

ABINGTON TOWNSHIP

APRIL 16, 2024



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **April 16, 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
Michael Thompson, Zoning Hearing Board Member
Joseph Kuhls Esq., Zoning Hearing Board Solicitor

RE-ORGANIZATION OF THE BOARD

DECISIONS

- a. **24-04: Matthew Taitelman**
- b. **24-07: Patricia and James Spurrier**
- c. **24-09: Raising Cane's Restaurants, LLC**
- d. **24-13: Karen D Amore**

- e. **24-14: Brian Bluett & Margaret McCormick**
- f. **24-15: Matthew Trickel & Katherine Bilbee**
- g. **24-16: HSF Enterprises, LLC**

CONTINUED APPLICATION

PUBLIC HEARINGS ON NEW APPLICATIONS

- a. **24-17: Abdusamad Sharipov** requests the following relief from and pursuant to the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 448 Moredon Rd, within the R-1 – Low-Density Residential Zoning District, Ward #2:
 - 1. a Special Exception pursuant to Ordinance §2103: Use A-1 Zoning Matrix to allow an Accessory Dwelling Unit; and
 - 2. a Variance from Ordinance §2103.A-1.2.d.1 to allow an Accessory Dwelling Unit larger than 625 sq ft.
- b. **24-18: Asoka Balaratna & Kathleen Buchanan** request a Variance from Abington Township Zoning Ordinance §2103.A Use A-13.1 to allow an 8-foot high fence at real property identified as 919 Woodcrest Rd, within the R-2 Low-Medium-Density Residential Zoning District, Ward #7.
- c. **24-19: Courtney Harding** requests a Variance from Abington Township Zoning Ordinance §2601.P Zoning Standards to allow a driveway wider 2 feet wider than the 20-foot maximum width at real property identified as 844 Maple Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #9.
- d. **24-20: Bevin Mills** requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1619 High Ave, within the R-4 – Medium-High-Density Residential Zoning District, Ward #5:
 - 1. a Special Exception pursuant to Ordinance §2103: Use A-1 Zoning Matrix for an Accessory Dwelling Unit to be located on property; and
 - 2. Variances from Ordinance §2103.A-1.2.d (1, 3, 4) to allow a detached Accessory Dwelling Unit larger than 625 sq ft. on a lot less than 10,000 sq. ft., within 10 feet of the side property line.
- e. **24-21: German Georges Bassil** requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1310 Lindsay Ln, within the R-1 – Low-Density Residential Zoning District, Ward #1:
 - 1. a Special Exception pursuant to Ordinance §2103: Use A-1 Zoning Matrix for an Accessory Dwelling Unit to be located on property; and
 - 2. a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot

- f. **24-22: KJR Group, LLC** requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1603-1617 Old York Road, within the MS-H – Main Street-High Intensity/Density Zoning District, Ward #10:
1. Variances from Ordinance §1006 Fig10.18 Dimensional Requirements for less than 35% Minimum Green Area, less than 45% street-facing window-to-wall ratio on the ground floor, and less than 25% street-facing window-to-wall ratio on the upper floors;
 2. a Variance from Ordinance §2304.F.5 to allow less than 1 parking space for every 250 sq ft;
 3. a Variance from Ordinance §2504.C.1.A requirements related to internal sidewalks; and
 4. a Variance from Ordinance §2601.J.3 to allow 2 AC units within the front yard area.

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.