

ABINGTON TOWNSHIP

APRIL 18, 2023



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **April 18, 2023** **7:00 PM**

Board Room
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

Laura Hanes, Zoning Hearing Board Chairperson

Steven Kline, Zoning Hearing Board Vice-Chair

Michael O'Connor, Zoning Hearing Board Secretary

Barbara Wertheimer, Zoning Hearing Board Member

Kate Schoener, Zoning Hearing Board Member

Joseph Kuhls Esq., Zoning Hearing Board Solicitor

ORDER & OPINION

- a. **23-03: Trinetra Realty Holdings PA, LP**
- b. **23-04: Rap Bob Haxhiu**
- c. **23-07: Daniel Behmke**

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.
- b. **23-05: Michael Q. Giuliani** requests a Special Exception pursuant to Abington Township Zoning Ordinance (the "Ordinance") 1002 to permit a Use F-2- Medical Office upon real property identified as Montgomery County Parcels \$30-22-12688-003, 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.

PUBLIC HEARINGS ON NEW APPLICATIONS

- a. **23-08: Carolyn Czarnecki** requests a Variance from the Abington Township Zoning Ordinance (the "Ordinance") §2103.A, Use 13.2 to allow a six (6)-foot high fence upon real property identified as Montgomery County Parcel 30-00-26756-007, and commonly referred to as 703 Hamel Avenue, within Abington Township's R-4 Medium-High Density Residential Zoning District, Ward #9.
- b. **23-09: Frank J. Lubisky** requests the following relief from the Abington Township Zoning Ordinance (the "Ordinance"), all of which relate to real property identified as Montgomery County Parcel #30-00-63748-266, and commonly referred to as 1543 Stocton Road, within Abington Township's R-1 Low Density Residential Zoning District, Ward #1:
 1. a Variance from Ordinance §2103.A, Use A22-1, to allow a detached two (2)-story accessory garage higher than the one (1)-story 17-foot height permitted;
 2. a Variance from Ordinance §2103.A, Use A-22.5 to allow a 1,248 square-foot detached accessory garage, where only 250 square-foot is permitted; and
 3. a Variance from Ordinance §2103.A, Use A-22.6 to allow the detached accessory garage to be located within the required side yard setback.
- c. **23-10: Kelly Rodrigues and Efren Rivera** request a Special Exception pursuant to Abington Township Zoning Ordinance (the "Ordinance") §1908 to allow a kitchen addition upon an existing non-conforming lot identified as Montgomery County Parcel #30-00-02564-007, and commonly referred to as 1066 Winding Creek Lane, within Abington Township's R-3 Medium Density Residential Zoning District, Ward #2.

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.