

ABINGTON TOWNSHIP

MAY 21, 2025



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **May 21, 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. **25-15: John Thomas**
- b. **25-18: Thomas and Calli McCormick**
- c. **25-19: Sean and Kimberly Seese**
- d. **25-20: Tiet Nguyen**
- e. **25-21: Michael & Nicole Cleary**

- f. **25-22: Guarav Trehan and Divya Chillapalli**
- g. **25-23: Sabrina and Antranig Garibian**

CONTINUED FROM APRIL 23, 2025

- a. **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.

PUBLIC HEARINGS

- a. **25-27: Paul Harding** requests a Special Exception pursuant to Ordinance §1908 to construct a Residential Accessory Structure upon an existing nonconforming lot identified as 1329 Green Rd, within the R-4 Medium-High-Density Residential Zoning District, Ward #15.
- b. **25-28: Marita and Edward Stelacio** request the following relief from the Ordinance to expand a nonconforming Residential Accessory Structure located upon property identified as 137 Cliveden Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #13:
 - 1. a Variance from Ordinance §1907 to expand the existing nonconforming structure; and
 - 2. Variances from Ordinance §2103.Use A-22.1 to allow the structure to be greater than 1 story and higher than 17 feet.
- c. **25-29: Tim Seefried** requests a Variance from Ordinance §2103.Use A-22.1 to construct a Residential Accessory Structure within the Required Front Yard setback at real property identified as 1404 Wheatsheaf Ln, within the R-3 Medium-Density Residential Zoning District, Ward #11.
- d. **25-30: Nicholas and Jill Arena** request a Variance from Ordinance §2601.P.4 to allow a driveway greater than 20 feet wide at real property identified as 1133 Harriett Rd, within the R-2 Low-Medium-Density Residential Zoning District, Ward #2.
- e. **25-31: : Daniel Henrich** requests a Special Exception pursuant to Ordinance §1908 to construct a Residential Accessory Structure upon an existing nonconforming lot identified as 368 Elm Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #6.

- f. **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.
- g. **25-32: Simmons Holdings, LLC** requests the following relief from and pursuant to the Ordinance relative to re-development (including subdivision into three lots) of real property identified as Montgomery County Parcels 30-00-26884-00-5; 30-00-22524-00-9; 30-00-22528-00-5; and 30-00-22532-00-1, a portion of which is commonly referred to as 2250 Hamilton Avenue, within the MS-L Main Street Low-Intensity/Density Zoning District, Ward #5:
1. Variances from Ordinance 1006.Fig 10.19 to allow construction of a duplex dwelling on proposed Lot 2
 2. with less than a 40-foot Building Setback from Abutting R-4 District, and
 3. at a location beyond the maximum Build-to-Line;
 4. Variances from Ordinance §1006.Fig 10.19 to allow construction of a six-unit apartment building on proposed Lot 3
 5. with less than a 40-foot Building Setback from Abutting R-4 District, or (in the alternative) a determination that this condition is a lawful nonconformity,
 6. at a location beyond the maximum Build-to-Line, or (in the alternative) a determination that this condition is a lawful nonconformity ,
 7. with less than a 10-foot side yard setback, or (in the alternative) a determination that this condition is a lawful nonconformity,
 8. at greater density than 10 Dwelling Units per Acre,
 9. with a Street Access Point Width greater than the 35 feet, or (in the alternative) a determination that this is condition is a lawful nonconformity, and
 10. with parking between the building and the street, without a street wall and landscaping being constructed between the parking and sidewalk, or a (in the alternative) a determination that this is a lawful nonconformity;
 11. a Variance from Ordinance §1007.D to allow un-screened parking areas on proposed Lot 3;
 12. a Special Exception pursuant to Ordinance §1407.2 to allow a driveway crossing through the 100-year floodplain to serve a single-family detached dwelling on proposed Lot 1;
 13. a Variance from Ordinance §1407.2 to allow a driveway crossing through the 100-year floodplain to serve a duplex dwelling on proposed Lot 2; and

14. a Variance from Ordinance §2601.P.3 to allow two driveway cuts separated by less than 100 feet.

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.