

ABINGTON TOWNSHIP

AUGUST 15, 2023



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A

August 15, 2023

7:00 PM

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

Barbara Wertheimer, Zoning Hearing Board Member

Kate Schoener, Zoning Hearing Board Member

Joseph Kuhls Esq., Zoning Hearing Board Solicitor

ORDER & OPINION

- a. **23-13: Anthony and Julian Ward**

CONTINUED APPLICATION

- a. **23-18: Subhas Mazumdar** requests a Special Exception pursuant to Abington Township Zoning Ordinance 1005, to permit a C-10 - Convenience Store Use within the former service station building upon real property identified as Montgomery County Parcel #30-00-13956-009, and commonly referred to as 1196 Easton Road, within Abington Township's MS-VC - Main Street Village Center District, Ward #14.
- b. **23-24: JLLH Associates LTD**, requests the following relief from the Abington Township Zoning Ordinance (the "Ordinance") relative to real property identified as 900 Old York Road, Abington, PA 19001, within the BC – Business Center Zoning District, Ward #7:

1. Variance from Ordinance §2208.2.D.3 to allow a 93 square-foot sign where the Ordinance imposes a 30 square-foot limitation;
2. Variance from Ordinance §2210.B.2 to allow a proposed "Service" sign of 14.67 sq ft where the Ordinance imposes a 4 square-foot limitation;
3. Variance from Ordinance §2212.D to allow division of allowable wall signage among three signs, instead of two;
4. Variance from Ordinance §2208.2.D.2, Figure 22.22 to allow a Monument sign up to 20 feet high where the Ordinance limits maximum height to 10 ft;
5. Variance from Ordinance §2208.2.D.2 Figure 22.22 to allow a Monument Sign closer than 20 feet from a property line;
6. Variance from Ordinance §2204 and §2208.2.H.4 to allow Sign C to be considered a wall sign and project 13.5 inches from the wall, or (in the alternative) a Variance from Ordinance §2208.2.D.2, Figure 22.22 to permit Sign C as a projecting sign; and
7. Two Variances from Ordinance §2211.G to allow two of the replacement signs to exceed $\frac{3}{4}$ of the area of the signs being removed.

PUBLIC HEARINGS ON NEW APPLICATIONS

- a. **23-25: Karina Hodges** requests the following relief from and pursuant to Abington Township Zoning Ordinance (the "Ordinance"), all of which relate to real property identified as Montgomery County Parcel #30-0028732-002, and situated between 1711 and 1719 High Avenue (address not yet determined) within Abington Township's R4 — Medium-High Density Residential District, Ward #5:
 1. A Special Exception pursuant to Section §1908, to permit building of a new home construction on a vacant, existing nonconforming lot.
- b. **23-26: Cheryl and Brock Benson** request the following relief from and pursuant to Abington Township Zoning Ordinance (the "Ordinance"), all of which relate to the real property identified as Montgomery County Parcel #30-00-44892-006 and located within Abington Township's R4 — Medium-High Density Residential District, Ward #10:
 1. A Variance from Section §602 Dimensional Regulations, to permit building a Residential Accessory Structure (Detached Garage) within the required rear yard Setback of 25 ft.
- c. **23-27: Michael and Patricia Holland** request the following relief from and pursuant to Abington Township Zoning Ordinance (the "Ordinance"), all of which relate to real property identified as Montgomery County Parcel #30-00-71180-007, and known as 2168 Wayne Avenue within Abington Township's R4 — Medium-High Density Residential District, Ward #14:
 1. A Special Exception pursuant to Section §1908, to permit building an addition on an existing nonconforming lot.

- d. **23-28: Shannon Lee** requests the following relief from and pursuant to Abington Township Zoning Ordinance (the "Ordinance"), all of which relate to real property identified as Montgomery County Parcel #30-0053548-008, and known as 2614 Phipps Avenue within Abington Township's R4 — Medium-High Density Residential District, Ward #14:
 - 1. A Special Exception pursuant to Section 51908, to permit building an addition on an existing nonconforming lot.

- e. **23-29: Dave Bailey** requests the following relief from and pursuant to Abington Township Zoning Ordinance (the "Ordinance"), all of which relate to real property identified as Montgomery County Parcel #30-0059536-005, and known as 2898 Rossiter Avenue within Abington Township's R4 — Medium-High Density Residential District, Ward #8:
 - 1. A Special Exception pursuant to Section §1908, to erect a carport on an existing nonconforming lot.

POTENTIAL DECISION(S) ON ANY PENDING ZONING HEARING BOARD APPLICATIONS.

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.