

ABINGTON TOWNSHIP

JULY 16, 2024



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **July 16, 2024** **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/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. **24-32: David Campbell and Gwen Campbell**
- b. **24-33: Lifecycle WomanCare**
- c. **24-35: Wink Eye Care and Optical, LLC.**
- d. **24-36: Shichuang Hu**

CONTINUED APPLICATION

- a. **24-34: Noble Rydal Associates, L.P.** requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 801 Old York Rd, within the BC Business Center Zoning District, Noble Overlay, Ward #7:
 1. an Appeal from the Zoning Officer’s determination that a proposed Freestanding Sign must conform with site triangle requirements of the Ordinance, or (in the alternative) a Variance from Ordinance §2205.C.3.d to allow the sign within the site triangle of an access way or street right-of-way; and
 2. an Appeal from the Zoning Officer’s determination that a proposed Freestanding Sign must conform with area and setback requirements of the Ordinance, or (in the alternative) Variances from Ordinance §2208.2.D.1, Figure 22.23 to allow the sign larger than 75 square feet in area, and within the required 50-foot setback.

PUBLIC HEARINGS ON NEW APPLICATIONS

- a. **24-37: Paul Harding** requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot, for a 2nd Floor addition to be constructed at real property identified as 1329 Green Rd, within the R-4 Medium-High-Density Residential Zoning District, Ward #15.
- b. **24-38: Rita Harris** requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 2612 Elliott Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #5:
 1. a Special Exception pursuant to Ordinance §2103. Use A-1 Zoning Matrix for an attached Accessory Dwelling Unit;
 2. a Variance from Ordinance §602 to allow a side entrance stairway within the required side-yard setback; and
 3. a Variance from Ordinance §2304.A.1 that requires an additional parking space for an Accessory Dwelling Unit.
- c. **24-39: Mike Harris** requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 978 Washington Ln, within the R-1 Low-Density Residential Zoning District, Ward #1:
 1. a Special Exception pursuant to Abington Township Zoning Ordinance §1908: Expansion of or Construction on a Nonconforming Lot;
 2. a Variance from the Ordinance §2103-A. Use A-22.5 & 6, prohibiting Residential Accessory Structures larger than 250 square-feet, and other detached accessory structures, within the required front yard established by Ordinance §302; and
 3. a Variance from Ordinance §2601.P.4 to permit the expansion of a driveway wider than 20 feet.
- d. **24-40: Ollisola Dixon** requests the following relief from the Abington Township Zoning Ordinance (the “Ordinance”) relative to real property identified as 2278 Mt Carmel Ave, within

the MSL – Main Street Low-Intensity/Density Zoning District, Ward #12:

- a Variance from Ordinance §2103.E. E-13C.2 to permit a Use E-13C Place of Worship on a lot less than 2 Acres; and
- a Variance from Ordinance §2304.E-13 to allow fewer than the required number of parking spaces.

- e. **24-41: Patrick Deacon** requests a Variance from Abington Township Zoning Ordinance §2601.P.4 to allow a driveway greater than 20 ft. wide at real property identified as 2822 Jenkintown Rd, within the R-4 Medium-High-Density Residential Zoning District, Ward #6.

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.