

ABINGTON TOWNSHIP

JULY 15, 2025



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **July 15, 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. **25-34: Steven Spencer**
- b. **25-35: Katina Balis**
- c. **25-36: Chase Rubin**
- d. **25-37: Genna Kreher**
- e. **25-39: Monica Smith**

- f. **25-40: Kevin and Petra Opett**
- g. **25-42: James Giamboy**
- h. **25-43: Elliot Hershman**

PUBLIC HEARINGS

- a. **25-17: Oxford Ave Real Estate LLC (continued from June 17, 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. **25-38: Carlos Espinosa (continued from June 17, 2025)** 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.
- c. **25-41: Christian Abraham and Edward Delaney (continued from June 17, 2025)** 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.
- d. **25-44: Joshua and Lori Shapiro** request the following relief from the Ordinance to construct a fence upon real property identified as 1550 Cloverly Lane, within the R-1 Low-Density Residential Zoning District, Ward #1:
 - 1. a Variance from Ordinance §2103.A.Use A-13.1 to allow a fence higher than 6 feet; and
 - 2. a Variance from Ordinance §2103.A.Use A-13.2 to allow a fence higher than 4 feet within the required front yard setback.
- e. **25-45: Mahmoud Mustafa** requests a Variance from Ordinance §2103.Use A-13.1 to allow a fence higher than 6 feet to be erected at real property identified as 1031 Susquehanna Road, within the R-1 Low-Density Residential Zoning District, Ward #1.
- f. **25-46: Mike Salevsky** requests a Variance from Ordinance §602.Fig 6.1 to allow construction of a porch addition within the required front and side yard setbacks at real property identified as 736 Maple Avenue, within the R-4 Medium-High-Density Residential Zoning District, Ward #9.

- g. **25-47: Douglas and Dawn White** request the following relief from the Ordinance to allow construction of a fence at real property identified as 1209 Johnston Avenue, within the Floodplain Overlay District and the R-4 Medium-High-Density Residential Zoning District, Ward #15:
 - 1. a Variance from Ordinance §1407.3.B to permit a solid privacy fence within the floodway and floodplain; and
 - 2. a Variance from Ordinance §2103.A.Use A-13.2 to install a fence higher than 4 feet within the front yard setback.
- h. **25-48: EVO Property Management LLC** requests a Variance from Ordinance §1006.Fig 10.19 to permit less than the Required Minimum Green Area at real property identified as 1733 Easton Road, within the MS-L The Main Street-Low-Density/Intensity Zoning District, Ward #5.
- i. **25-49: 1580 Warner Road LLC** requests the following relief from the Ordinance to expand the existing nonconforming structure located upon real property identified as 1580 Warner Road, within the R-1 Low-Density Residential Zoning District, Ward #1:
 - 1. a Variance from Ordinance §1907.A.1 to expand a nonconforming non-residential structure;
 - 2. a Variance from Ordinance §2103.B.Use B-1:1 to allow an Agricultural Use on a lot smaller than 10 acres; and
 - 3. a Variance from Ordinance §2103.B.Use B-1:2 to allow farm structures closer than 50 feet from property lines.
- j. **25-50: Washington York 2021 LLC** requests the following relief from the Ordinance for location of trash containers located upon real property identified as 101 Washington Lane, within the AO Apartment-Office Zoning District, Ward #7:
 - 1. a Variance from Ordinance §2601.N.1 to place trash containers between the building and street, and within 15 feet of adjoining residential use or district; and
 - 2. a Variance from Ordinance §2601.N.2 to allow trash containers without self-closing lids or placement in self-confining containers.
- k. **25-51: Ukrainian Catholic Archeparchy of Philadelphia and the Sister/Convent of St. Basil the Great** request the following relief from the Ordinance for a proposed subdivision of real property currently identified as Montgomery Count Parcel 30-00-22488-00-9 (along Cedar Road) and Montgomery Count Parcel 30-00-22492-00-5 along Fox Chase Road, within the CS Community Service Zoning District, Ward #3:
 - 1. a Variance from Ordinance §2103.E.Use E-1:1 to allow a Cemetery on a lot smaller than 25 Acres; and
 - 2. a Variance from Ordinance §2103.E.Use E-1:3 to allow burial sites within 40 feet of the property line.

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.