

ABINGTON TOWNSHIP

JANUARY 18, 2022



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **January 18, 2022** **7:00 PM**

There are three ways for the public to participate in the meeting: in-person, online or by phone. Residents who wish to attend in person can do so in the Abington Township Board Room located at 1176 Old York Road, Abington, PA 19001, 2nd Floor. Alternative means of public participation are offered for those who do not wish to or are unable to attend the meetings in person. Residents who wish to participate in the meeting remotely can access the meeting online by a computer, iPad, iPhone, or Android at <https://us06web.zoom.us/j/86163273762>. This link will enable residents to hear the meeting and see presentations. There will be no video capabilities. Residents, who are unable to join online, can listen to the meeting by calling 1-929-436-2866 and entering the meeting ID number 861-6327-3762 when prompted.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPOINTMENTS

- a. Appointment of Zoning Hearing Board Chairperson for the calendar year 2022.
- b. Appointment of Zoning Hearing Board Vice Chairperson for the calendar year 2022.
- c. Appointment of Zoning Hearing Board Secretary for the calendar year 2022.
- d. Appointment of Zoning Hearing Board Solicitor for the calendar year 2022.

ORDER & OPINION

CONTINUED APPLICATION

NEW APPLICATION

- a. **22-01: Nicole & Michael Cleary**, requests variances from minimum setback requirements of Section 602 and a special exception pursuant to Section 2103.A-1 as set forth in the Abington Township Zoning Ordinance to convert an existing garage into an Accessory Dwelling Unit (ADU) upon real property identified as 400 Maple Ave. The subject property is within Abington Township's R-4 Residential District, Ward #6.

- b. **Action upon continuation request - 22-02: Morgan Sheridan,** requests a variance from the minimum lot area requirement of Abington Township Zoning Ordinance Section 602, to construct a single family dwelling upon real property identified as Parcel # 300041120007 located on Maple Ave. The subject property is within Abington Township's R-4 Residential District, Ward #6.
- c. **Action upon continuation request - 22-03: Bainbridge Roslyn, LLC & Peter Tiburizo,** requests variances from Sections 2208.2-C.2 and Figure 22.20 as set forth in the Abington Township Zoning Ordinance to install various freestanding and monument signage upon real property identified as 1331 Easton Rd. The subject property is within Abington Township's Main Street Village Center District, Ward #14.
- d. **22-04: Carla Gwynne,** requests a variance from minimum setback requirements of Section 602, Figure 6.1 and Section 2601.O-4.h(8) as set forth in the Abington Township Zoning Ordinance to construct an addition to a single family dwelling upon real property identified as 879 Tyson Ave. The subject property is within Abington Township's R-4 Residential District, Ward #9.

CONSIDER RENDERING DECISION(S) ON ACTIVE ZONING HEARING BOARD APPLICATIONS.

ADJOURNMENT

NOTE

- a. The next scheduled Zoning Hearing Board meeting will be held on Tuesday, February 15, 2022 with a 7:00 p.m. start time.

BOARD POLICY ON AGENDA ITEMS

For Information Purposes Only

Board President Announcements

This item on the Board of Commissioners Agenda is reserved for the Board President to make announcements that are required under law for public disclosure, such as announcing executive sessions, or for matters of public notice.

Public Comment

Public Comment on Agenda Items is taken at the beginning of regularly scheduled Public Meetings prior to any votes being cast. When recognized by the presiding Officer, the commenter will have three minutes to comment on agenda items at this first public comment period. All other public comment(s) not specific to an agenda item, if any, are to be made near the end of the public meeting prior to adjournment. Public comment on agenda items at regularly scheduled Board of Commissioner Committee meetings will be after a matter has been moved and seconded and upon call of the Chair for public comment.

Presentations

Should the Board of Commissioners have an issue or entity that requires time to present an issue to the Board, that is more than an oral description relating to an agenda item under consideration, The Board may have that matter listed under Presentations. If nothing is listed under presentations, then there is no business to conduct in that manner.

Consent Agenda

Items of business and matters listed under the Consent Agenda are considered to be routine and non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired by Board of Commissioner Members, that item is to be identified by the Board member and will be identified and removed from the Consent Agenda, and will be considered separately at the appropriate place on the Agenda.

Unfinished Business

Items for consideration as unfinished business are matters that have been considered for action at a public Board Meeting and have not been tabled to a date certain or voted upon.

New Business

Items for consideration as new business are matters that have been considered for action at the Board Committee Meeting. It is Board practice to not introduce new business at Board Committee Meetings.

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.