

ABINGTON TOWNSHIP

APRIL 23, 2025



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **April 23, 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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Steven Kline, Zoning Hearing Board Chair

Laura Hanes,, Zoning Hearing Board Vice-Chair

Michael O'Connor , Zoning Hearing Board Secretary

Michael Thompson, Zoning Hearing Board Member

Peter Kim, Zoning Hearing Board Member

Joseph Kuhls Esq., Zoning Hearing Board Solicitor

DECISIONS

- a. **25-04:Ivan Ianko and Maria Ianko**
- b. **25-05: Benjamin Koehler**
- c. **25-06: Baederwood Fairway, LLC**
- d. **25-07: Ron Derouin & Christa Derouin**
- e. **25-08: John Farrell**
- f. **25-09:Benjamin Kevin Lee**
- g. **25-10: Joseph Reganato and Constance Bryson**

- h. **25-11: Phat Cao**
- i. **25-12: Matthew Abrams**
- j. **25-13: Marcelo Cruz**
- k. **25-14: Allegheny East Conference Association of Seventh Day Adventists**
- l. **25-16: James Giamboy**

PUBLIC HEARINGS

- a. **25-15: John Thomas (continued from March 18, 2025)** 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.
- b. **25-17: Oxford Ave Real Estate LLC (continued from March 18, 2025)** 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.
- c. **25-18: Thomas and Calli McCormick** request a Special Exception pursuant to the Ordinance §1908 to construct an addition to a residential dwelling located upon an existing nonconforming lot identified as 1324 Barrowdale Road, within the R-1 – Low-Density Residential Zoning District, Ward #1.
- d. **25-19: Sean and Kimberly Seese** request a Special Exception pursuant to Ordinance §1908 to construct an addition to a residential dwelling located upon an existing nonconforming lot identified as 1443 Woodland Road, within the R-1 Low-Density Residential Zoning District, Ward #1.

- e. **25-20: Tiet Nguyen** requests a Variance from Ordinance §2601.P.4 to allow a driveway greater than 20 feet wide at real property identified as 103 Mayfield Avenue, within the R-4 Medium-High-Density Residential Zoning District, Ward #4.
- f. **25-21: Michael & Nicole Cleary** request a Variance from Ordinance §2103.A. Use A-22.3 to allow a Residential Accessory Structure to be erected within the required side yard setback at real property identified as 400 Maple Avenue, within the R-4 Medium-High-Density Residential Zoning District, Ward #6.
- g. **25-22: Guarav Trehan and Divya Chillapalli** request a Variance from the Ordinance §2103. Use A-13.2 to allow a fence greater than four (4) feet high to be erected within the required setback at real property identified as 1208 Tockington Court, within the R-1 Low-Density Residential Zoning District, Ward #1.
- h. **25-23: Sabrina and Antranig Garibian** request Variances from Ordinance §2103.A. Use A-13.1 and 2 to allow a fence eight (8) feet high upon property identified as 1501 Rydal Road, within the R-1 Low-Density Residential Zoning District, Ward #1.
- i. **25-24: Aqua Pennsylvania** requests the following relief from and pursuant to the Ordinance and related to construction of an addition within the Floodplain Conservation Overlay District at real property identified as 1115 Hall Avenue, within the R-4 Medium-High-Density Residential Zoning District, Ward #15:
 - 1. a Special Exception pursuant to Ordinance §1407.2 to install a driveway to the addition; and
 - 2. a Variance from Ordinance §1407.3.B to allow construction in the AE designated Floodplain.
- j. **25-25: Thomas Bates (WITHDRAWN)** requests a Special Exception pursuant to Ordinance §1201 per the Comprehensive Use Matrix to permit Use C-3: Automotive Service at real property identified as 2226 Maplewood Avenue within the SI-W Suburban Industrial Willow Grove Overlay Zoning District, Ward #5.
- k. **25-26: EMS Investment LLC** requests the following relief from and pursuant to the Ordinance to construct a new Single-Family Dwelling upon property identified currently as Tax Parcel #30-00-70528-00-2 and #30-00-70532-00-7 within the R-4 Medium-High-Density Residential Zoning District, Ward #5:
 - 1. a Variance from Ordinance §602.Figure 6.1 to permit less than the required Minimum Separation for Residential Dwellings; and
 - 2. a Variance from Ordinance §2103.H. Use H-7.2 to allow a Single-Family Dwelling on a lot of less than 7,500 square feet; and
 - 3. Variances from Ordinance §2103.H. Use H-7.4.a and b to allow a front-facing garage greater than 30% of the front façade elevation and not set back ten (10) feet from that façade; and
 - 4. a Special Exception pursuant to Ordinance §1908 to allow construction on a nonconforming lot, or (in the alternative) validity Variances from Ordinance §602.Fig

6.1 to permit construction on a lot with less than the minimum required lot area and lot depth.

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.