

ABINGTON TOWNSHIP

JANUARY 21, 2025



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A

January 21, 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://us06web.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

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

Michael Thompson, Zoning Hearing Board Member

Joseph Kuhls Esq., Zoning Hearing Board Solicitor

DECISIONS

- a. **24-72: 2262 Mt. Carmel Avenue, LLC**
- b. **24-73: Harold Acuna**
- c. **24-74: Claudia Loaiza**
- d. **24-75: Lukasz and Malgorzata Kowalczyk**
- e. **24-76: Brian Miley**

- f. **24-78: Mary Long**
- g. **24-79: Hely A. Bojorquez and Brenda L. De Bojorquez**
- h. **24-80: Jennifer Renzi and Brian McGill r**
- i. **24-82: Carla Savage**
- j. **24-84: Mitchell Gordon**
- k. **24-85: Amarildo Zeneli**

CONTINUED APPLICATION

- a. **24-54: Michael Sebright - WITHDRAWN** requests the following relief from and pursuant to Abington Township Zoning Ordinance (the “Ordinance”), all of which relate to real property identified as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 #30-00-57048-009, and commonly referred to as 1514 Robinson Avenue, within the R4 – Medium-High Density Residential District and FP – Floodplain Conservation District, Ward #5:
 - 1. A Special Exception pursuant to Ordinance §1908 to permit the construction of a single-family detached dwelling on an existing nonconforming lot;
 - 2. A Special Exception pursuant to Ordinance §1407.2 to permit a ten (10) feet driveway within the floodplain to serve the proposed single-family detached dwelling; and
 - 3. Variances from Ordinance §1407.3. A, B, D, F, M & N to permit the construction of a single-family detached dwelling and associated removal of topsoil, site clearing, stormwater basins, freestanding and permanent structures, and required yards within the Floodplain Conservation District and/or within the 100-year floodplain.
- b. **24-70: Williano’s Detailing** requests the following relief from and pursuant to the Ordinance, relative to real property identified as 2420 Old Welsh Road, within the MS-L – Main Street Low-Intensity/Density Zoning District, Ward #5:
 - 1. a Special Exception pursuant to Ordinance §1005, Ordinance §2103.C, Use C-1, and the Ordinance Use Matrix to allow a C-1: Automotive Detailing Use;
 - 2. a Variance from Ordinance §2103.H. Use H-1.12 to allow the C-1 Use as an Accessory Use to an Apartment Building, or (in the alternative)
 - 3. a Variance from Ordinance §2101.D to allow the C-1 Use as a second principal use; and
 - 4. a Variance from Ordinance §2304.C.1 to allow fewer than the required number of parking spaces for the C-1 Use.
- c. **24-77: Julie and John Gannon** request a Special Exception pursuant to Ordinance §1908 to construct an addition to a residential dwelling located upon an existing nonconforming lot identified as 1304 East Ave, within the R-4 – Medium-High-Density Residential Zoning District, Ward #14.

- d. **24-81: WG Park, L.P.** requests the following relief from and pursuant to the Ordinance at real property identified as 2500 Moreland Rd, within the BC-Willow Grove Park, Business Center Zoning District, Ward #5:
 1. a Special Exception pursuant to Ordinance §1102 to allow the C-2: Automotive Sales Use; and
 2. a Variance from Ordinance §2103.Use A-13.7 to allow a non-vinyl coated, fabric covered chain-link fence to be installed.

- e. **24-83: Marco Cavallo** requests the following Variances from the Ordinance, relative to construction of a swimming pool upon real property identified as 1766 Caverly Rd, within the within the R-1 Low-Density Residential Zoning District, Ward #1:
 1. a Variance from Ordinance §302.Figure 3.1 to allow greater than the maximum impervious surface permitted; and conversely
 2. a Variance from Ordinance §302.Figure 3.1 to allow less than the minimum green area required.

PUBLIC HEARINGS ON NEW APPLICATIONS

- a. **25-01: John Tryon and Catherine Giovino** request a Special Exception pursuant to Ordinance §1908 to construct an addition to a single-family residence on a non-conforming real property identified as 1134 Devon Rd, within the R-1 – Low-Density Residential Zoning District, Ward #3.

- b. **25-02: Keith Tomasco** requests a Variance from Ordinance §2601.P.4 to allow a driveway greater than 20 ft. wide at real property identified as 1062 Arbuta Rd, within the R-4 Medium-High-Density Residential Zoning District, Ward #11.

- c. **25-03: Estate of Conrad Schuler** appeals the Zoning Officer’s determination regarding the proposed expansion of Use E-4B: Day Care, Child at real property identified as 924 Township Line Rd, within the MS-L Main Street Low-Density/Intensity Zoning District, Ward #4; or (in the alternative) requests the following Variances from the Ordinance:
 1. a Variance from Ordinance §1906.A.2 to allow the expansion of a nonconforming use by greater than 25%;
 2. a Variance from Ordinance §2103.E, Use E-4B.8 to allow less than required Drop-off/Pick-Up Area;
 3. Variances from Ordinance §2103.E, Use E-4B.9 &10 to allow less than the minimum required parking area setbacks, and fewer than the required number of parking spaces; and
 4. a Variance from Ordinance 2304.E.4, Use E-4B to allow the extended Day Care Use to be served by 7 off-street parking spaces.

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.