

ABINGTON TOWNSHIP

MAY 19, 2021



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **May 19, 2021** **7:00 PM**

There are two ways for the public to participate in the meeting. Residents can access the meeting online by a computer, iPad, iPhone, or Android at <https://zoom.us/j/93653279091>.

This link will enable residents to hear the meeting and see presentations. There will be no video capabilities. Residents, who are unable to join online, can listen to the meeting by calling 1-929-436-2866 and entering the meeting ID number 936-5327-9091 when prompted.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Barbara Wertheimer, Zoning Hearing Board Chairperson

Jose Casalina, Zoning Hearing Board Vice Chairperson

Michael O'Connor, Zoning Hearing Board Secretary

John DiPrimio, Zoning Hearing Board Member

Laura Hanes, Zoning Hearing Board Member

Joseph Kuhls Esq., Zoning Hearing Board Solicitor

ORDER & OPINION

- a. Order & Opinion - 21-08 854 Penn Ave
- b. Order & Opinion - 21-09 829 Monroe Ave
- c. Order & Opinion - 21-10 1390 Revelation Rd

CONTINUED APPLICATION

- a. Continued Application - 20-17 1331 Easton Rd
- b. Continued Application - 21-11 1555 Old Welsh Rd

NEW APPLICATION

- a. **21-07: Flourtown Construction, LLC** requests a special exception pursuant to Section 1908 of the Abington Township Zoning Ordinance , or (in the alternative) variances from Ordinance Sections 602, Figure 6.1 and 2103.H-7.2, to permit construction of a single-family

dwelling upon real property of approximately 7,310 square feet located at 2604 Lamott Ave, Willow Grove, PA 19090. The applicant also appeals the Zoning Officer's determination that the infill requirements of Ordinance Section 2103.H-7.4.c apply to this proposal, or (in the alternative) variances from subsections (3), (4), and (5) thereof. The property is within Abington Township's R-4 Residential District, Ward # 5.

- b. **21-12: Rydal East, Inc.**, requests a variance from Section 1103, Figure 11.9 of the Abington Township Zoning Ordinance to permit a 3.3% retail use ratio within the multi-use building identified as 1610 The Fairway, Jenkintown, PA 19046, where the Ordinance requires a minimum ratio of 20%. The property is within Abington Township's Business Center Noble District, Ward # 7.
- c. **21-13: Paul & Carita Geib**, owners of the property at 347 Wellington Terrace, Jenkintown, PA 19046, request a variance from Section 402, Figure 4.1 of the Abington Township Zoning Ordinance to increase the impervious coverage on the property from 36.7% to 39.48%, where 30% is the maximum permitted. The property is within Abington Township's R-2 Residential District, Ward # 7.

ADJOURNMENT

NOTE

- a. The next scheduled meeting of the Zoning Hearing Board will be held via Zoom on Tuesday, May 26, 2021 with a 7:00 p.m. start time.

BOARD POLICY ON AGENDA ITEMS

For Information Purposes Only

Board President Announcements

This item on the Board of Commissioners Agenda is reserved for the Board President to make announcements that are required under law for public disclosure, such as announcing executive sessions, or for matters of public notice.

Public Comment

Public Comment on Agenda Items is taken at the beginning of regularly scheduled Public Meetings prior to any votes being cast. When recognized by the presiding Officer, the commenter will have three minutes to comment on agenda items at this first public comment period. All other public comment(s) not specific to an agenda item, if any, are to be made near the end of the public meeting prior to adjournment. Public comment on agenda items at regularly scheduled Board of Commissioner Committee meetings will be after a matter has been moved and seconded and upon call of the Chair for public comment.

Presentations

Should the Board of Commissioners have an issue or entity that requires time to present an issue to the Board, that is more than an oral description relating to an agenda item under consideration, The Board may have that matter listed under Presentations. If nothing is listed under presentations, then there is no business to conduct in that manner.

Consent Agenda

Items of business and matters listed under the Consent Agenda are considered to be routine and non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired by Board of Commissioner Members, that item is to be identified by the Board member and will be identified and removed from the Consent Agenda, and will be considered separately at the appropriate place on the Agenda.

Unfinished Business

Items for consideration as unfinished business are matters that have been considered for action at a public Board Meeting and have not been tabled to a date certain or voted upon.

New Business

Items for consideration as new business are matters that have been considered for action at the Board Committee Meeting. It is Board practice to not introduce new business at Board Committee Meetings.

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.