

ABINGTON TOWNSHIP

AUGUST 19, 2025



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A

August 19, 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. **25-17: Oxford Ave Real Estate LLC**
- b. **25-38: Carlos Espinosa**
- c. **25-46: Mike Salevsky**
- d. **25-47: Douglas and Dawn White**
- e. **25-48: EVO Property Management LLC**

- f. **25-51: Ukrainian Catholic Archeparchy of Philadelphia and the Sister/Convent of St. Basil the Great**

PUBLIC HEARINGS

- a. **25-45: Mahmoud Mustafa (continued from July 15, 2025)** 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.
- b. **25-49: 1580 Warner Road LLC (continued from July 15, 2025)** 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.
- c. **25-50: Washington York 2021 LLC (continued from July 15, 2025)** 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.
- d. **25-52: Manish and Bela Patel** request the following relief from the Ordinance to make improvements upon real property identified as 1710 Woodland Rd, within the R-1 Low-Density Residential Zoning District, Ward #1:
1. Variances from Ordinance §302.Figure 3.1 to allow greater than 25% Impervious Coverage and, conversely, less than 75% Green Area; and
 2. a Variance from Ordinance §2103.A.Use A-22.6 to erect a structure within the front yard area.
- e. **25-53: Christian Trotter** requests a Variance from Ordinance §2103.A.Use A-22.5 to construct a Residential Accessory Structure larger than 250 sq. ft. within the required side yard area at real property identified as 1979 Country Club Dr, in the R-3 Medium-Density Residential Zoning District, Ward #10.

- f. **25-54: Sophia Breslin** requests the following relief from the Ordinance to allow harboring of chickens and construction of enclosures for same upon real property identified as 810 Penn Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #9:
 - 1. Variances from Ordinance §2103.A.Use A-5.1 and 5.3 to allow the keeping of chickens on a lot less than 10,000 sq. ft. in an enclosure greater than 50 sq. ft. in floor area; and
 - 2. Variances from Ordinance §2103.A.Use A-22.3 and 22.7 to allow an accessory structure for chickens less than 10 ft from existing structure, side and rear property lines; and
 - 3. a Variance from Ordinance §2103.Use A-22.5 to construct an accessory structure larger than 250 sq. ft. in the required side and rear yard areas.
- g. **25-55: William and Krista Ricketts** request a Special Exception pursuant to Ordinance §1908 to construct an addition to a single-family home on an existing nonconforming lot identified as 2087 Parkdale Ave, within the R-4 – Medium-High-Density Residential Zoning District, Ward #12.
- h. **25-56: Kristin Beltz** requests 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 setback at real property identified as 1939 Susquehanna Rd, within the R-4 Medium-High-Density Residential Zoning District, Ward #11.
- i. **25-57: Erta and Elton Simaku** request a Variance from Ordinance §2601.P.4 to allow a driveway greater than 20 feet wide at real property identified as 2834 Grisdale Rd, within the R-4 Medium-High-Density Residential Zoning District, Ward #15.
- j. **25-58: Besnik Tota** requests Variances from Ordinance §1504.A and L to allow construction of a single-family home, a stormwater management system, and other related improvements within the Riparian Corridor at real property identified as 1244 Old Ford Rd, within the R-1 Low-Density Residential Zoning District, Ward #2.

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.