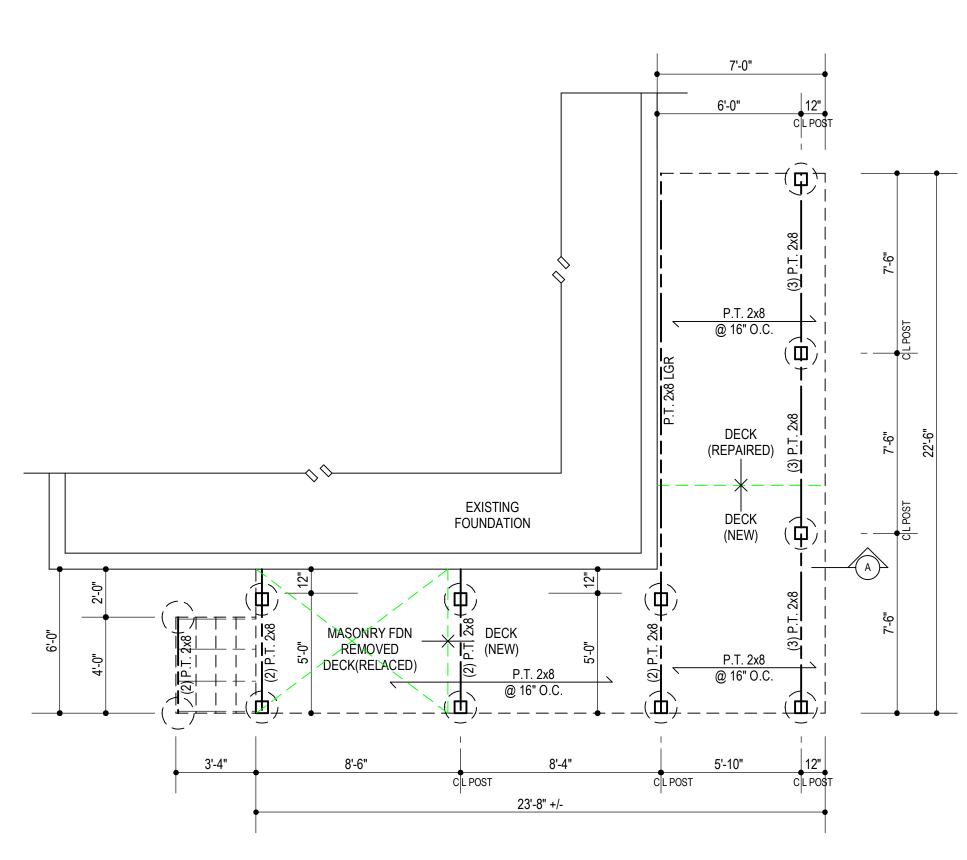
Case:



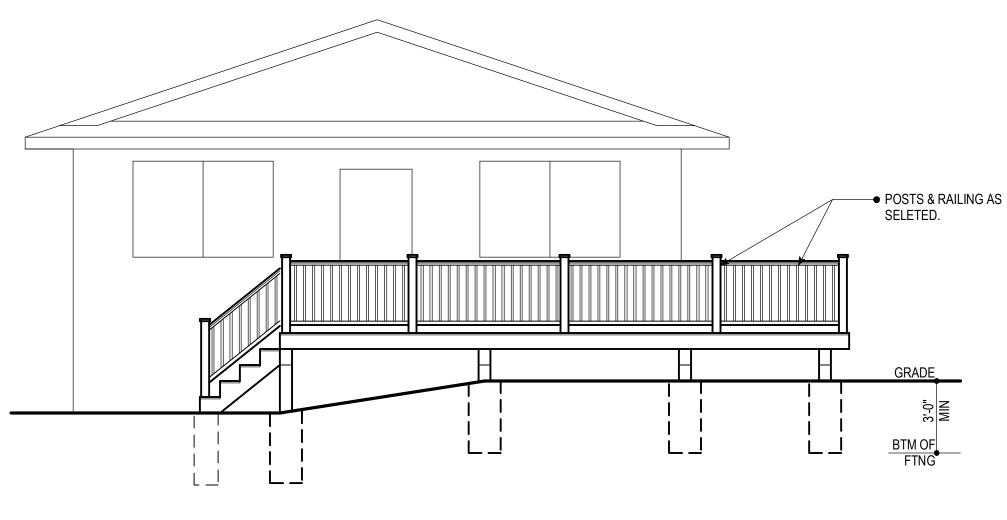


	•		
6.	of the Zoning Ordinance, and the nature of relief Landings would need into deck yard spaces. There is	to be approved to expand 2 existing decks currently on	
	the property, we are seeking relie	e upon which the application for a variance or special	
7.	exception is based: Article VI: Section 602. Eim	R4 Audium - High-Density Residential Di	
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 property is significantly undersized for the district it resides in, and is already existing non conforming wisetbacks. We are seeking relief to allow the decks to remain and for the lenovation to combine into a wraparours.		
9.	List any and all prior Zoning Hearing Board acti and the nature of the zoning relief granted.	ion regarding the property. List the date, case number	
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.		
61	KAune	ANG	
Signat	ture of Applicant	Signature of Owner	
Intern	al Validation: Venner 610'5.4		
Date F	Received: ((7/))		
Fee Pa	aid: 1/00		

Signature of the Zoning Officer



FOOTING PLAN SCALE 1/4" = 1'-0"



ELEVATION SCALE 1/4" = 1'-0"

7'-0" EXIST (REPAIRED) **EXISTING** EXIST DWELLING GFI (NEW) DECK (REPAIRED) 7'-0" 3'-4" 16'-8" +/-23'-8" +/-

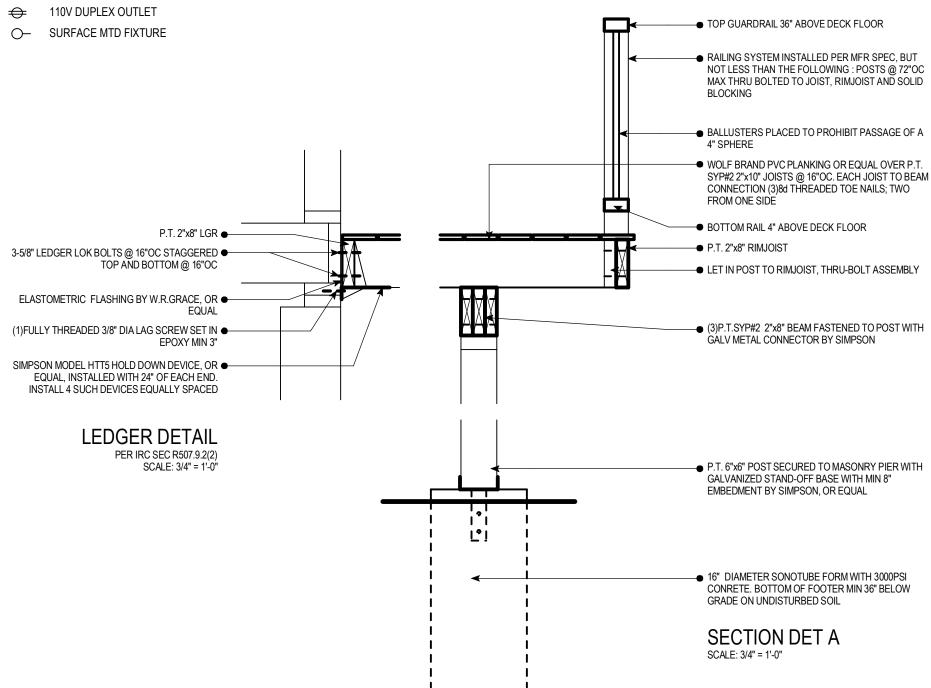
DECK PLAN

SCALE 1/4" = 1'-0"

ELECTRICAL SYMBOLS AND NOTES: 1) ALL WORK SHALL CONFORM TO THE NEC, 2017 EDIT.

2) ALL OUTLETS SHALL BE TAMPER PROOF. 3) ALL OUTLETS SHALL BE ARC-FAULT TYPE, UNLESS PROHIBITED BY CODE FOR LOCATION. 4) ALL OUTDOOR OUTLETS SHALL BE UL LISTED AS WATER RESISTANT.

S SWITCH



1_____

GENERAL NOTES

1) THE PRINCIPAL CONTRACTORS AND ALL SUBCONTRACTORS SHALL BE REQUIRED TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE PROJECT ARCHITECT OF ANY AND ALL DISCREPANCIES, IN WRITING, PRIOR TO COMMENCING ANY WORK, AND BEAR ANY COST TO RECTIFY WORK EXECUTED CONTRARY TO THE INTENT OF

2) ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL CODES, SUBCODES, BUILDING AND HEALTH CODE REQUIREMENTS HAVING JURISDICTION. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING SUCH REQUIREMENTS.

3) ALL CONTRACTORS SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO COMPLETE THE WORK DEFINED ON THE PLANS; INCLUDING THE COST FOR ALL INSPECTIONS BY AUTHORITIES HAVING JURISDICTION. 4) ALL CONTRACTORS ARE RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITY COMPANIES SUPPLYING UTILITIES TO THE PREMISES, AND FOLLOW THE PRESCRIBED PROCEDURES

TO AVOID ANY PROBLEMS OR DISRUPTION OF UTILITY SERVICES; AND BEAR ALL COSTS ARISING FROM KNOWINGLY OR UNKNOWINGLY COMPROMISING EXISTING UTILITY SERVICES. 5) EACH CONTRACTOR SHALL LAY OUT THE WORK AS DESCRIBED HEREIN AND IS SOLELY RESPONSIBLE FOR THE PROPER ESTABLISHMENT AND MAINTENANCE OF ALL LINES AND 6) THE PRINCIPAL CONTRACTORS SHALL HAVE AT ALL TIMES ON THE PREMISES ONE SET OF APPROVED DRAWINGS, AND ONE SET OF BUILDING DEPARTMENT APPROVED DRAWINGS

& PERMITS. 7) THE PRINCIPAL CONTRACTORS SHALL CONFIRM PRIOR TO COMMNECING WORK, ANY SPECIFIC WORK OR SERVICE WHICH IS TO BE PERFORMED BY THE OWNER, AND AS FAR AS PRACTICABLE COORDINATE WORK IN HARMONY WITH THE OWNER'S SCHEDULE.

8) THE PRINCIPAL CONTRACTOR SHALL ARRANGE WITH THE OWNER THE LOCATION OF MATERIAL DELIVERY, STORAGE, AND REMOVAL; AS WELL AS RUBBISH REMOVAL; FOR THE DURATION OF THE PROJECT.

9) ALL CONTRACTORS INVOLVED IN THIS PROJECT SHALL MAKE APPROPRIATE ARRANGEMENTS FOR UTILITY CONNECTIONS AS REQUIRED AND AS AVAILABLE WITHIN THE PREMISES; AND PAY THE COSTS OF HOOK-UP, USE, AND CANCELLATION OF SAME.

10) ALL CONTRACTORS SHALL MAINTAIN CONTINUOUS PROTECTION OF ADJACENT PREMISES IN SUCH A MANNER AS TO PREVENT ANY DAMAGE TO PROJECT WORK OR ADJACENT PROPERTY. CONTRACTORS SHALL UTILIZE LIGHTS, BARRICADES, RAILS, ETC. TO SECURE PROJECT AGAINST ACCIDENT. EACH CONTRACTOR IS INDIVIDUALLY RESPONSIBLE FOR JOB

11) BY VIRTUE OF BID SUBMISSION, THE CONTRACTOR IS STATING THEIR RESPONSIBILITY FOR HAVING VISITED THE SITE AND VERIFIED EXISTING CONDITIONS AS REFLECTED IN THESE CONSTRUCTION DRAWINGS.

12) ALL CONTRACTORS SHALL BE REQUIRED TO FURNISH THE FOLLOWING MINIMUM COVERAGE AND LIMITS OF LIABILITY. A) WORKMAN'S COMPENSATION, AS REQUIRED BY STATE LAW AND INCLUDING EMPLOYER'S LIABILITY INSURANCE WITH

A LIMIT OF NOT LESS THAN \$500,000.00.

B) COMPREHENSIVE GENERAL LIABILITY INSURANCE IN AN AMOUNT NOT LESS THAN \$1,000,000.00 FOR ANY ONE OCCURANCE WHETHER INVOLVING BODILY INJURY OR PROPERTY DAMAGE. SUCH INSURANCE SHALL INSURE THE OWNER

AND ARCHITECT AGAINST ANY AND ALL CLAIMS FOR BODILY INJURY, INCLUDING DEATH RESULTING THEREFROM AND DAMAGE TO OR DESTRUCTION OF PROPERTY OF ANY SORT WHATSOEVER.

13) OWNER'S PROTECTIVE LIABILITY INSURANCE; OWNER SHALL PROVIDE PROTECTIVE LIABILITY INSURANCE AS WILL INSURE OWNER AGAINST ANY AND ALL LIABILITY TO THIRD PARTIES FOR DAMAGE BECAUSE OF BODILY INJURY LIABILITY (OR DEATH RESULTING THEREFROM) AND PROPERTY DAMAGE LIABILITY OF OTHERS OR A COMBINATION THEREOF WHICH MAY ARISE FROM WORK IN CONNECTION WITH THE PRÈMISES, AND ANY OTHER LIABILITY FOR DAMAGES WHICH OWNER'S CONTRACTOR AND/OR SUBCONTRACTORS ARE

REQUIRED TO INSURE AGAINST UNDER ANY PROVISIONS HEREIN. SAID INSURANCE SHALL BE PROVIDED IN THE FOLLOWING MINIMUM AMOUNTS: A) BODILY INJURY; \$1,000,000.00 PER OCCURANCE FOR PERSONAL INJURY AND/OR DEATH.

B) PROPERTY DAMAGE LIABILITY; \$500,000.00. 14) OWNER'S BUILDER'S RISK INSURANCE (COMPLETED VALUE BUILDER'S RISK MATERIAL DAMAGE INSURANCE COVERAGE)

OWNER SHALL PROVIDE AN "ALL PHYSICAL LOSS" BUILDER'S RISK INSURANCE POLICY ON THE WORK TO BE PERFORMED AT THE PREMISES. THE POLICY SHALL INCLUDE AS INSURED, OWNER, PRINCIPAL AND SUBCONTRACTORS, AND PROJECT ARCHITECT AS THEIR INTERESTS APPEAR. THE AMOUNT OF INSURANCE SHALL BE 100% REPLACEMENT COST. INSURANCE REQUIREMENTS NOT OBTAINED BY THE PRINCIPAL CONTRACTOR AS NOTED ON THE DRAWINGS AND IN THESE GENERAL NOTES WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY OR LIABILITY FOR THIS PROJECT. A COPY OF ALL APPLICABLE INSURANCE PAPERS SHALL BE DELIVERED TO THE OWNER PRIOR TO COMMENCING WORK, FOR

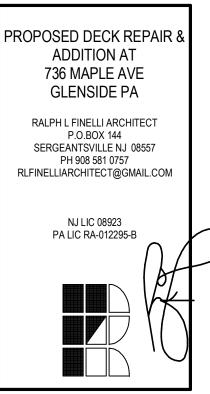
15) ALL CONTRACTORS, TO THE FULLEST EXTENT PERMITTED BY LAW, DO INDEMNIFY, HOLD HARMLESS, AND DEFEND THE ARCHITECT, HIS CONSULTANTS, EMPLOYEES, OR AGENTS FROM AND AGAINST ANY AND ALL CLAIMS, SUITS, DEMANDS, LIABILITIES, LOSSES, DAMAGES, AND COSTS; INCLUDING BUT NOT LIMITED TO COSTS OF DEFENSE, ARISING IN WHOLE OR IN PART OUT OF THE NEGLIGENCE OF THE CONTRACTOR, IT'S SUBCONTRACTORS, THE OFFICERS, EMPLOYEES, AGENTS, AND SUBCONTRACTORS OF ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH LOSSES ARE CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. 16) ALL CONTRCATORS ARE TO NAME THE ARCHITECT, HIS AGENTS AND CONSULTANTS ON THE CONTRACTOR'S POLICY OR POLICIES OF COMPREHENSIVE OR COMMERCIAL GÉNERAL LIABILITY INSURANCE

17) EACH CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, UNLESS OTHERWISE NOTED. IF ANY SUCH CLAIM TO REPAIR OR REPLACE WORK COVERED BY THE GUARANTEE INVOLVES PROPERTY OR WORK NOT BELONGING TO THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE QUALITY AND WORKMANSHIP OF THE ADJACENT WORK.

> BUILDING INFO CODE: IRC/IBC 2017 SOIL BEARING LIVE LOAD CRITERIA: 100 MPH WIND SPEED EXPOSURE "B"

DECK ARE REPAIRED: 139 SF DECK AREA ADDED: 112 SF TOTAL DECK AREA: 251 SF BLDG VOLUME ADDED: 440 CF

EXSITING BLDG HEIGHT 1 ST / 13'-0" +/-



TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: June 26, 2025 APPLICATION: # 25-46

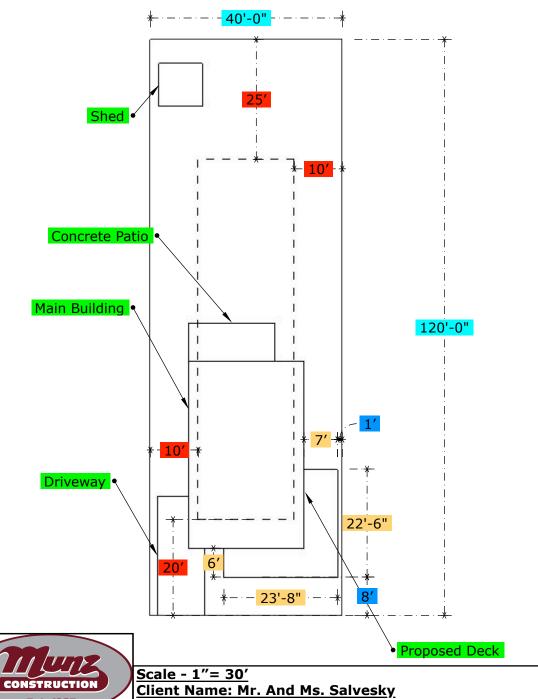
APPLICANT: Michael Salevsky

OWNER: Michael Salevsky

LOCATION: 736 Maple Ave, Glenside, PA 19038

25-46: Michael Salevsky requests a Variance from Ordinance §602.Fig 6.1 to allow construction of a porch addition within the required front and side yard setbacks at real property identified as 736 Maple Avenue, within the R-4 Medium-High-Density Residential Zoning District, Ward #9.

A public hearing will be held on <u>Tuesday</u>, <u>July 15</u>, <u>2025</u> starting at <u>7:00</u> <u>P.M.</u> 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 <u>www.abingtonpa.gov</u>.



Address: 736 Maple Ave. Glenside Pa. 19038

Est. 1985

R4

Min Lot: 7,500 SQFT
Max Imp:55%, but: 50% for existing nonconforming lots < 7,500 s.f.

Rear setback- 25' Front setback- 20' Side setback- 10'

Abington Township

Proposed Deck does not add impervious

SQFT
8

Deck does not encroach further on property
lines than previous existing deck

Impervious Surface - 4,800 ft ²		
Main Building	936 ft²	
<u>Driveway</u>	209 ft ²	
<u>Deck</u>	258 ft ²	
Shed	81 ft²	
<u>Patio</u>	144 ft ²	
<u>Total</u>	1,370 ft ² 28.5%	



ZONING HEARING BOARD

AGENDA ITEM

July 15, 2025	AGENDA ITEM NUMBER	FISCAL IMPACT	
DATE		Cost > \$10,000	
Administration		Yes No	
 DEPARTMENT			
		PUBLIC BID REQUIRED	
		Cost > \$20,100	
		Yes No	
AGENDA ITEM:			
25-47: Douglas and Da	wn White		
EXECUTIVE SUMMARY.			
25-47: Douglas and Da construction of a fence at Overlay District and the R 1. a Variance from Ore	wn White request the following relief from the property identified as 1209 Johnston R-4 Medium-High-Density Residential Zondinance §1407.3.B to permit a solid privac	Avenue, within the Floodplain ning District, Ward #15:	
floodplain; and 2. a Variance from Oroyard setback.	dinance §2103.A.Use A-13.2 to install a fer	nce higher than 4 feet within the front	
PREVIOUS BOARD ACTI	TONS:		
n/a			
DECOMMENDED DOAD	D ACTIONS.		

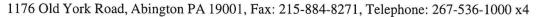
25-47: Douglas and Dawn White request the following relief from the Ordinance to allow

144

construction of a fence at real property identified as 1209 Johnston Avenue, within the Floodplain Overlay District and the R-4 Medium-High-Density Residential Zoning District, Ward #15:

- 1. a Variance from Ordinance $\S1407.3.B$ to permit a solid privacy fence within the floodway and floodplain; and
- 2. a Variance from Ordinance §2103.A.Use A-13.2 to install a fence higher than 4 feet within the front yard setback.

Abington Township, PA

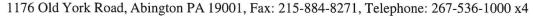




This application must be accompanied by a digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, 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.		
Name	and address of the owner of the land:	Phone number:	
Johnsto	n Ave	267-307-2096	
Name	and address of the applicant:	Phone number:	
Johnsto	n Ave	267-307-2096	
Name	and address of the attorney:	Phone number:	
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.			
Descri	ption of the property:		
Address/location1209 Johnston Ave Abington, PA 19001			
Residential Present use			
Proposed improvement Variance to allow current installed fence to remain			
] Name las Whi Johnsto gton, PA Name las Whi Johnsto gton, PA Name If the a Examp	Request for Variance from the Zoning Ordinance. Request for a Special Exception as provided by the Appeal from the actions of the Zoning Officer. Name and address of the owner of the land: las White Johnston Ave gton, PA 19001 Name and address of the applicant: las White Johnston Ave gton, PA 19001 Name and address of the attorney: If the applicant is not the owner of the property, list the app Example: equitable owner, agent, lessee, etc. Description of the property: Address/location Present use Residential Variance to allow current installed	

Abington Township, PA





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 PVC Vinyl Privacy Fence that was installed in November of 2023 without approved work permits (unknown to the property owner at time of install) due to the installed fence being found to be in violation of 1407.3 due to house being in a listed floodplain district. Nature of relief being sought is a variance allowing the vinyl privacy fence to remain as is, and henceforth an approval of the initial work permit applied for by the contractor making the violation null and void, and rescinding of any citations.

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

Section 1410.2 F, G, H, I Section 1410.6-D.1.d, 1410.6-D.2, and 1410.6-D.3.a and b.

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.

Due to exceptional work done by the township the Sandy Run Creek that runs along the property is dry a majority of the year and only has flowing water during severe whether events and has not filled to the point of overflow. The National Flood Insurance Reform Act of 1994 requires that FEMA assess the need to revise and update all flood maps every 5 years, and the current Flood Map is from March 2016. (CONTINUED ON ADD PAGE 1)

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 that I am aware of since purchasing the home in April 2005.

- 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.
- 1. Email from Code Enforcement to Contractor on rejection of initial permit (dated Nov. 20, 2023)
- 2. Receipt from Greenhill fencing showing payment for permit and dates for work (Nov 14&15; dated 10/25/23).

3. Notice of Violation (Dated September 25, 2024)

Signature of Applicant

5 well

Signature of Owner

Il ELL

Internal Validation:

Var-1407.3.B

Date Received: 6/18/25

Fee Paid: 200.

Case: >5-47

Signature of the Zoning Officer

ADD PAGE 1

8. (cont): As the owner of the property for the last 20 years, we have never had any flood issues that affected the house itself. Understanding that 20 years is a small sample size when discussing flooding, we have made improvements to mitigate the risks that we had previously seen. Previous to the removal of a tree and a retaining wall, we would get freestanding water in our backyard that would puddle fairly deeply due to leaves on the fence and the retaining wall not allowing free flow of water to the creek area. Since these home improvements have been made, we have no leaves on the property and water free flows to the creek during storms with no puddling. The only time that the creek did slightly flow over the back of the property (which is lower than the portion of the creek on the side of the house) was 2011 during Hurricane Irene, and again, because the house is situated at the highest point of the property, the water flowed to the portion of the creek along the side of the house, only puddling due to the retaining wall and tree debris which are no longer issues. Due to the property being situated along the highest point of the creek guide walls, any risk of additional flooding that the vinyl fence would cause would only be once other properties in the neighborhood on the other side of the creek would already have flood damage due to the immense amount of additional water that would be needed before the installed vinyl fence would affect waterflow in any way. The fence also has areas at the base of the fence where water can still freely flow, mitigating the damming concern even further. Because of these items, we believe that it will have no substantial effect on on the stream and floodplains, the land will not be unreasonably affected by the fences installation, welfare and public interest are not adversely affected, and that its current installation has a minimum affect upon the flow of water and height of floodwater.

Additionally, for Variance conditions, we believe that there is good and sufficient cause for a variance specifically (1) that a variance allowing the fence to remain as currently installed would not alter the character of the neighborhood or district nor have any impact on the connecting properties or welfare of the community; (2) Failure to grant the variance would result in exceptional hardship to the applicant; (3) that the granting of the variance will not result in an unacceptable or prohibited increase in flood heights, additional threats to public safety, or extraordinary public expense nor that it would create nuisances, fraud, victimization of the public, or conflict with with any other applicable state or local ordinances and regulations.

The hardship would be additional costs to the owner not only to replace the fence, but because the fence was installed without the homeowner being aware that the permit was not in hand upon installation, legal costs to hold the original contractor accountable could extend beyond the initial cost of fence install. As the homeowner, we do not feel comfortable using the initial contractor that put us in this position by conducting the work without the permit in hand. Also, since the violation was first made aware to the homeowner 10 months after the fence was installed, the desire to reach out about this issue to the contractor is not optimal.

Kevin Van Horn

From:

Kevin Van Horn

Sent:

Monday, November 20, 2023 1:03 PM

To:

fencinggreenhill@gmail.com

Subject:

1209 Johnston Fencing

According to my records this property is located in a Flood plain. Zoning Ordinance states:

"§1407.3. Uses Prohibited in the Floodplain Conservation District. Any use, activity, or expansion of such use or activity not authorized within the Floodplain Conservation District; and the following activities and facilities are specifically prohibited:

A. Required yard areas.

B. No new construction, alteration, or improvement of buildings and any other type of permanent structure, including fences shall be permitted in the floodway or the 100-year floodplain. However, existing fences may be replaced, provided they are constructed of open wire mesh or split rail."

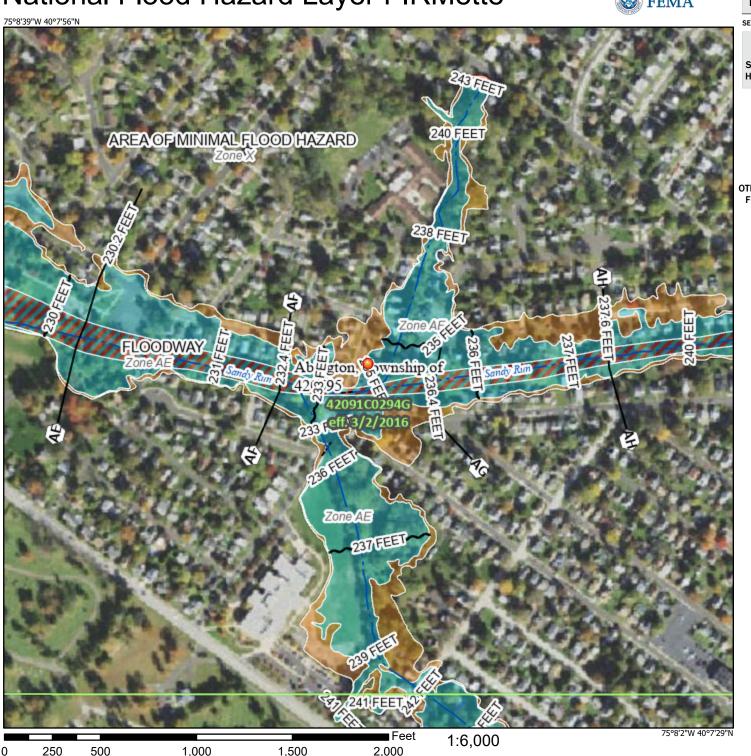
Any existing fencing can be replaced only if made of open wire mesh (coated) or split rail fencing. The permit requested was for a PVC vinyl privacy fence which is not allowed. Please share this with your client. If your client has other information than our office does, please forward.

Kevin Van Horn | Zoning Officer/Property Maintenance Inspector

Fire and Emergency Management Services
Code Enforcement Division
Township of Abington
1176 Old York Road, Abington, PA 19001
267-536-1015 | kvanhorn@abingtonpa.gov
www.abingtonpa.gov

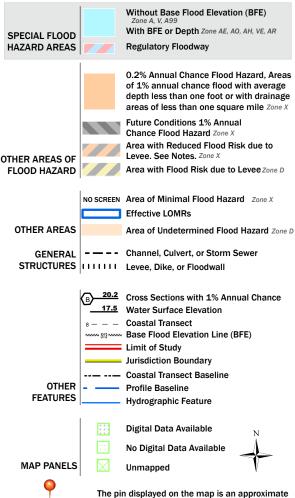
National Flood Hazard Layer FIRMette





Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

point selected by the user and does not represent

an authoritative property location.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/25/2025 at 3:33 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

GREENHILL FENCING INC.

307 Greenhill Road, Willow Grove, Pennsylvania 19090 (267) 399-0265 fencinggreenhill@gmail.com

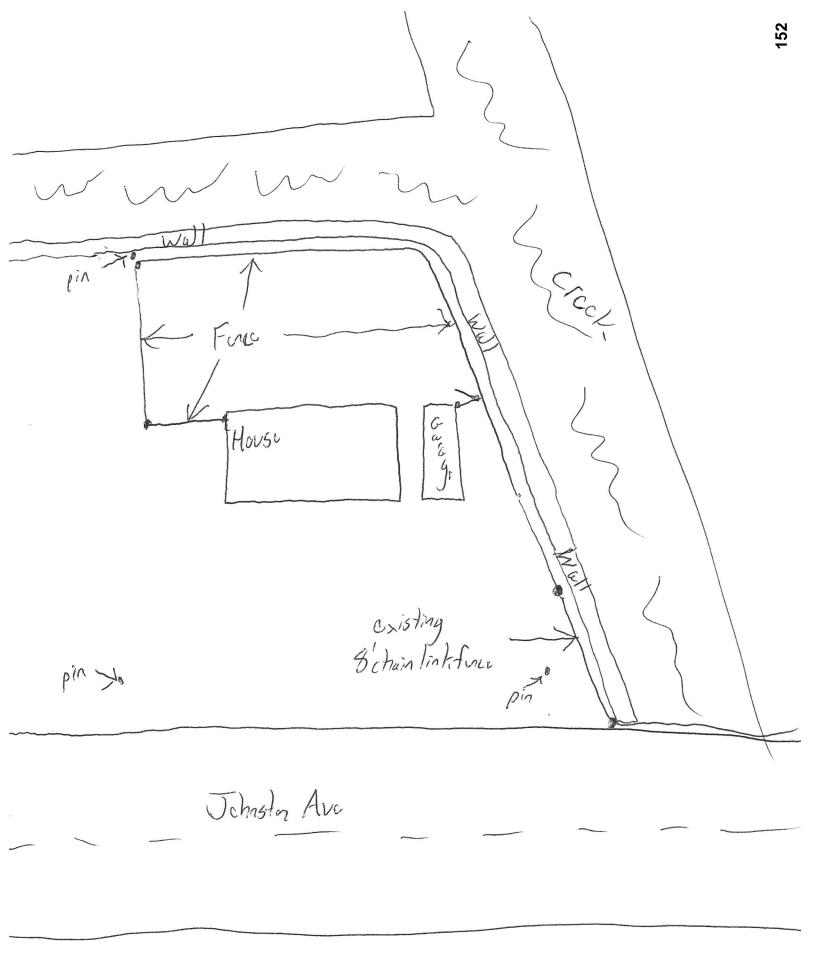
Name white	Date <u>[0-25-23]</u> Phone(H) <u>267-266-656</u> 0
Address / Vy Jarins 101 7	1
City Abinaton	State Zip 19001 Site Jwd
203'- 6'AVC Decotor	cinq, white, installed
-set in concrete	5
- with one Hwide	cinq, white, installed 1.5 gate 12.5
	TOTAL 6730100
	DEPOSIT #300
39 1	BALANCE
, □ Take	Down & Haul Away Existing Fence X Authorized Greenhill Fencing Associate
	r & Remove Brush 2 Drill Holes (267) 467-9489
-moing V	ALID FOR 6 MONTHS FROM ESTIMATE DATE
As a reminder, and to assist us in a timely ins Obtain a fence permit if necessary. Establish property lines. A survey may be necessary. Contact 800-242-1776 for underground utility marking.	stallation, here are some things you need to do before we can install your lefter. • You will need to be on site at the start of the project to review the placement of the fence and to provide water, electric; and arrange final payment. • If your fence surrounds a pool, all gates open outward. Therefore, all walkways must be level.

- Clearly mark any underground filler or propane lines for pools, etc.
- Clear the fence line of all obstructions (i.e., brush, firewood, etc.) unless otherwise contracted.

Cooperation with the above issues will help ensure a timely and efficient fence installation. Failure to address these issues may cause delays in the installation process and may result in additional charges.

TERMS & CONDITIONS

- * If in digging, unforeseen difficulties arise (i.e., presence of rocks and/or roots), additional charges will be determined by the gravity of the problems encountered. A
- * In the event a customer delays the completion of a fence installation in progress (including but not limited to, layout changes), the following additional charges will
- apply: Lost time or idle workman will be billed at \$200/hr. A return trip to the site will cost \$500. * All wood and chain link fences have a one year warranty on faulty workmanship and a three year material warranty. PVC and aluminum fences have five year warranty on faulty workmanship and limited lifetime warranty on material. Greenhill Fencing, LLC must do all repairs.
- * Final bill may be adjusted to reflect actual amount offence installed based on a specified per foot rate. for additional materials needed to complete the fence installation resulting from changes made by the customer on the day of



TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: June 26, 2025 APPLICATION: # 25-47

APPLICANT: Douglas and Dawn White

OWNER: Douglas and Dawn White

LOCATION: 1209 Johnston Ave, Abington, PA 19001

25-47: Douglas and Dawn White request the following relief from the Ordinance to allow construction of a fence at real property identified as 1209 Johnston Avenue, within the Floodplain Overlay District and the R-4 Medium-High-Density Residential Zoning District, Ward #15:

- 1. a Variance from Ordinance §1407.3.B to permit a solid privacy fence within the floodway and floodplain; and
- a Variance from Ordinance §2103.A.Use A-13.2 to install a fence higher than 4 feet within the front yard setback.

A public hearing will be held on <u>Tuesday</u>, <u>July 15</u>, <u>2025</u> starting at <u>7:00</u> <u>P.M.</u> 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 <u>www.abingtonpa.gov</u>.



ZONING HEARING BOARD

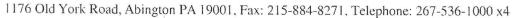
AGENDA ITEM

July 15, 2025	AGENDA ITEM NUMBER	FISCAL IMPACT	
DATE		Cost > \$10,000 Yes No	
Administration			
DEPARTMENT		PUBLIC BID REQUIRED	
		Cost > \$20,100	
		Yes No	
AGENDA ITEM:			
25-48: EVO Property M	lanagement LLC		
EXECUTIVE SUMMARY: 25-48: EVO Property M	I anagement LLC requests a Variance fo	rom Ordinance §1006.Fig 10.19 to	
	red Minimum Green Area at real propert Street-Low-Density/Intensity Zoning Di		
PREVIOUS BOARD ACTIO	ONS:		
n/a			
RECOMMENDED BOARD	O ACTIONS:		

25-48: EVO Property Management LLC requests a Variance from Ordinance §1006.Fig 10.19 to permit less than the Required Minimum Green Area at real property identified as 1733 Easton Road,

within the MS-L The Main Street-Low-Density/Intensity Zoning District, Ward #5.

Abington Township, PA

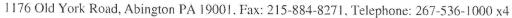




This application must be accompanied by a digital copy and a minimum of ten (10) copies of the plot plan of the property, pre-pared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site. The plan may not be more than one (1) year old.

The U	The Undersigned herein makes application for:			
[X	Request for Variance from the Zoning Ordinance.			
	Request for a Special Exception as provided by the Zoning Ordinance.			
are and a second]	Appeal from the actions of the Zoning Officer.		
1.	EVO 901 V	and address of the owner of the land: Property Management LLC Varrington Ave ngton, PA 18976	Phone number: 267-300-1207	
2.		and address of the applicant: e as Owner	Phone number:	
3.	David 350 S	and address of the attorney: M. Shafkowitz, Esq. Main Street, Suite 308 stown, PA 18901	Phone number: 267-422-3340	
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 1733 Easton Road, Willow Grove, PA 19090			
	Present use Small office space and storage warehouse for pool service company			
	Proposed improvement Replacement of a concrete patio with retaining wall behind existing building in rear yard			

Abington Township, PA





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:

Applicant is proposing a concrete patio size which will reduce the 35% minimum green area permitted under the MS-L - Main Street Low Density/Intensity Zoning District.

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

Applicant is seeking a variance from Section 1002, Figure 10.19 to permit a green area of 13% when a minimum green area of 35% 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.

Applicant shall, at the hearing, present adequate justification for the variance requested pursuant to the applicable requirements of the municipal planning code

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.

Type text here

None, 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.

Copies of all relevant information and documents are attached to the application.

Internal Validation: 1006 Fig 10.19 - C Gua Hear

Date Received: 5/30/22

Fee Paid: 1560

Case: 25-48

Signature of the Zoning Officer

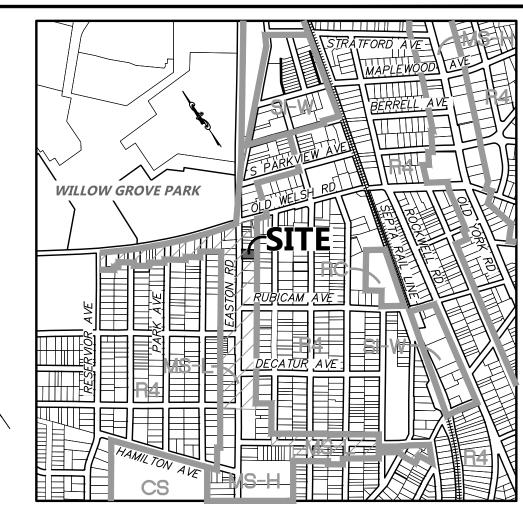


EXISTING FEATURES

LEGEND

TRACT BOUNDARY LINE

BUILDING SETBACK LINE



LOCATION MAP

SCALE: 1" = 800'

OWNER/APPLICANT:

EVO PROPERTY MANAGEMENT, LLC 901 WARRINGTON AVE WARRINGTON, PA 18976—2211

SITE ADDRESS: 1733 EASTON ROAD WILLOW GROVE, PA 19090-4508

SITE AREA:

9,375 SF⁽²⁾

ZONING DATA:

ZONED: MS-L MAIN STREET LOW INTENSITY DENSITY EXISTING USE: D-2 CONTRACTING SHOP (PERMITTED)

MIN. LOT AREA	REQUIRED	EXISTING 9,375 SF ⁽¹⁾⁽²⁾
CLASS I CLASS II MIN. LOT WIDTH	10,000 SF 20,000 SF	125 FT.
CLASS I CLASS II	100 FT. 150 FT.	
MIN. GREEN AREA MIN. BUILDING SEPARATION BUILD—TO—LINE (FROM CURB)	35 % 20 FT.	14% ⁽¹⁾⁽²⁾ 6 FT. ⁽¹⁾⁽²⁾
MINIMUM MAXIMUM MAX. DISTANCE FROM CURB WITH WALL, ETC.	15 FT. 25 FT. 70 FT.	76 FT.± ⁽²⁾ 76 FT.± ⁽¹⁾ (2) 76 FT.± ⁽¹⁾ (2)
MIN. SETBACKS SIDE REAR BLDGS. FROM ABUTTING R4 DISTRICT TRASH STORAGE FROM ABUTTING R4 DISTRICT MAX. BUILDING FOOTPRINT MIN. FACADE HEIGHT MAX. BLDG. HEIGHT	10 FT. 20 FT. 40 FT. 20 FT. 10,000 SF 20 FT. 35 FT.	0 FT. ⁽¹⁾⁽²⁾ 4 FT.± ⁽¹⁾⁽²⁾ 4 FT.± ⁽¹⁾⁽²⁾ 20 FT.+ 1,770 SF ⁽²⁾ <20 FT. ⁽¹⁾⁽²⁾ <35 FT.
MIN. WINDOW AREA (STREET FACING FACADE) GROUND FLOOR UPPER STORIES ABOVE 12' FOR 1-STORY BUILDING	30% 25% 25%	<30% ⁽¹⁾⁽²⁾ N/A N/A
PARKING MIN. SETBACK FROM STREET WALL AND LSCPING MAX. WIDTH MIN. SETBACK FROM R4 DISTRICT MAX. STREET ACCESS WIDTH	5 FT. 70 FT. 20 FT. 35 FT.	0 FT. ⁽¹⁾⁽²⁾ 60 FT. ⁽²⁾ 50 FT.± ⁽²⁾ 60 FT.± ⁽¹⁾⁽²⁾

GREEN AREA CALCULATION:

REQUIRED: 35% 9,375 SF x 0.35 = 3,282 SF

EXISTING (10/6/2022): 3,059 SF⁽²⁾

3,059 SF/9,375 SF = 32.6%EXISTING (3/7/2023):

EXISTING (3/7/2023): 1,313 SF⁽²⁾ 1,313 SF/9,375 SF = $14\%^{(1)}$

EXISTING (2/22/2025): 1,313 SF ⁽²⁾

1,313 SF/9,375 SF = 14% ⁽¹⁾

(1)EXISTING NONCONFORMITY

(2)DIMENSIONS AND AREAS ARE APPROXIMATED, BASED ON PRIOR SURVEY PREPARED BY LEONID A. CHACHKES, P.E., DATED 11/14/2024 AND AERIAL PHOTOGRAPHY.

GENERAL NOTES:

- 1. BOUNDARY TAKEN FROM EXISTING SITE PLAN PREPARED BY LEONID A. CHACHKES, P.E., DATED 11/14/2024.
- 2. AERIAL PHOTOGRAPH TAKEN FROM NEARMAP, DATED FEBRUARY 22, 2025.
- 3. THIS SITE IS SITUATED IN FLOOD ZONE X, BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500—YEAR FLOODPLAIN ON THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANEL 313 OF 451, MAP NUMBER 42091C0313G, HAVING AN EFFECTIVE DATE OF MARCH 2, 2016.
- 4. PURSUANT TO NRCS MAPPING, THE ENTIRE SITE CONSISTS OF URBAN SOILS.
- 5. PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS NOR WATERS.

VARIANCE TO BE REQUESTED:

1. § 1002 — FIGURE 10.19, REQUIRING A GREEN AREA OF 35%.

A GREEN AREA OF 13% EXISTS.



REV DESCRIPTION AUTH DATE

SERIAL NO.

SERIAL NO. _____

Before You Dig Anywhere

In ... PENNSYLVANA

Know what's below.

STOP! CALL 1-800-242-1776
TOLL FREE
you excovate
you excovate
you excovate

PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE

0 10 20 4

1 INCH = 20 FT

PLAN NOTATION

ONLY THOSE PLANS WHICH CONTAIN A DIGITAL, IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.



VAN CLEEF ENGINEERING ASSOCIATES, LLC 501 NORTH MAIN STREET, DOYLESTOWN, PA 18901 WEB: WWW.VANCLEEFENGINEERING.COM PHONE (215) 345-1876

ZONING HEARING EXHIBIT PLAN OF 1733 EASTON ROAD

EVO PROPERTY MANAGMENT, LLC

DATE: APRIL 15, 2025

SCALE: 1"=20'

DESIGNED BY: LSM

DRAWN BY: LSM

CHECKED BY: SDC

JOB NUMBER: APN: 30-00-14768-007

ABINGTON TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

01 of 02

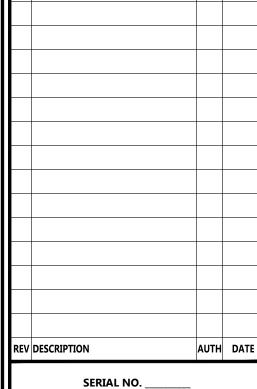


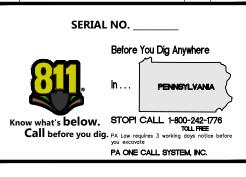
1971 AERIAL PHOTO (HISTORIC AERIALS)



STREET-VIEW (GOOGLE EARTH)







LAN NOTATION NLY THOSE PLANS WHICH CONTAIN A DIGITAL, IPRESSED, OR COLORIZED INK SEAL OF THE ESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED ALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED OR THE OWNER DESIGNATED HEREON. ANY ODIFICATION, REVISION, DUPLICATION OR USE ITHOUT THE WRITTEN CONSENT OF VAN CLEEF NGINEERING ASSOCIATES IS PROHIBITED. ELIANCE ON THIS PLAN FOR ANY PURPOSE THER THAN THAT WHICH IS INTENDED SHALL BE T THE SOLE DISCRETION AND LIABILITY OF THE PPLICABLE PARTY.	
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	IPRESSED, OR COLORIZED INK SEAL OF THE ESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED ALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED OR THE OWNER DESIGNATED HEREON. ANY ODIFICATION, REVISION, DUPLICATION OR USE ITHOUT THE WRITTEN CONSENT OF VAN CLEEF NGINEERING ASSOCIATES IS PROHIBITED. ELIANCE ON THIS PLAN FOR ANY PURPOSE THER THAN THAT WHICH IS INTENDED SHALL BE TO THE SOLE DISCRETION AND LIABILITY OF THE





EVO PROPERTY MANAGMENT, LLC

DATE:	APRIL 15, 20
SCALE:	NOT TO SCA
DESIGNED BY:	LS
DRAWN BY:	LS
CHECKED BY:	SI
JOB NUMBER:	25-01

APN: 30-00-14768-007

ABINGTON TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

02 of 02

TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: June 26, 2025 APPLICATION: # 25-48

APPLICANT: EVO Property Management LLC

OWNER: EVO Property Management LLC

LOCATION: 1733 Easton Rd, Willow Grove, PA 19090

25-48: EVO Property Management LLC requests a Variance from Ordinance §1006.Fig 10.19 to permit less than the Required Minimum Green Area at real property identified as 1733 Easton Road, within the MS-L The Main Street-Low-Density/Intensity Zoning District, Ward #5.

A public hearing will be held on <u>Tuesday</u>, <u>July 15</u>, <u>2025</u> starting at <u>7:00</u> <u>P.M.</u> 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 <u>www.abingtonpa.gov</u>.



ZONING HEARING BOARD

AGENDA ITEM

July 15, 2025		FISCAL IMPACT	
DATE	AGENDA ITEM NUMBER	Cost > \$10,000	
		Yes No	
Administration			
DEPARTMENT		PUBLIC BID REQUIRED	
		Cost > \$20,100	
		Yes No	
AGENDA ITEM:			
25-49: 1580 Warner Roa	ad II C		
25 49. 1500 Warner Rot	tu EEC		
EXECUTIVE SUMMARY:			
	ad LLC requests the following relief fro	-	
R-1 Low-Density Residentia		med as 1900 warner Road, within the	
	nance §1907.A.1 to expand a nonconform	_	
	nance §2103.B.Use B-1:1 to allow an Ag	ricultural Use on a lot smaller than 10	
acres; and 3. a Variance from Ordi	nance §2103.B.Use B-1:2 to allow farm s	structures closer than 50 feet from	
property lines.			
PREVIOUS BOARD ACTIO			
n/a			
11/ α			
RECOMMENDED BOARD	ACTIONS:		

25-49: 1580 Warner Road LLC requests the following relief from the Ordinance to expand the existing nonconforming structure located upon real property identified as 1580 Warner Road, within the R-1 Low-Density Residential Zoning District, Ward #1:

- 1. a Variance from Ordinance §1907.A.1 to expand a nonconforming non-residential structure;
- 2. a Variance from Ordinance §2103.B.Use B-1:1 to allow an Agricultural Use on a lot smaller than 10 acres; and
- 3. a Variance from Ordinance §2103.B.Use B-1:2 to allow farm structures closer than 50 feet from property lines.

Abington Township, PA

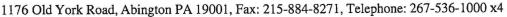


1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4

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 U	ndersig	ned herein makes application for:	
[X			
[1	Request for a Special Exception as provided by the	Zoning Ordinance.
[]	Appeal from the actions of the Zoning Officer.	
1.	Irvi 184	and address of the owner of the land: n Schorsch Huntingdon Pike, ntingdon Valley, PA 19006	Phone number: 215-881-7700
2.	OSI 475	and address of the applicant: K Design Partners, Paul Kiss White Horse Pike, lingswood, NJ 08107	Phone number: 856-854-0580
3.	Name	and address of the attorney:	Phone number:
	N/A	A	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. Agent (Architect)		
5.		ription of the property: ess/location 1580 Warner Rd, Jenkintown, PA	19046
			17010
	Present use Storage		
	Propo	osed improvement Expansion of storage and co	nversion back to agricultural use

Abington Township, PA





State briefly the reasons for which the proposed improvements or use does not meet the requirements 6. of the Zoning Ordinance, and the nature of relief you are seeking:

While the planned expansion of the storage barns meets all of the zoning district regulations, the existing lot size and building setback do not conform with the agricultural use regulations.

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

§2103.B.

- 1. Minimum lot size: shall be 10 acres, which must be held in single ownership by any legal entity.
- 2. Farm structures: must be located a minimum of 50 feet from all property lines.
- Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of 8. 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.

At one time this property was used as a riding academy with horses boarded on property. For several years this property has been used for storage. We request the expansion the storage barn in order to facilitate the agricultural use of honey bee keeping and growing flowers, the sale of which will be done off premises. Future uses may include reestablishing the riding academy or similar uses.

List any and all prior Zoning Hearing Board action regarding the property. List the date, case number 9. and the nature of the zoning relief granted.

N/A

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

Please see sheets VS-1 & VS-2

Signature of Applicant

Signature of Owner

Internal Validation:

Verious 2107, B. V& B-1

2 50 fra all property las

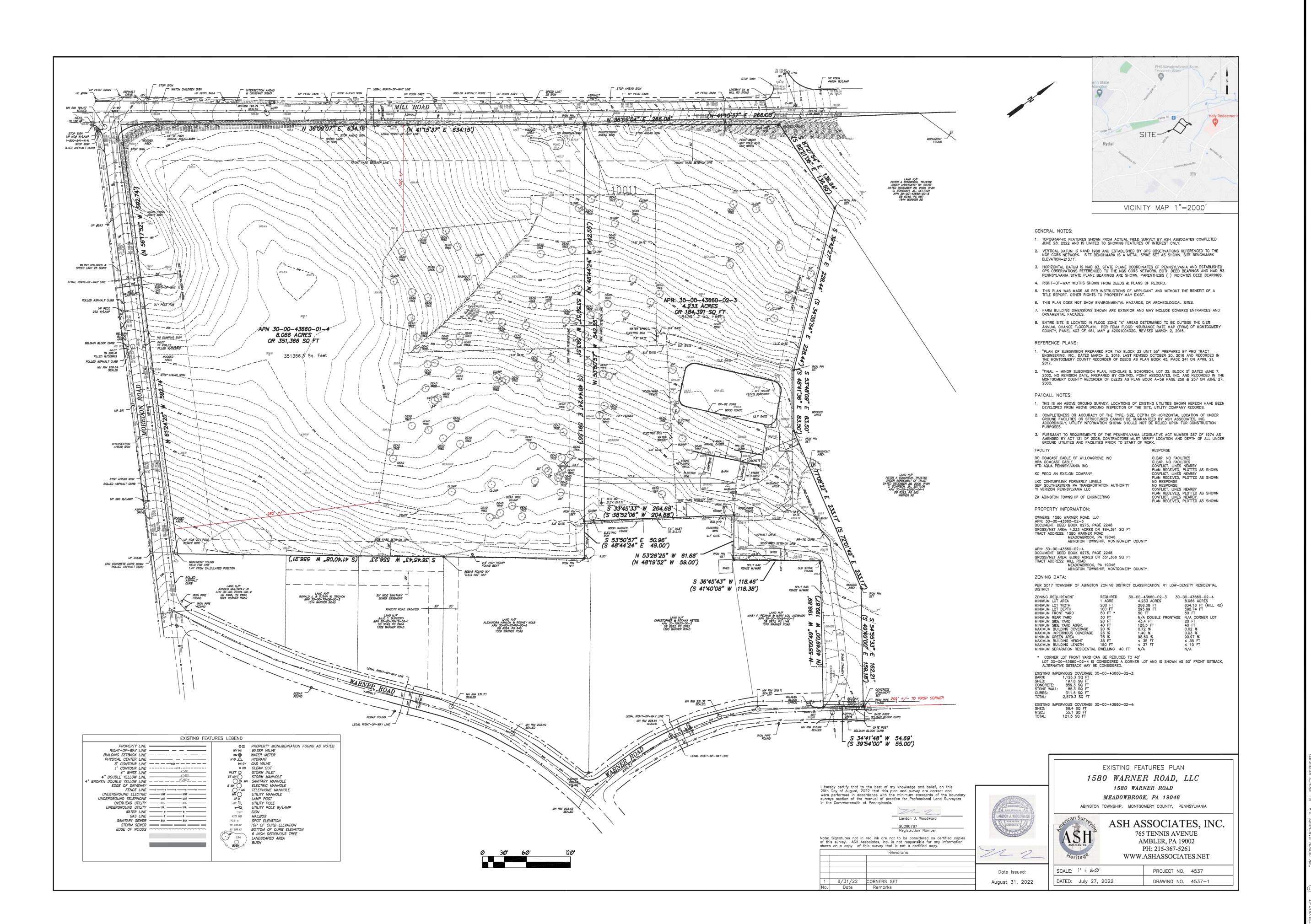
Date Received: (1/11)

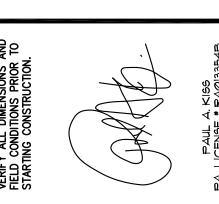
Fee Paid: 1500

Case: 25-49

Signature of the Zoning Officer







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RIGHIS RESERVED	\bigcirc		
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ALL	\triangle		
Ţ. Ą.	NO.	DESCRIPTION	DATE
K INERS,		REVISION SCHEDU	ILE

DRAWN BY:	IKW
CHECKED BY:	PAK
DATE:	5-30-2025
SCALE:	AS NOTED

JOB NO. 1748.02

TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: June 26, 2025 APPLICATION: # 25-49

APPLICANT: 1580 Warner Road LLC

OWNER: 1580 Warner Road LLC

LOCATION: 1580 Warner Rd, Meadowbrook, PA 19046

25-49: 1580 Warner Road LLC requests the following relief from the Ordinance to expand the existing nonconforming structure located upon real property identified as 1580 Warner Road, within the R-1 Low-Density Residential Zoning District, Ward #1:

- 1. a Variance from Ordinance §1907.A.1 to expand a nonconforming non-residential structure;
- 2. a Variance from Ordinance §2103.B.Use B-1:1 to allow an Agricultural Use on a lot smaller than 10 acres; and
- 3. a Variance from Ordinance §2103.B.Use B-1:2 to allow farm structures closer than 50 feet from property lines.

A public hearing will be held on <u>Tuesday</u>, <u>July 15</u>, <u>2025</u> starting at <u>7:00 P.M.</u> 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 <u>www.abingtonpa.gov</u>.



ZONING HEARING BOARD

AGENDA ITEM

July 15, 2025	AGENDA ITEM NUMBER	FISCAL IMPACT	
DATE		Cost > \$10,000	
Administration		Yes No	
DEPARTMENT		PUBLIC BID REQUIRED	
		Cost > \$20,100	
		Yes No	
AGENDA ITEM:			
25-50: Washington Y	ork 2021 LLC		

EXECUTIVE SUMMARY:

25-50: Washington York **2021** LLC requests the following relief from the Ordinance for location of trash containers located upon real property identified as 101 Washington Lane, within the AO Apartment-Office Zoning District, Ward #7:

- 1. a Variance from Ordinance §2601.N.1 to place trash containers between the building and street, and within 15 feet of adjoining residential use or district; and
- 2. a Variance from Ordinance §2601.N.2 to allow trash containers without self-closing lids or placement in self-confining containers.

PREVIOUS BOARD ACTIONS:

n/a

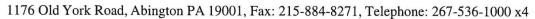
RECOMMENDED BOARD ACTIONS:

25-50: Washington York 2021 LLC requests the following relief from the Ordinance for location of

trash containers located upon real property identified as 101 Washington Lane, within the AO Apartment-Office Zoning District, Ward #7:

- 1. a Variance from Ordinance §2601.N.1 to place trash containers between the building and street, and within 15 feet of adjoining residential use or district; and
- 2. a Variance from Ordinance §2601.N.2 to allow trash containers without self-closing lids or placement in self-confining containers.

Abington Township, PA





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.

Th	e Ur	ndersign	ned herein makes a		
[×]	Request for Varian	nce from the Zoning Ordinance.	
[]	Request for a Spec	cial Exception as provided by the	Zoning Ordinance.
[]	Appeal from the a	actions of the Zoning Officer.	
1.		Name	and address of the	owner of the land:	Phone number:
		Was	hington York 2021 l	LLC	732-397-9115
2.			and address of the		Phone number:
			ington York 2021 Ll ox 580, Lakewood, I		732-397-9115
3.		Name	and address of the	attorney.	Phone number:
Ο,			/ Feltzin - Glenn Ros	•	267-261-3277
		401	Germantown Pike s yette hill PA 19444		E: courts@glennrosslaw.com
4.				owner of the property, list the apper, agent, lessee, etc.	licant's interest in filing this application.
5.		Descri	ption of the proper	ty:	
		Addres	ss/location 101 Wa	ashington lane, Jenkintown PA 190	46
		Presen	t use Residential		
		Propos	sed improvement_	To Relocated the Trash containers close Property	er to the compactor rooms and coner end area of the
		= -			

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:

Move the garbage location to a different spot at the subject property.

We are looking for a variance since we will be put the trash within 15' Ft of next-door property and street

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

Variance 2601.N. 1

Variance 2601.N. 2

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

Please see the below reasons:

The new location is much closer to the compactors, which will allow for a more efficient waste management process.

This efficiency will reduce the number of people required to manage waste and minimize the time and resources spent on waste collection.

Also, by moving the trash to a private area will enhance safety by reducing the likelihood of unauthorized individuals accessing the property and dumping trash on-s By controlling access to the waste area, we can prevent illegal dumping and maintain a cleaner environment which will benefit our tenants.

- 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.

45		
Signature of Applicant	Signature of Owner	
		77.

Internal Validation: 264. IV. 1

Date Received: 6/26/24

Fee Paid: 1500

Case: 25-50

Signature of the Zoning Officer



Corporate Headquarters 2650 Audubon Road, Audubon, PA 19403 1-800-222-1818

www.jpmascaro.com

June 24, 2025

Kevin Van Horn Abington Township Zoning Office 1176 Old York Rd Abington, PA 19001

Dear Kevin:

JP Mascaro & Sons services the property 100 York Apartments, located at 100 Old York Rd, Jenkintown, PA 19046. A Collection point for trash services for the Manor Building was located off of Township Line Rd entrance. The Township Line Rd entrance is a high visibility area that attracted illegal dumping. The illegal dumping caused overflow of containers and often times trash on the ground. The containers were relocated on the property to the current area of the Washington Lane entrance.

Since the containers were relocated to the Washington Lane entrance, the illegal dumping has dissipated and the containers are not overflowing anymore. Trash being generated is from the property only and a proper volume of service is being provided for the volume generated.

Sincerely,

Jeffrey Rotunno

Area Manager

JP Mascaro & Sons



Property Enhancement Proposal and Agreement

100 York 100 Old York Rd. Jenkintown, PA 19046 Date: 04/04/2025 Attn: AJH Management Estimate #: 29504

Gräs Lawn is pleased to enhance your property as is outlined in the following scope of services.





Scope of Work

Plant Installation \$17,453.33

Install Emerald Greens to continue tree line.

In addition, remove and replace (3) dying Emeralds.

Dispose all generated debris of off-site.

See pictures above for reference.

Emerald Green Arborvitae

45.0 / 8-10'

Total \$17,453.33

		o complete the Scope of services as des Fax is not included in the prices listed.	cribed herein. The price is good
	Date	-	Date
100 York		Gras Lawn	





TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: June 26, 2025 APPLICATION: # 25-50

APPLICANT: Washington York 2021 LLC

OWNER: Washington York 2021 LLC

LOCATION: 101 Washington Lane, Jenkintown, PA 19046

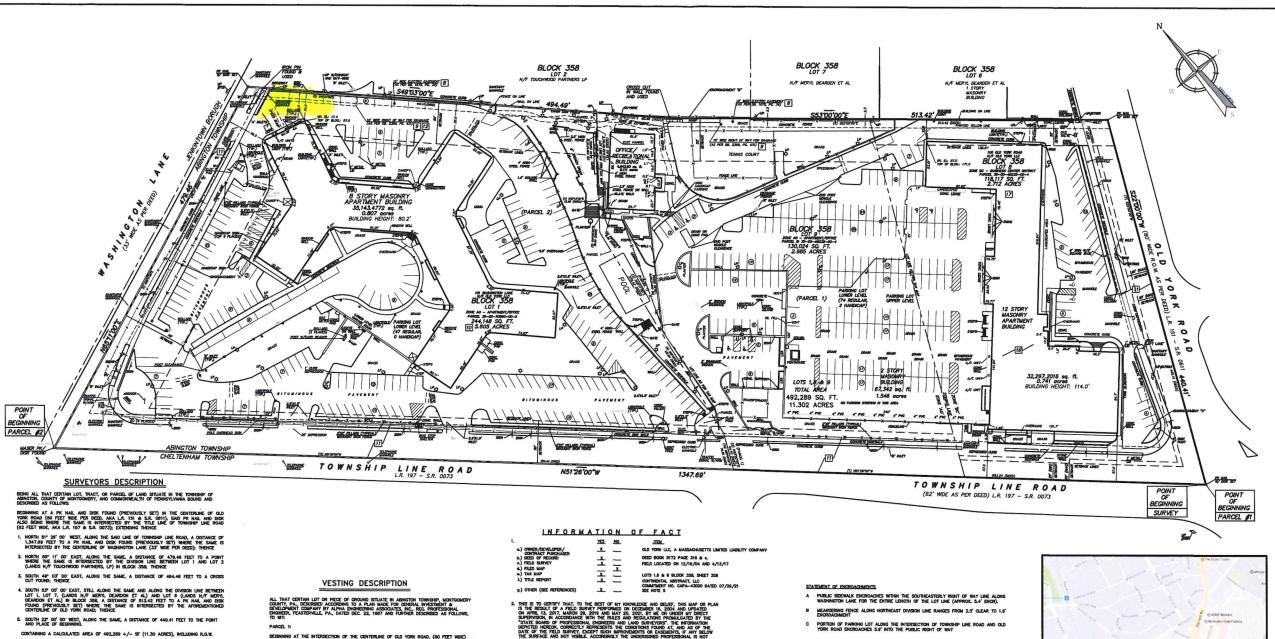
25-50: Washington York 2021 LLC requests the following relief from the Ordinance for location of trash containers located upon real property identified as 101 Washington Lane, within the AO Apartment-Office Zoning District, Ward #7:

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- 2. a Variance from Ordinance §2601.N.2 to allow trash containers without self-closing lids or placement in self-confining containers.

A public hearing will be held on <u>Tuesday</u>, <u>July 15</u>, <u>2025</u> starting at <u>7:00 P.M.</u> 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 <u>www.abingtonpa.gov</u>.

Colliers Engineering

oing Business as MASER PROTECT YOURSELF



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DISTANCES FROM A POINT FORMED BY THE HITCHERTON OF THE CONTRIBUTE OF TOWNSHIP

DISTANCES FROM A POINT FORMED BY THE HITCHERTON OF THE CONTRIBUTE OF TOWNSHIP

LINE ROAD (AN EXPENDED LAVE, SOUTH SI DEGREES 25 IMMAITS LAST ALRON THE CORDISION

OF LILL REMIND AND THE PROPERTY, WITH THE CONTRIBUTE OF WASHINGTON LAVE, SOUTH SI DEGREES 25 IMMAITS LAST ALRON THE CORDISION

HOWER FOAD, AND PRET TO THE PORT OF BECOMING THE PICTURE PROPERTY AND THE CONTRIBUTE AND THE CONTR

PARCEL 2:

THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROTESSIONAL OWNERS REALWARDS THOSE FACTS OR PROMISS MICH ARE THE SALECT ACCORDANCE WITH THE COMBINIOUS ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR QUARANTEE EITHER DEPRESSION OR MATURE.

SLRVEY REFERENCE:
 A) MAP ENTITIES "ALTA/ACSM LAND TITLE SURVEY" PREPARED BY BOOK & CLARK'S NATIONAL SURVEYORS NETWORK BASED ON A SURVEY BY MASER CONSULTING, P.A. DATED JULY 27, 1989, LAST REVISED AUGUST 24, 1988.

6. HORIZONTAL DATUM - DEED

 NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. 11. THE UNDERSIDED PROFESSION, IS NOT CUMBULTING THE PEDIMONIX.

11. THE UNDERSIDED PROFESSION, IS NOT CUMBULT DO DETURNED THE DISSTRICT OR MODESTRICE OF WELL-MOS AND/OR TOOK WASTES. THEORY OF "SHOULD HOT'RE ASSUMED OF CONSTITUED THAT ANY STATISHED ITS BEING MICE BY THE PACT THAT HE SET THAT ANY STATISHED IS SHOULD UNDERSOIN. IT IS N THE SET FROM THIS SUPPLY.

FROM THIS SUPPLY.

13. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USES AS A SOUID WASTE DUMP, SUMP, OR SANTARY LANDFILL. 4. SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED.

18. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WHERE MADE IN ACCORDANCE WITH THE LAWS REGULATING SURVEYING IN THE STATE OF PENNSYLVANIA.

WITH THE LAWS REQULATIVE SUPECHING IN THE STATE OF PENSYLVANIA.

IN THE PROPERTY ESCORBED HEAVER IS THE SAME PROPERTY DESCREED IN CONTINONIAL ASSTRACT LIC ON BEHAVE OF CORONA THE RESURRANCE COMPANY NO. CAPA-45000 WITH A ASSTRACT LIC ON BEHAVE OF CAPACIDAD THE RESURRANCE OF THE ASSTRACT LICENSES.

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20. DOZEPT AS SHOWN, ALL MISSILL UTLINES SURVIVO THE SURVEY PROPERTY CAPACIDAD THE STATE OF THE SUBJECT OF THE SUBJECT PROPERTY.

20. DOZEPT AS SHOWN, ALL MISSILL UTLINES SURVIVO THE SURVEY PROPERTY CAPACIDAD THE STATE OF THE SUBJECT PROPERTY.



KEY MAP

SCALE: 1" = 1000' SURVEY CERTIFICATION

PARKING SPACES TABLE

INDOOR HANDICAP PARKING SPACE

BLOCK 358 LOTS 1,8 & 9 TOWNSHIP OF ABINGTO MONTGOMERY COUNTY COMMONWEALTH OF PENNSYLVANIA

N - 2 & 4 2 2 6 5

OBERTW/TELSCHOW

ALTA/NSPS LAND TITLE SURVEY

OLD YORK LLC

Colliers Suite 100
Mt. Laurel, NJ 08054
Phone: 856,797,0412
COLIE'S ENSINTERING & DISSEN
DOING REJUNESS AS MASER CONSU CALE: DATE: DMAWN BY: CHECKED
AS SHOWN B/12/2021 KV BP
TORCT NUMBER: DRAWNG MAME:

ALTA/NSPS LAND TITLE SURVEY

LINE TYPES DECEMBER OF THE BUSHES

DECEMBER OF THE BUSHES

EVERGREEN TREES ELECTRIC LINE
WATER LINE
FENCE LINE
GUIDE RAIL
OVER HEAD WIR.
SANIATARY LINE
STORM LINE
TREE LINE FF= FINISHED FLOOR
GS= GROWND SHOT
TC= TOP OF CURB EP= EDGE OF PAVEMENT
BC= BOTTOM OF CURB WL= WET LAND FLAGS ROP- REINFORCED CONCRETE PIPE PVC-- POLY VINYE CHLORIDE

[1]. RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE PREMISES WITHIN THE BOUNDS OF WASHINGTON LANE, OLD YORK ROAD, AND TOWNSHIP LIKE ROAD. (BLANGET IN NATURE)

[Z] EASEMENT OF TEN (10) FOOT WIDE RIGHT OF WAY FOR DRAINAGE AS MENTIONED IN LEGAL DESCRIPTION (PLOTTED).

SCHEDULE 8 - SECTION 2 NOTE: ITEMS 1 - 7 NOT SURVEY RELATED



1 of 2

ZORING REFORMATION

(LOTS 1 & S. BLOCK 356) ZONE: AD — APARTMENT/OFFICE

(LOT 8, BLOCK 356) ZONE: BC — BUSINESS CRITER DISTRICT

NOTE — ALL ZOOR REFORMATION LETTER BLOW HAS BEEN PROVIDED AS PART OF REPORT

DITTLED "ZONEN REPORT. 100 YORK, 100 ALD YORK ROAD AND 101 WASSINGTON LAVE.

—BIRKHTONEN, PY, ADTED AULIEST 2 (2017, PROJECT NOT 27-43200A), PREPARED FOR ARBOR

REALTY TRUST, NO., NEW YORK, NEW YORK, 10152 AND DO NOT CONSTITUTE AN

WITEMPETATION OF ZONEN COLUMNACE BY THE SUMMY PROMET PROFESSIONER.

4.3 Area Regulations

The following regulations are in accordance with the Town of Abington Zoning Ordinance. All dimensions were derived reviewing an ALTA Survey dated May 7, 2021.

Township of Abington A-O				
Area Regulation	Code	Requirement	Actual	Stotus
	(9)			
Front Yard	Figure	75 Feet	Washington Lane:	Legal
	7.5		46.5 Feet	Nonconforming
			Township Line	
			Road: Exceeds 75	
			Feet	
Side Yard	Figure	50 Feet per Side Yard	Northeast Side: 35	Legal
	7.5		Feet	Nonconforming
			Southeast Side:	= 1
			Exceeds 50 Feet	
Rear Yard	Figure	None Specified	Not Applicable	Conforming
	7.5			
Parking	Figure	25 Feet from Curb	Parking is located	Legal
15. TROPINS - 15.	7.5	10 Feet from Tract Boundary	within 25 Feet of	Nonconforming
			the curb and 10	
		1	Feet of the	I
			boundary line	1
Minimum Floor	Figure	Efficiency: 400 Square Feet	Pending Unit Mix	Pending Unit
Area per	21.11	One Bedroom: 500 Square Feet		Mix
Dwelling Unit	_	Two Bedroom: 650 Square Feet		
	1	Three Bedroom: 800 Square Feet		
		Four Bedroom: 950 Square Feet		
Minimum Lot	Section	10,000 Square Feet	244,154 Square	Conforming
Area	2103.H		Feet	
Minimum Lot	Figure	300 Feet	Exceeds 300 Feet	Conforming
Width	7.5	1		-
Minimum Lot	Figure	300 Feet	Exceeds 300 Feet	Conforming
Depth	7.5			
Maximum	Figure	20%	(Building Footprint:	Conforming
Building	7.5		35,143.4772 Square	
Coverage			Feet / 244.154	
			Square Feet) =	
			14.39%	
Maximum	Figure	50%	Exceeds 50%	Legal
Impervious	7.5			Nonconforming
Coverage	F	555 - 255 - 4		
Maximum	Figure	65 Feet: 35 Feet for portions of	8 Stories / 80.2 Feet	Legal
Building Height	7.5	buildings within 100 Feet of		Nonconforming
		single family detached		1
Setback from	Figure	residential district boundaries Developments of at least 50,000	No Facili	
Residential Use	7.5	Square Feet of new floor area	Not applicable as Subject Property is	Conforming
residential USE	1.3	shall have a 300 Feet setback for	a residential use	
		the following: (1) Buildings,	a residendal use.	
		except storage or utility: (2)		
		Organized activities such as		
		graduation ceremonies or camp		
		activities (3) Active recreation		
		fields or structures		
		TO SERVING THE CO. ACCOUNTS OF THE CO.		
Minimum Green	Figure	50%	Does not exceed	Legal
Area	7.5		50%	Nonconforming

AND STORY	A AR	Township of Abingto	n BC	1000 A
Area Regulation	Code (5)	Requirement	Actual	Status
Build to Line for	Figure	Minimum: 20 Feet (70	Old York Road:	Legal
Public Streets	11.9	Feet on Davidson and Williams	Exceeds 20 Feet Township Line Road: Exceeds 25 Feet	Nonconforming
		Maximum: 25 Feet (No maximum on Davidson and Williams)		
Build to Line on Side Streets or Secondary Access Drives	Figure 11.9	None Required	Not applicable	Conforming
Build to Line for Sites Larger than 5 Acres, % of New Floor Area in Buildings extending into Build to zone of priority street fronts (if part of the building extends into the zone, the whole building may be counted	Figure 11.9	50% (if on more than one priority street front, at least 20% of total sites floor area must be located in the old York road build to zone and at least 20% must be located in the London Street build to zone	The subject property does not have 50% of the building frontage within the build to zone	Legal Nanozinforming
Building and Parking from side and rear property lines, abutting a district permitting single family detached residential (in Abington TC, this buffer also applies to land along Davidson Rd)	Figure 11.9	100 Feet	Not Applicable as property is not within 100 Feet of a zone within the Township of Abington that permits single family detached residential	Conforming
Building and Parking from side and rear property lines abutting other districts	Figure 11.9	30 Feet	Parking exceeds 30 Feet from side and rear property lines abutting other districts	Conforming
Building setback from parking	Figure 11.9	10 Feet	Property has parking within 10 Feet of building structure	Legal Nonconforming
Parking Lot setback from public street	Figure 11.9	Minimum: 100 Feet. unless a principal building lies between public street and parking	Parking is located within 100 Feet of a public street	Legal Nonconforming
Distance between onsite buildings	Figure 11.9	Minimum: 20 Feet, if both buildings are less than 40 Feet tall; otherwise, 40 Feet (does not apply to parking garages)	Property exceeds the minimum distance between building structures	Conforming
Minimum Lot Size	Figure 11.9	20,000 Square Feet	237,402 Square Feet	Conforming
Minimum Lot Width Minimum Lot Depth	Figure 11.9 Figure	100 Feet 150 Feet	Exceeds 100 Feet	Conforming
Maximum	11.9 Figure	70%; (75% maximum	Exceeds 150 Feet Exceeds 70%	Conforming
Impervious Coverage	11.9	paving)	CACCOO TO TO	Nonconforming
Minimum Green Area	Figure 11.9	Minimum: 25% Minimum: 15% in the "Triangle" Area with Bonus	Does not meet the minimum 25%	Legal Nonconforming
Minimum Public Open Space	Figure 11.9	5% of gross floor area	Exceeds 5%	Conforming
Maximum Dwelling Units per Acre	Figure 11.9	4; 6 with bonus	(Total Units: 288 / 5.45 Acres) = 52.84	Legal Nonconforming
Maximum Floor Area (FAR)	Figure 11.9	.75; 1.00 with bonus	(Total Floor Area: 574,944 Square Feet / 237,402 Square Feet) = 2.42	Legal Nonconforming
Bullding Height measured to median height of roof	Figure 11.9	Minimum: 20 Feet (façade) if pitched roof 25 Feet to median height of roof maximum: 35 Feet for portions of buildings within 100 Feet of Old York Road or 150 Feet of Williams/Davidson Roads. Buildings in London Road build to zone > 2 Stories must be horizontally stepped back on front façade (10 Feet minimum per story). All other areas: 55 Feet Bonus: 65 Feet	Exceeds 35 Feet	Legal Nonconforming
Maximum Building Size / Maximum Building Coverage	Figure 11.9	500,000 Square Feet / 40%; 50% with bonus	Building Footprint: 37,140,8316 Square Feet / (Building Footprint: 37,140,8316 Square Feet / 237,402 square Feet) =	Conforming



The following chart is in accordance with the Town of Abington Zoning Ordinance.

Code Section Referenced: Per Hearing Board Application 13-12

Area Regulation	Requirement	Equation
Apartment / Condominium Building	Zoning Hearing Board Application 13-12: No less than one onsite parking space per residential unit available to all residents	1(Units: 588) = 588 Space

Total Required Parking Spaces = 588



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PROTICT YOURSELF
OLSTITUTE MIQUAL SOME CONTROL
COGNITION DECON
Call before you de
FOR STATE SPECIAL DIRECT PHONE RUMBERS
VISIT WWW.CALLB11.COM

Robert W. Telschow, Jr.

ALTA/NSPS LAND TITLE SURVEY

OLD YORK LLC

BLOCK 358 LOTS 1,8 & 9 TOWNSHIP OF ABINGTON MONTGOMERY COUNTY COMMONWEALTH OF PENNSYLVANIA

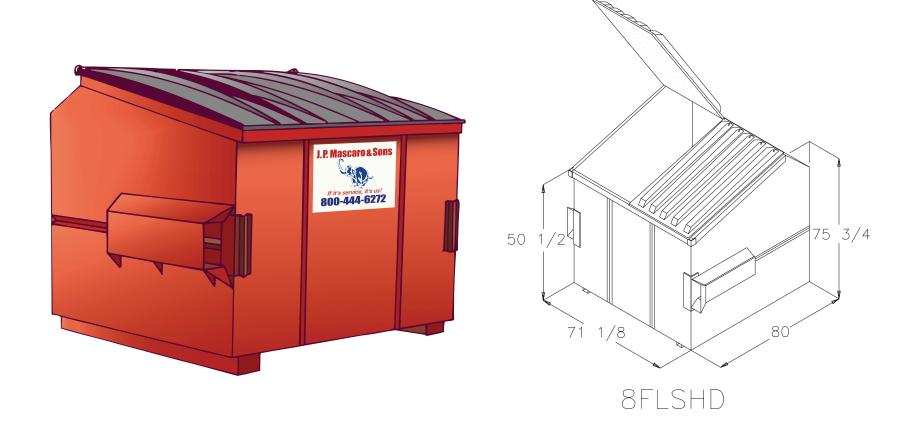
SURVEY CERTIFICATION

MT. LAUREL
2000 Middanic Drize,
Suite 100
Mt. Laurel, Nj 08054
Phone: 856 797,0412
collust prodestens account proposed francis as Midda Coreant

ALTA/NSPS LAND TITLE SURVEY

2 of 2

8 Cubic Yard Slant Container





CONTAINERS

Roll-Off Containers



Ideal For:

- Construction/Demolition
- Municipal Solid Waste
- General Waste
- Yard Waste
- Residential Cleanup
- Recycling

- Scrap Metal
 - Waste-to-Energy
 - · Corrosive Industrial Waste
 - Contracting
 - Government & Municipal

ALL PRODUCTS ARE BUILT RUDCO TOUGH IN THE USA

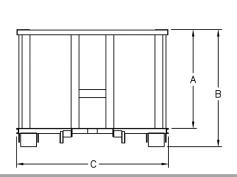


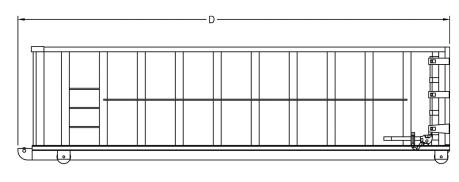
Rental Program And Financing Available

www.rudco.com

CONTAINERS

Roll-Off Container





Roll-Off Container

SIZE	MODEL	(A) HEIGHT INSIDE	(B) HEIGHT OUTSIDE	(C) WIDTH OVERALL	(D) LENGTH OVERALL	APPROX. WEIGHT
11 YD*	ROT11	43"	55"	96"	12' 9"	2,930 LBS.
15 YD*	ROT15	43"	55"	96"	16' 9"	3,680 LBS.
20 YD	ROT20	43"	55"	96"	22' 9"	4,520 LBS.
25 YD	ROT25	52"	64"	96"	22' 9"	4,850 LBS.
30 YD	ROT30	62"	74"	96"	22' 9"	5,170 LBS.
40 YD	ROT40	84"	96"	96"	22' 9"	6,040 LBS
45 YD	ROT45	94"	106"	96"	22' 9"	6,350 LBS.
45 YD	ROT 45X	84"	96"	96"	24' 9"	6,470 LBS.
50 YD	ROT 50	94"	106"	96"	24' 9"	6,890 LBS.

STANDARD DECK

- 3/16" PL. Floor Sheet
- 3" Structural Channel on 20" Centers
- 3/16" PL. Gussets on every other Cross Member
- 6" x 2" x 3/16" Tube One Piece Main Rail
- Four 8" diameter x 10" LG. Heavy Duty Wheels
- 4" OD x 6" LG Front Roller w/11/2" Pin and Grease Fitting
- 1" Certified Hook Plate (w/lifetime guarantee)
- 1¼" Certified Plate Cable Hook (w/lifetime guarantee)
- 1½" Plate Solid Bullnose

FRONT AND SIDES

- 11 Ga. Sheet with Tie Down Bar and four Tie Down Hooks
- 11 Ga. One Piece Formed Dog House
- 4" x 3" x 11 Ga. Top Tube
- 11 Ga. 3" x 5" Formed 4-way Bend Side and Front Stiffener Columns on 24" Centers. Columns have notches at bottom to prevent moisture retention
- 11 Ga. Formed Corner Post wraps around for extra strength and stability with notches at bottom to prevent moisture retention
- Two Vertical Formed Bulkhead Stiffeners with notches at bottom to prevent moisture retention
- * Side stiffeners on 30" centers

REAR CORNER POST

- Latch Side 4" x 3" x 11 Ga. Tube
- Hinge Side 3" x 8" x 3/16" Formed Stiffener 4-way Bend

REAR DOOR

- 11 Ga. Sheet w/3" x 4" x 11 Ga. Tube Frame and 3/8" Safety Chain
- Hinges ½" x 9" x 9" and ½" x 3" x 9" Plates with 2" OD Mechanical Tube Bushings with Grease Fittings and one 3/16" Cold Rolled Pin
- Non-Sagging Door is designed to rest on the floor of the container
- Tie Down Hooks

DOOR LOCK

Vertical Lift Handle System. Semiautomatic Cam Locking System with cams and Self-Aligning Keeper. The Vertical Lift Handle is securely welded to a cam style for easy operation. Handle is secured by a ¾" solid pin, 180° turn keyway locking system.



06/09 #110

NOTE: OPEN TOP CONTAINERS can be stacked on a oad. This saves freight cost per container. However, when stacking and unstacking, doors have to be removed and re-hung, and the containers may be scratched or dented. We cannot be responsible for this happening since it is unavoidable when stacking containers.

RUDCO RESERVES THE RIGHT TO REVISE, AMEND AND IMPROVE IT'S EQUIPMENT WITHOUT NOTICE



CORPORATE OFFICE: 114 E. Oak Rd. • Vineland, NJ 08360 • Ph:1.856.691.0800 • Fax: 1.856.696.0084 **MAILING ADDRESS:** P.O. Box 705 • Vineland, NJ 08362

www.rudco.com



ZONING HEARING BOARD

AGENDA ITEM

July 15, 2025	AGENDA ITEM NUMBER	FISCAL IMPACT Cost > \$10,000		
DATE	AGENDATTEM NUMBER			
Administration		Yes No		
DEPARTMENT		PUBLIC BID REQUIRED		
		Cost > \$20,100		
		Yes No		
AGENDA ITEM:				
25-51: Ukrainian Catholic the Great	Archeparchy of Philadelphia an	d the Sister/Convent of St. Basil		
EXECUTIVE SUMMARY:				
 the Great request the follow currently identified as Montg Montgomery Count Parcel 30 Zoning District, Ward #3: 1. a Variance from Ordina and 	e Archeparchy of Philadelphia and ing relief from the Ordinance for a proomery Count Parcel 30-00-22488-00-0-00-22492-00-5 along Fox Chase Roamce §2103.E.Use E-1:1 to allow a Cemance §2103.E.Use E-1:3 to allow burial	oposed subdivision of real property -9 (along Cedar Road) and ad, within the CS Community Service etery on a lot smaller than 25 Acres;		
line.				
PREVIOUS BOARD ACTION	S:			
n/a				
RECOMMENDED BOARD A	CTIONS:			

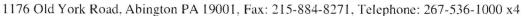
25-51: Ukrainian Catholic Archeparchy of Philadelphia and the Sister/Convent of St. Basil the Great request the following relief from the Ordinance for a proposed subdivision of real property currently identified as Montgomery Count Parcel 30-00-22488-00-9 (along Cedar Road) and Montgomery Count Parcel 30-00-22492-00-5 along Fox Chase Road, within the CS Community Service Zoning District, Ward #3:

- 1. a Variance from Ordinance §2103.E.Use E-1:1 to allow a Cemetery on a lot smaller than 25 Acres; and
- 2. a Variance from Ordinance §2103.E.Use E-1:3 to allow burial sites within 40 feet of the property line.

Zoning Hearing Board Application

The Undersigned herein makes application for:

Abington Township, PA





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.

	X]	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.		Ukra	and address of the owner of the land: hinian Catholic Archeparchy of Philadelphia North Franklin Street, Philadelphia PA 19123, an	Phone number:	(215) 627-0143	
		The S	Sisters of St. Basil the Great/Covenant of St. Bas Fox Chase Road, Jenkintown, PA 19046			
2.		Name	and address of the applicant:	Phone number:	(215) 627-0143	
			ainian Catholic Archeparchy of Philadelphia North Franklin Street, Philadelphia PA 19123		(213) 027-0143	
3.		Name	and address of the attorney:	Phone number:	((10) 000 000	
		High	n G. Livesey, Esq. n Swartz LLP Airy Street, Norristown, PA 19401		(610) 275-0700	
4.			applicant is not the owner of the property, list the apple: equitable owner, agent, lessee, etc.	oplicant's interest in	n filing this application.	
		(a/k/ adja	application involves a proposed subdivision to expar a "Cedar Rd"), Jenkintown, PA, by and through Ap cent property, 700 Fox Chase Rd, Jenkintown, PA (o vent of St. Basil the Great). Applicant is the equitabl	plicant's acquisition wned by The Sister	n of a 5-acre portion of the s of St. Basil the Great/The	
5.		Description of the property: 438 Cedar Rd (a/k/a "Cedar Rd"), Jenkintown, PA, (Tax Parcel ID No. 30-00-22488-01-8; 30-00-22488-00-700 Fox Chase Rd, Jenkintown, PA (Tax Parcel ID No. 30-00-22492-00-5) Address/location				
			nt use Cemetery (Applicant property); Place of v			
			sed improvement No improvements are propos			

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:

Please see attached supplement.

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

Variances are requested from:

Section 2103.E. Use E-1.1 (minimum lot size of 25 acres)

Section 2103.E. Use E-1.3 (40-foot buffer strip)

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.

Please see attached supplement.

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.

There is no known prior ZHB action regarding the property. To Applicant's knowledge, the existing cemetery preceded code requirements pertaining to minimum lot size and the 40-foot buffer requirements for the E-1 Cemetery use.

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	D. Ocals	Signature of Owner		
Internal Validation:	CJS Acres E-1.1 C40 Beford Bird Sac	E-1-3		

Date Received: 6/20175

Fee Paid: 1500 Case: 75-51

Signature of the Zoning Officer

Supplement to Zoning Hearing Board Application of The Ukrainian Catholic Archeparchy of Philadelphia – St. Mary's Cemetery

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:

Applicant's property at 438 Cedar Road (a/k/a "Cedar Road"), Jenkintown, PA, is located in the CS Community Service zoning district. The current use as a cemetery – known as St. Mary's Cemetery – is a permitted use in the district. St. Mary's Cemetery, presently comprised of two unified parcels that total about 8.6 acres, is an active cemetery. Gravesites placed throughout the cemetery, including adjacent to, or within several feet of, the property lines. Applicant proposes to acquire 5 acres of land from the adjacent landowner in order to expand the currently existing cemetery. As part of the proposed expansion, Applicant requests to be permitted to place gravesites throughout the expansion parcel, including within 40 feet of the proposed property line of the expansion parcel.

Section 2103.E. Use E-1.1 of the Township Zoning Ordinance requires a minimum lot size of 25 acres for a cemetery use. The size of Applicant's cemetery currently is 8.6 acres, and the proposed expansion would increase the total size to about 13.6 acres. The proposal therefore reduces the existing nonconformity. Nonetheless, relief is requested to allow for the expanded cemetery which still would be nonconforming with respect to lot area.

Section 2103.E. Use E-1.3 of the Township Zoning Ordinance requires that a 40-foot buffer strip be provided between the property line and any building or burial sites. Applicant proposes to continue the current pattern of grave site placement within 40 feet of all property lines of the expansion parcel and therefore seeks relief from this Section of the Ordinance.

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.

First, Applicant's proposal effectively would reduce the existing nonconformity with respect to the minimum lot size requirement for an E-1 cemetery use, expanding St. Mary's Cemetery from 8.6 acres to 13.6 acres. This is in line with the intent of the Ordinance, does not harm the public interest and is necessary for the expansion of the cemetery. Therefore relief from Section 2103.E. Use E-1.1 of the Zoning Ordinance should be granted.

Second, Applicant's proposal to allow the placement of gravesites within 40 feet of the property line is a continuation of the existing condition on Applicant's property, in that St. Mary's Cemetery currently maintains gravesites within 40 feet of the property lines, on all sides. This is an existing nonconformity and the current placement of gravesites

preceded changes to the Zoning Ordinance that now require a 40-foot buffer strip along the property line.

Applicant has a dire need to expand St. Mary's cemetery. The existing property itself is of an unusual, uniquely sharp and narrow shape and is situated in a location that severely limits the options for expansion. There is no practical means of expanding the cemetery except by what is proposed in this application. Strict adherence to Section 2103.E. Use E-1.3 of the Township Zoning Ordinance requiring the 40-foot buffer strip would render at least an acre of the proposed 5-acre expansion unusable for the legitimate, permitted-by-right cemetery use. Such limitation creates a hardship for the Applicant. If relief is not granted to permit intrusion into the buffer strip area the proposed acquisition and expansion will be infeasible for the Applicant.

This proposal is not contrary to the public interest as the intrusion into the 40-foot buffer creates no public harm or nuisance. The expansion area is surrounded by the private land of The Sisters of St. Basil the Great/Convent of St. Basil the Great, the seller of the expansion parcel. The Sisters of St. Basil the Great acknowledge and consent to the zoning relief sought in this application, as confirmed by the attached Consent Letter. Further, the proposal as a whole is in line with the intent of the Zoning Ordinance for the CS Community Service district.



Sean G. Livesey, Esquire (610) 233-3340

Email: slivesey@highswartz.com www.highswartz.com

June 20, 2025

Via Hand Delivery

Terry Castorina
Executive Assistant to the Township Manager
Office of the Township Manager
Township of Abington
1176 Old York Road
Abington, PA 19001

Re:

Zoning Hearing Board Application – Cedar Rd/700 Fox Chase Rd Ukranian Catholic Archeparchy of Philadelphia

Dear Ms. Castorina:

Enclosed please find the Zoning Hearing Board Application of the Ukranian Catholic Archeparchy of Philadelphia (Cedar Road) and supporting documents, including deeds, owner's consent letter and property records, along with a check in the amount of \$1,500 for the associated application fee. Ten (10) copies of the Subdivision Plan have been separately mailed to the Township by the Applicant's engineer, Charles E. Shoemaker, Inc.

The completed application, deeds and subdivision plan have all been emailed to the Zoning Officer at zoning.officer@abingtonpa.gov. Applicant requests to be included on the Board's July 15 hearing agenda if space and time permit.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Sean G. Livesey

SGL/stc

High Swartz LLP | Norristown | Doylestown | Wayne | Feasterville

40 East Airy Street, Norristown, PA 19401 | P: (610) 275-0700 | F: (610) 275-5290

| highswartz,com

TOWNSHIP OF ABINGTON ZONING HEARING BOARD NOTICE

DATE: June 26, 2025 APPLICATION: # 25-51

APPLICANT: Ukrainian Catholic Archeparchy of Philadelphia and

The Sister/Convent of St. Basil the Great

OWNER: The Sister/Convent of St. Basil the Great

LOCATION: Tax ID # 30-00-22488-00-9, along Cedar Rd and

Tax ID #30-0022492-00-5, along Fox Chase Rd

25-51: Ukrainian Catholic Archeparchy of Philadelphia and The Sister/Convent of St. Basil the Great request the following relief from the Ordinance for a proposed subdivision of real property currently identified as Montgomery Count Parcel 30-00-22488-00-9 (along Cedar Road) and Montgomery Count Parcel 30-00-22492-00-5 along Fox Chase Road, within the CS Community Service Zoning District, Ward #3:

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- 2. a Variance from Ordinance §2103.E.Use E-1:3 to allow burial sites within 40 feet of the property line.

A public hearing will be held on <u>Tuesday</u>, <u>July 15</u>, <u>2025</u> starting at <u>7:00 P.M.</u> 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 <u>www.abingtonpa.gov</u>.

