

ABINGTON TOWNSHIP

MARCH 19, 2024



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **March 19, 2024** **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/84867582981>
Join by telephone: 1-929-436-2866 and entering the meeting ID number 848-6758-2981 when prompted.
Meeting ID: 848-6758-2981

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. **24-02: Jemma Bowrey**
- b. **24-05: James and Ashley Anthony**
- c. **24-06: Russell and Lindsay Harbold**
- d. **24-08: Chris Plantarich**
- e. **24-10: AW Castle, LLC**
- f. **24-11: AW Castle, LLC**

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. **24-04: 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.
- d. **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.

PUBLIC HEARINGS ON NEW APPLICATIONS

- a. **24-07: Patricia and James Spurrier** request a Special Exception pursuant to Abington Township Zoning Ordinance §1906: Expansion of a Nonconforming Use to permit the construction of an Addition less than 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.
- b. **24-12: Tecla Masciocchi** requests a Special Exception pursuant to Abington Township Zoning Ordinance Use Matrix for §2103.A Use A-1 to allow an Accessory Dwelling Unit Addition to be constructed at real property identified as 1523 Marian Rd, within the R-3 Medium-Density Residential Zoning District, Ward #10.

- c. **24-13: Karen D Amore** requests a Variance from Abington Township Zoning Ordinance §602 Figure 6.1 Dimensional Requirements for a Garage to be expanded into the side yard setback at real property identified as 2015 Wharton Rd, within the R-4 Medium-High-Density Residential Zoning District, Ward #12.
- d. **24-14: Brian Bluett & Margaret McCormick** request a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot, for a rear addition to be constructed at real property identified as 624 Runnymede Ave, within the R-2 Low-Medium-Density Residential Zoning District, Ward #7.
- e. **24-15: Matthew Trickel & Katherine Bilbee** request a Variance from Abington Township Zoning Ordinance §2103.A Use A22.5 to permit a detached garage greater than 250 square feet to be built within the rear yard setback at real property identified as 1822 Rockwell Rd, within the R-4 Medium-High-Density Residential Zoning District, Ward #10.
- f. **24-16: HSF Enterprises, LLC** requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 0 Rothley Ave, referenced as Tax ID #30-00-59772-00-3, within the R-4 – Medium-High-Density Residential Zoning District, Ward #5:
 - 1. Variances from Ordinance §602 Figure 6.1 Dimensional Requirements to permit a principal residence to be built within the side yard setback of a lot smaller than 7,500 square feet with less than 50 feet of frontage; and
 - 2. a Special Exception pursuant to Ordinance §1908: Expansion of or Construction on a Nonconforming Lot for a principal structure to be erected.

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.