

ABINGTON TOWNSHIP

MARCH 21, 2023



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **March 21, 2023** **7:00 PM**

Webinar Information:

Please note: The webinar option is for viewing the meeting only. No public comments will be accepted online. Comments will be accepted in-person only. The Board of Commissioners in their commitment to transparency have established the practice of making the Zoning Hearing Board hearings live on Zoom for any resident or person that would like to observe and listen to the proceedings of this quasi-judicial body. In order to preserve the integrity of the hearing, the Zoning Hearing Board Solicitor has requested that all participation on any application be 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

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

Kate Schoener, Zoning Hearing Board Member

Joseph Kuhls Esq., Zoning Hearing Board Solicitor

REORGANIZATION OF THE BOARD

ORDER & OPINION

- a. 22-26 Miranda Residences, LLC
- b. 22-33 Fisher Realty Holdings, L.P.
- c. 23-02 Dolson, LLC

CONTINUED APPLICATION

- 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.

PUBLIC HEARINGS ON NEW APPLICATIONS

- a. **23-03: Trinetra Realty Holdings PA, LP** requests a Special Exception pursuant to the Abington Township Zoning Ordinance (the “Ordinance”) to permit a Use C-10 -Convenience Store upon real property identified as Montgomery County Parcel #30-00-31516-008, and commonly referred to as 907 Huntingdon Pike, within Abington Township’s BC – Business Center (Huntingdon Valley) District, Ward # 3:
1. a Special Exception from Ordinance §1102 to permit a Use C-10 -Convenience Store on the property.
- b. **23-04: Rap Bob Haxhiu** requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”), all of which relate to real property identified as Montgomery County Parcel #30-00-61848-006, and commonly referred to as 461 Shady Lane, within Abington Township’s MSL – Main Street Low Intensity/Density District, Ward # 3:
1. a variance from Ordinance §2304.C.19 & §2304.H.1 to allow fewer off-street parking spaces than required for commercial and residential uses, respectively;
 2. a variance from Ordinance §2310.A to permit a ten (10) feet wide drive aisle along the side of the building instead of the required twelve (12) feet wide drive aisle;
 3. a variance from Ordinance §2310.D to permit off-street parking spaces within five (5) feet of a building and/or access drive.
 4. a variance from Ordinance §2310.F.5 to permit two (2) access points for the site with a frontage less than 100 feet on a public street; and
 5. a variance from Ordinance §2310.F.12. a thru d to permit a reduced drive aisle with no pedestrian walkway and planting strip.
- c. **23-05: Michael Q. Giuliani** requests a Special Exception pursuant to Abington Township Zoning Ordinance (the “Ordinance”) §1005 to permit a Use F-2 – Medical Office upon real property identified as Montgomery County Parcels #30-00-12688-008 and #30-00-12684-003, and commonly referred to as 1837 Davisville Road, within Abington Township’s MSH – High Intensity/Density District, Ward # 5:
1. a Special Exception from Ordinance §1005 to permit a Use F-2 – Medical office on the

property.

d.

23-06: Nathaniel and Sonia Bradley request a variance from Abington Township Zoning Ordinance (the “Ordinance”) §2103.A Use A-13.1 & 2 to permit an eight (8)-feet high fence surrounding the entire property instead of a four (4)-feet high fence along the front property line, and instead of a six (6)-feet high fence along the side and rear property lines, upon real property identified as Montgomery County Parcel #30-00-69804-402, and commonly referred to as 1900 Deer Run Road, within Abington Township’s R-1 – Low Density Residential Zoning District, Ward # 1:

1. A variance from Ordinance §2103.A Use A-13.1 & 2 to permit an eight (8)-feet high fence surrounding the entire property instead of a four (4)-feet high fence along the front property line nor six (6)-feet high fence along the side and rear property lines.

e.

23-07: Daniel Behmke requests a variance from Abington Township Zoning Ordinance §302, Figure 3.1 to permit an attached garage addition to the existing dwelling located 10’-1/4” from the side property line, where a twenty (20)-feet side yard setback is required upon real property identified as Montgomery County Parcel #30-00-10768-002, and commonly referred to as 1267 Cox Road, within Abington Township’s R-1 – Low Density Residential Zoning District, Ward # 1:

1. A variance from Ordinance §302, Figure 3.1 to permit an attached garage addition to the existing dwelling that is located within the side yard setback at 10’-1/4” from the side property line when a twenty (20)-feet side yard setback is required.

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.