

ABINGTON TOWNSHIP

FEBRUARY 20, 2024



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A

February 20, 2024

7:00 PM

Webinar Information:

Join by computer, tablet or application: <https://uso6web.zoom.us/j/86419214025>

Join by telephone: 1-929-436-2866 and entering the meeting ID number 864-1921-4025 when prompted.

Meeting ID: 864-1921-4025

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. **24-01: Kevin and Michele Van Horn**

CONTINUED APPLICATION

- a. **23-36: Jenkintown Road Storage, LLC** requests the following relief from the Abington Township Zoning Ordinance (the "Ordinance") relative to real property identified as 1891 Jenkintown Road, within the AO Apartment-Office Zoning District, Ward #12:
- a Variance from Section 2103.C: Retail and Service Uses – Abington Comprehensive Use Matrix for Use C-3 Automotive Service to be permitted.
 - A Variance from Section 702: Dimensional Requirements - Figure 7.5 lot size, lot width, lot frontage, and yard requirements;
 - A Special Exception pursuant to Section 1908: Expansion of or Construction on a Nonconforming Lot to allow the construction of a new structure; and
 - A Variance from Section 1407.3: Uses Prohibited in the Floodplain Conservation District, to allow construction of a structure, driveway, fill, clearing and required yard area in the 100-year floodplain.

- b. **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.

- c. **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%.

- d. **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.

PUBLIC HEARINGS ON NEW APPLICATIONS

- a. **24-04: Matthew Taitelman** requests a Variance from Abington Township Zoning Ordinance §302 Figure 3.1 to allow Impervious Coverage greater than the maximum allowed at real property identified as 956 Meetinghouse Rd, within the R-1 – Low-Density Residential

Zoning District, Ward #1.

- b. **24-05: James and Ashley Anthony** request a Special Exception pursuant to Abington Township Zoning Ordinance §1908 to allow an addition on a Nonconforming Lot at 766 Hamel Ave, within the R-4 – Medium-High-Density Residential Zoning District, Ward #9.
- c. **24-06: Russell and Lindsay Harbold** request a Special Exception pursuant to Abington Township Zoning Ordinance §1908 to allow an addition on a Nonconforming Lot at 1915 Silver Ave, within the R-4 – Medium-High-Density Residential Zoning District, Ward #10.
- d. **24-07: Patricia and James Spurrier** request a Variance from Abington Township Zoning Ordinance §1906 to allow construction of an addition exceeding 25% of existing building coverage upon real property identified as 172 N. Keswick Ave, within the R-4 – Medium-High-Density Residential Zoning District, Ward #12.
- e. **24-08: Chris Plantarich** requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 119 Lynnwood, within the R-4 – Medium-High-Density Residential Zoning District, Ward #13:
 - 1. a Variance from Ordinance §602 Figure 6.1 to allow an addition within the required Side Yard Setback; and
 - 2. a Variance from Ordinance §2103 Use A-22.1 to allow a two-story structure greater than seventeen feet in height.
- f. **24-09: Raising Cane's Restaurants, LLC** requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 2632 W. Moreland Rd, within the BC – Business Center – Willow Grove Park, Zoning District, Ward #5:
 - 1. Variances from Ordinance §2200, Figure 22.22 to allow more than one wall sign, and more than two different types of signs; and
 - 2. a Variance from Ordinance §2205.C.7 to allow a brand-oriented mural.
- g. **24-10: AW Castle, LLC** requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1807 Easton Rd, MS-H - The Main Street-High Density/Intensity Zoning District, Ward #5:
 - 1. a Variance from Ordinance §2205.D.6 to allow Changeable Message Signs illuminated later than one-half hour after business closing; and
 - 2. Variances from Ordinance §2200, Figure 22-20 to allow a freestanding sign larger than 40 square feet; higher than 15 feet, and within the required setback from curb.
- h. **24-11: AW Castle, LLC** requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1813 Easton Rd, MS-H - The Main Street-High Density/Intensity Zoning District, Ward #5:
 - 1. a Variance from Ordinance §2205.D.6 to allow Changeable Message Signs illuminated later than one-half hour after business closing; and

2. Variances from Ordinance §2200, Figure 22-20 to allow a freestanding sign larger than 40 square feet; higher than 15 feet, and within the required setback from curb.

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.