

ABINGTON TOWNSHIP

FEBRUARY 21, 2023



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A

February 21, 2023

7:00 PM

Additional information regarding access to the public meeting is available on the Township's website, as listed herein. Comments or questions are encouraged to be submitted in advance of the meeting to publiccomment@abingtonpa.gov. 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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Barbara Wertheimer, Zoning Hearing Board 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. **22-29: Dennis C. and Mary E. Zappone**

- b. **22-32: Michael & Patricia Lavelle**

CONTINUED APPLICATION

- 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.
- 22-33: 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;

PUBLIC HEARINGS ON NEW APPLICATIONS

- a.
- 23-01: A Plus Realty LLC** requests variances from the Abington Township Zoning Ordinance (the “Ordinance”) §2103, Use J-1.2 (Mixed Use Building) and §2304.J-1.a (Parking Calculation) to permit two apartments on the ground floor of an existing multi-use building, supported by eleven parking spaces, upon real property identified as 1747-1749 Easton Road, within Abington Township’s Main Street-Low Intensity/Density District, Ward 5.
- b.
- 23-02 Dolson, LLC** requests variances from the Abington Township Zoning Ordinance (the “Ordinance”) §601, Comprehensive Use Matrix, and §2103.H-9(1) (Townhouses) to permit three (3) two-story townhomes without the minimum 18-inch variation in setback at every second unit, upon real property identified as 1583 Rothley Avenue, within the Township’s R4 Medium-High-Density Residential District, Ward 5.

POTENTIAL DECISION(S) ON ANY PENDING ZONING HEARING BOARD APPLICATIONS.

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.