

ABINGTON TOWNSHIP

MAY 21, 2024



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **May 21, 2024** **7:00 PM**

n 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

DECISIONS

- a. **24-17: Abdusamad Sharipov**
- b. **24-18: Asoka Balaratna & Kathleen Buchanan**
- c. **24-19: Courtney Harding**
- d. **24-20: Bevin Mills**
- e. **24-21: German Georges Bassil**

- f. **24-22: KJR Group, LLC**

CONTINUED APPLICATION

PUBLIC HEARINGS ON NEW APPLICATIONS

- a. **24-23: Carolina Barcellos-Williams** requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot, for a single-family dwelling addition to be constructed at real property identified as 2165 Woodland Rd, within the R-4 Medium-High-Density Residential Zoning District, Ward #14.
- b. **24-24: Cheok Meng Wu & Asi-Hsi Chu** request the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1427 St Charles Pl, within the R-4 Medium-High-Density Residential Zoning District, Ward #15:
- a Special Exception pursuant to Ordinance §1908: Expansion of or Construction on a Nonconforming Lot; and
 - a Variance from Ordinance §2103.A-22.3 to allow a Residential Accessory Structure within 10 feet of the principal building.
- c. **24-25: John Campion** requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot, for a second-story addition to be constructed at real property identified as 653 Hamel Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #6.
- d. **24-26: Joseph P. McAvoy and Megan M. McAvoy** request the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 724 Central Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #9:
- a Special Exception pursuant to Ordinance §1908: Expansion of or Construction on a Nonconforming Lot, to allow shed and addition construction;
 - a Special Exception pursuant to Ordinance §2103: Use A-1 Zoning Matrix for an attached Accessory Dwelling Unit; and
 - a Variance from Ordinance §2103.A-24.3 for accessory structure to be within 10 feet of pool.
- e. **24-27: Matthew McDonald III & Stacy McDonald** request the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 224 Moredon Rd, within the R-1 – Low-Density Residential Zoning District, Ward #2:
- a Special Exception pursuant to Ordinance §2103: Use A-1 Zoning Matrix for an Accessory Dwelling Unit;
 - a Variance from Ordinance §2103.A-1.2.D.1 to allow an ADU larger than 625 square feet; and
 - a Variance from Ordinance §2103.A-1.2.D.5 to allow an ADU with more than one bedroom.
- f. **24-28: Your Dream Home, LLC.** requests a Variance from Abington Township Zoning Ordinance §2601.P.4 to permit the construction of a driveway wider than 20 feet at real

property identified as 706 Moredon Rd, within the R-2 – Low-Medium-High-Density Residential Zoning District, Ward #1.

- g. **24-29: Wing Yeung** requests a Variance from Abington Township Zoning Ordinance §1006, Figure 10.18 to install new impervious surface, resulting in less than the minimum Green Area at real property identified as 1850 Old York Rd, within the MS-H Main Street-High Intensity/Density District, Ward #10.
- h. **24-30: Amanda Hughes** requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1631 Arnold Avenue, within the R-4 Medium-High-Density Residential Zoning District, Ward #5:
 - a Variance from Ordinance §602, Figure 6.1 to allow a pool within required 20-foot front setback and 10-foot side setback;
 - a Variance from Ordinance §2103.A-24.3 to allow a pool within 10 feet of any structure including (without limitation) a fence; and
 - a Variance from Ordinance §2103.A-24.4 to allow a pool within the required front yard area.
- i. **24-31: Nhan Hun Bui** requests a Variance from Abington Township Zoning Ordinance §602, Figure 6.1 to allow a patio in the rear yard, resulting in Impervious surface greater than the maximum permitted at real property identified as 2965 Carnation Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #8.
- j. **24-32: David Campbell and Gwen Campbell** request the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 1643 Sherwood Rd, within the R-1 – Low-Density Residential Zoning District, Ward #1:
 - a Variance from Ordinance §302, Figure 3.1 to allow a Residential Accessory Structure to be built within the 20-foot side yard setback; and
 - a Variance from Ordinance §2601.O.1 to allow parking area within the required front yard setback.

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.