

ABINGTON TOWNSHIP

JUNE 17, 2025



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **June 17, 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. **25-24: Aqua Pennsylvania**
- b. **25-26: EMS Investment LLC**
- c. **25-28: Marita and Edward Stelacio**
- d. **25-29: Tim Seefried**
- e. **25-30: Nicholas and Jill Arena**

f. **25-32: Simmons Holdings, LLC**

PUBLIC HEARINGS

- a. **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.
- b. **25-33: Juan Cuenca** requests a Special Exception pursuant to Ordinance §1908 to construct a Residential Accessory Structure upon an existing nonconforming lot identified as 306 Rolling Hill Road, within the R-4 Medium-High-Density Residential Zoning District, Ward #4.
- c. **25-34: Steven Spencer** requests the following relief from and pursuant to the Ordinance for improvements to a single-family dwelling identified as 1017 Lindsay Lane, within the R-1 Low-Density Residential Zoning District, Ward #1:
1. a Special Exception pursuant to §1908 to permit the construction of a structure on an existing nonconforming lot; and
 2. a Variance from §302.Figure 3.1 to construct addition within the required Side Yard setback; and
 3. a Variance from §302.Figure 3.1 to allow more than the maximum impervious allowed.
- d. **25-35: Katina Balis** requests a Variance from Ordinance §2103.A. Use A-22.5 to allow a Residential Accessory Structure greater than 250 square feet within the required side yard setback at real property identified as 1581 Rockwell Road, within the R-4 Medium-High-Density Residential Zoning District, Ward #10.
- e. **25-36: Chase Rubin** requests the following relief from and pursuant to the Ordinance to construct a Single-Family Dwelling at real property identified as 1368 Valley Road, within the R-1 Medium-High-Density Residential Zoning District and Floodplain Conservation District, Ward #1:
1. a Special Exception pursuant to §1407.2 to allow the construction of a driveway in the 100-year floodplain to serve a single-family home; and
 2. a Variance from Ordinance §1407.3.B to allow the construction of a driveway entry gate in the 100-year floodplain; and
 3. a Variance from Ordinance §1407.3.C to allow a temporary soil stockpile to be placed within the 100-year floodplain during construction; and
 4. a Variance from Ordinance 1407.3.M to allow Rate Control Basin to be installed within

the 100-year floodplain.

- f. **25-37: Genna Kreher** requests the following relief from and pursuant to the Ordinance for improvements to a single-family dwelling identified as 1035 Leopard Road, within the R-1 Low-Density Residential Zoning District, Ward #1:
 - 1. a Special Exception pursuant to §1908 to allow the construction of a structure on an existing nonconforming lot; and
 - 2. a Variance from §302.Figure 3.1 to allow construction of an addition within the required Side Yard setback.
- g. **25-38: Carlos Espinosa** requests a Variance from Ordinance §2601.P.4 to allow a driveway greater than 20 ft. wide at real property identified as 534 Melody Lane, within the R-4 Medium-High-Density Residential Zoning District, Ward #12.
- h. **25-39: Monica Smith** requests the following relief from and pursuant to the Ordinance to construct a shed at real property identified as 111 Egerton Avenue, 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 more than the maximum impervious permitted.
- i. **25-40: Kevin and Petra Opett** request a Variance from Ordinance §2103.A. Use A-13.2 to allow a fence greater than 4 feet in height within the required front yard area of real property identified as 807 Maple Avenue, within the R-4 Medium-High-Density Residential Zoning District, Ward #14.
- j. **25-41: Christian Abraham and Edward Delaney** request a Special Exception pursuant to Ordinance §1005 to allow a G-1 Amusement Arcade Use at real property identified as 1321 Easton Road, within the MS-VC Main Street – Village Center Zoning District, Ward #9.
- k. **25-42: James Giamboy** requests the following relief from and pursuant to the Ordinance to construct a Single-Family Dwelling upon property identified as Lot 48 Prospect Ave, commonly referred to as Tax ID# 30-00-54772-00-8, within the R-4 Medium-High-Density Residential Zoning District, Ward #5:
 - 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 less than the required side yard setback; and
 - 3. a Variance from Ordinance §2103.Use H-7.4.c.(3) Openings-to-walls ratio.

1. **25-43: Elliot Hershman** requests the following relief from and pursuant to the Ordinance for improvements to a single-family dwelling identified as 1221 School Lane, within the R-1 Low-Density Residential Zoning District, Ward #1:
 1. a Special Exception pursuant to Ordinance §2103.A. Use A-1 to convert a detached structure into an Accessory Dwelling Unit; and
 2. Variances from Ordinance §2103.A. Use A-1 2.c.(1) & (2) regarding familial occupancy requirements.

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.