

ABINGTON TOWNSHIP

JANUARY 17, 2023



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A

January 17, 2023

7:00 PM

The meeting will be in-person at the Township Administration Building's Board Room located at 1176 Old York Road, Abington, PA 19001. A virtual option for viewing the meeting only will be available. Any person seeking party status or wishing to comment on matters before the Board must attend in person. If a member of the public would like to participate but requires assistance or accommodation, please contact the Township at publiccomment@abingtonpa.gov or (267) 536-1099 three days in advance of the meeting.

The webinar option is for viewing the meeting only. No public comments will be accepted online. Comments will be accepted in-person only.

To join by computer, tablet, or application visit <https://us06web.zoom.us/j/84867582981> or to join by telephone: 1-929-436-2866 and entering the meeting ID number 848-6758-2981 when prompted. The meeting ID is 848-6758-2981.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Barbara Wertheimer, Zoning Hearing Board Chairperson

Jose Casalina, Zoning Hearing Board Vice Chairperson

Michael O'Connor, Zoning Hearing Board Secretary

Steven Kline, Zoning Hearing Board Member

Laura Hanes, Zoning Hearing Board Member

Joseph Kuhls Esq., Zoning Hearing Board Solicitor

ORDER & OPINION

CONTINUED APPLICATION

a.

22-29: Dennis C. and Mary E. Zappone request the following relief from and pursuant to Abington Township Zoning Ordinance (the "Ordinance"), all of which relate to real property identified as Montgomery County Parcel 30-00-23168-004 and commonly referred to as 742 Garfield Avenue, within Abington Township's R-4 Medium-High-Density Residential District, Ward # 8:

1. a variance from the front yard setback requirements of Ordinance §602, Figure 6.11603.B to allow 15.3 feet where the Ordinance requires a minimum of 20 feet; and
2. an appeal from the determination(s) of the Township Zoning Officer contained in May 27, 2022, August 30, 2022, and October 14, 2022 enforcement notices.

PUBLIC HEARINGS ON NEW APPLICATIONS

a.

22-26: Miranda Residences, LLC requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”), all of which relate to real property fronting along Orchard Hill Lane and identified as Montgomery County Parcel 30-00-61136-025, within Abington Township’s R-1 Low-Density Residential District, Ward # 1:

1. a variance from Ordinance §1603.B to allow disturbance of prohibitive slopes (slopes greater than 25%) of 44.2% where no more than 10% disturbance is otherwise permitted;
2. a variance from Ordinance §1604.E to allow for the proposed building to be within a prohibitive slope area;
3. a variance from Ordinance §2103, Use H-7.4.c to allow for relief from the applicable infill development standards; and
4. a variance from Ordinance §1603.A.4.c to allow for removal of the identified existing trees with a dbh (diameter at breast height) of greater than 6 inches.

b.

22-32: Michael & Patricia Lavelle requests a variance from §2103.A-13.2 of the Abington Township Zoning Ordinance to permit a 6-foot-high fence within a front yard setback area, where only a 4-foot-height is permitted, upon real property identified as 802 Cedar Rd. The subject property is within Abington Township’s R-3 Residential District, Ward # 3.

c.

22-33: Fisher Realty Holdings, L.P. requests the following Variances from the Abington Township Zoning Ordinance (the “Ordinance”), all of which relate to real property identified as 1614 Old York Rd., within Abington Township’s Main Street-High Intensity/Density District, Ward # 10:

1. a variance from Ordinance § 1006, Figure 10.18 requirements for a street wall and landscaping;
2. a variance from the required number of off-street parking spaces set forth in Ordinance § 2304.F-3; and
3. a variance from Ordinance § 2310.D to permit off-street parking spaces within five (5) feet of a building and/or access drive;

POTENTIAL DECISION(S) ON ANY PENDING ZONING HEARING BOARD

APPLICATIONS.

ADJOURNMENT

NOTE

- a. The next scheduled meeting of the Zoning Hearing Board will be held on Tuesday, February 21, 2023 with a 7:00 p.m. start time.

LINK TO AGENDA ITEMS SUPPORTING DOCUMENTS : (ADD LINK)

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.