

ABINGTON TOWNSHIP

FEBRUARY 15, 2022



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A

February 15, 2022

7:00 PM

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

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

- a. **22-01: Nicole & Michael Cleary, 400 Maple Ave**
- b. **22-04: Carla Gwynne, 879 Tyson Ave**

CONTINUED APPLICATION

- a. **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.
- b. **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 #9.

PUBLIC HEARINGS ON NEW APPLICATIONS

- a. **Action upon continuation request: 22-05: Athanasios & Vasilios Zonios** request variances from Abington Township Zoning Ordinance (the "Ordinance") Section 1006, Figure 10.20 to permit less than 20-foot separation between buildings; Section 2103.A-16.2 to permit a non-residential refrigeration accessory structure; Section 2103.A-16.4 to permit a non-residential accessory structure less than 15 feet from a building and property line; and Sections 2304.C-27 & 2304.H-1 to provide fewer than the required number of parking spaces, upon real property identified as 274 Keswick Ave. The subject property is within Abington Township's Main Street Village Center District, Ward # 12.
- b. **22-06: Ian & Michelle Goldberg** request a special exception pursuant to Section 2103.A-1 of the Abington Township Zoning Ordinance to permit an accessory dwelling unit upon real property identified as 1424 Tallyho Rd. The subject property is within Abington Township's R-1 Residential District, Ward # 1.

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, March 15, 2022 with a 7:00 p.m. start time.

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.