

ABINGTON TOWNSHIP

JANUARY 16, 2024



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **January 16, 2024** **7:00 PM**

Webinar Information:

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

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

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

Meeting ID: 848-6758-2981

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Laura Hanes, Zoning Hearing Board Chairperson

Steven Kline, Zoning Hearing Board Vice-Chair

Michael O'Connor, Zoning Hearing Board Secretary

Kate Schoener, Zoning Hearing Board Member

Joseph Kuhls Esq., Zoning Hearing Board Solicitor

DECISIONS

- a. **23-52: Derek Pohl**
- b. **23-53: Michael and Judy Whisman**
- c. **23-55: Brian & Hilary Givnish**
- d. **23-56: Owen S. Rahman**
- e. **23-57: Sharnee Moore-Jervis**
- f. **23-58: Jeff & Debbie Nelson**
- g. **23-59: Patrick McKeever**
- h. **23-60: Amged Alzamzami**

CONTINUED APPLICATION

- a. **23-54: Ami Dolev & Jennifer Groen** request a Variance from Abington Township Zoning Ordinance §602.Figure 6.1: Dimensional Requirements to allow an accessory structure within the Rear Yard Setback of real property identified as 323 Osceola Ave, within the R-4 – Medium-High-Density Residential Zoning District, Ward #3.

PUBLIC HEARINGS ON NEW APPLICATIONS

- a. **24-01: Kevin and Michele Van Horn** request the following relief from and pursuant to the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1228 Bockius Ave, within the R-4 – Medium-High-Density Residential Zoning District, Ward #10:
 1. Variance from Ordinance §602 Figure 6.1 Dimensional Requirements to allow an addition within the required Side Yard Setback;
 2. Special Exception pursuant to §1908 to allow an addition to be built on an Existing Non-conforming Lot;
 3. Special Exception pursuant to §1906.A to allow expansion of a Nonconforming Use.
- b. **24-02: Jemma Bowrey** requests the following relief from and pursuant to the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1302 Meetinghouse Road, within the R-1 – Low-Density Residential Zoning District, Ward #1:
 1. Special Exception pursuant to §1908 to allow an addition to be built on an Existing Non-conforming Lot;
 2. Variance from Ordinance §2601.P: Zoning Standards to allow more than one driveway cut per 100 ft of street frontage;
 3. Variances from Ordinance §302. Figure 3.1 Dimensional Requirements to allow:
 - a. An Addition within the required side yard setback;
 - b. Maximum impervious greater than 25%;
 - c. Minimum green area less than 75%.
- c. **24-03: HDS, LLC** requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real properties identified as 1526 and 1528 Fairview Ave, within the R-4 – Medium-High-Density Residential Zoning District, Ward #5:
 1. a Variance from Ordinance §601 and Use Matrix to allow the construction of 6 townhouse dwelling units;
 2. Variances from Ordinance §602 to allow:
 - a. lot areas ranging from 2514 sq ft to 3355 sq ft;
 - b. lot widths ranging from 22.5 ft to 30 ft per lot;
 - c. building length of 130 feet, with no separation between units; and
 - d. no side yard setback for interior units, and only one side yard (of 10 feet) on end units;
 3. Variance from Ordinance §2103 Use H-9 to allow off-street unenclosed parking spaces in front yard areas;
 4. An Appeal from the Zoning Officer’s Determination that garages for each of the 4 interior units exceeds 30% of that respective unit’s front façade, or (in the alternative) a

Variance from Ordinance § 2103 Use H-9 to allow each of those garages to exceed 30% of its respective unit's front façade;

5. Variance from Ordinance §2601.D: Density Calculations to permit townhouse dwelling units;
6. Variance from Ordinance §2304.H.9 to permit 1 off-street unenclosed parking space and a 1 car garage on each of the 4 interior units, and 2 stacked unenclosed parking spaces without garages on each of 2 end units.

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.