

# **ABINGTON TOWNSHIP**

**MARCH 18, 2025**



## **ZONING HEARING BOARD**



# TOWNSHIP OF ABINGTON

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## ZONING HEARING BOARD

### **A G E N D A** **March 18, 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

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#### **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*

*Michael Thompson, Zoning Hearing Board Member*

*Joseph Kuhls Esq., Zoning Hearing Board Solicitor*

#### **RE-ORGANIZATION OF THE BOARD**

#### **DECISIONS**

- a. **24-70: Williano's Detailing**
- b. **24-77: Julie and John Gannon**
- c. **24-81: WG Park, L.P.**
- d. **24-83: Marco Cavallo**
- e. **25-01: John Tryon and Catherine Giovinazzo**

- f. **25-02: Keith Tomasco**
- g. **25-03: Estate of Conrad Schuler**

## **PUBLIC HEARINGS**

- a. **25-04: Ivan Ianko and Maria Ianko** request a Variance from Abington Township Zoning Ordinance §1407.3.B to allow a deck to be erected within the Floodplain Conservation District at real property identified as 1642 Ferndale Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #10.
- b. **25-05: Benjamin Koehler** request a Variance from Abington Township Zoning Ordinance §2103.Use A-13.2 to allow a fence greater than 4 ft high to be erected within the required setback at real property identified as 1661 Graham Rd, within the R-1 Low-Density Residential Zoning District, Ward #1.
- c. **25-06: Baederwood Fairway, LLC** request a Variance from Abington Township Zoning Ordinance §2205.B.Figure 22.24 to allow a Sign to be installed greater than maximum height from grade at real property identified as Parcel # 30-00-66636-00-6, commonly referred to as 1653 The Fairway, Suite 215, within the BC Business Center Zoning District, Ward #7.
- d. **25-07: Ron Derouin & Christa Derouin** request the following relief from and pursuant to Abington Township Zoning Ordinance (the “Ordinance”), for improvements to a single-family dwelling identified as 1501 Hilltop Terrace, within the R-1 Low-Density Residential Zoning District, Ward #2:
  - 1. A Special Exception pursuant to Ordinance §1908 to permit the construction of a structure on an existing nonconforming lot; and
  - 2. A Variance from Ordinance §302.Figure 3.1 to allow more than the maximum impervious allowed.
- e. **25-08: John Farrell** requests a Variance from Abington Township Zoning Ordinance §1407.3.B to allow a fence to be erected within the Floodplain Conservation District at real property identified as 506 Baeder Rd, within the R-3 Medium-Density Residential Zoning District, Ward #11.
- f. **25-09: Benjamin Kevin Lee** requests a Special Exception pursuant to Ordinance §1908 to construct an addition to a residential dwelling located upon an existing nonconforming lot identified as 1723 Coolidge Ave, within the R-4 – Medium-High-Density Residential Zoning District, Ward #5.
- g. **25-10: Joseph Reganato and Constance Bryson** request a Special Exception pursuant to Ordinance §1908 to construct a Residential Accessory Structure on an existing nonconforming lot identified as 2932 Gohn Dr, within the R-4 – Medium-High-Density Residential Zoning District, Ward #8.

- h. **25-11: Phat Cao** requests a Special Exception pursuant to Ordinance §1908 to construct a Residential Accessory Structure on an existing nonconforming lot identified as 1334 East Ave, within the R-4 – Medium-High-Density Residential Zoning District, Ward #14.
- i. **25-12: Matthew Abrams** requests a Special Exception pursuant to Ordinance §1908 to construct a Residential Accessory Structure on an existing nonconforming lot identified as 1229 East Ave, within the R-4 – Medium-High-Density Residential Zoning District, Ward #14.
- j. **25-13: Marcelo Cruz** requests a Variance from Ordinance §2601.P.4 to allow a driveway greater than 20 ft. wide at real property identified as 528 Melody Ln, within the R-4 Medium-High-Density Residential Zoning District, Ward #12.
- k. **25-14: Allegheny East Conference Association of Seventh Day Adventists** requests a Variance from Ordinance §1005 to allow Use H-7: Single- Family Detached Dwelling Unit at property identified as 1601 Fairview Avenue, within the MS-L Main Street-Low Intensity/Density Zoning District, Ward #5.
- l. **25-15: John Thomas** requests the following relief from and pursuant to the Ordinance to construct an addition to a residential dwelling located upon an existing nonconforming lot identified as 407 Edge Hill Rd, within the R-4 Medium-High-Density Residential Zoning District, Ward #6:
  - 1. a Special Exception pursuant to Ordinance §1908 to allow the construction of a structure on an existing nonconforming lot; and
  - 2. a Variance from Ordinance §602.Figure 6.1 to allow greater than the 50% Maximum Impervious; and
  - 3. a Variance from Ordinance §602.Figure 6.1 to allow less than the 50% required Minimum Green Area; and
  - 4. a Variance from Ordinance §602.Figure 6.1 to allow greater than the 40% Maximum Building Area.
- m. **25-16: James Giamboy** requests the following relief from and pursuant to the Ordinance to construct a Single Family Dwelling upon property identified as Lot 48 Prospect Ave, commonly referred to as Tax ID# 30-00-54772-00-8, within the R-4 Medium-High-Density Residential Zoning District, Ward #5:
  - 1. a Special Exception pursuant to Ordinance §1908 to allow the construction of a structure on an existing nonconforming lot; and
  - 2. a Variance from Ordinance §602.Figure 6.1 to allow less than the required Minimum Building Separation; and
  - 3. a Variance from Ordinance §602.Figure 6.1 to allow less than the required Side Yard Setback; and
  - 4. a Variance from Ordinance §2103.Use H-7.4.C.3 to permit 21.9% Openings-to-walls ratio.

- n. **25-17: Oxford Ave Real Estate LLC** requests the following relief from and pursuant to the Ordinance to expand the C-10 Convenience Store Use located upon property identified as 1363 Easton Rd, within the MS-H Main Street-High Intensity/Density Zoning District, Ward #5:
1. a Special Exception pursuant to Ordinance §1906 to expand the existing nonconforming use; and
  2. a Variance from Ordinance §1907.A.1 to expand an existing nonresidential nonconforming structure; and
  3. a Variance from Ordinance §2601.N.2 to allow the trash containment area between the building and the street.

**POTENTIAL DECISION(S) ON ANY PENDING ZONING HEARING BOARD APPLICATIONS AND/OR APPEALS.**

**ADJOURNMENT**

## **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.