

ABINGTON TOWNSHIP

SEPTEMBER 16, 2025



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **September 16, 2025** **6:30 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. **25-45: Mahmoud Mustafa**
- b. **25-49: 1580 Warner Road LLC**
- c. **25-52: Manish and Bela Patel**
- d. **25-53: Christian Trotter**
- e. **25-54: Sophia Breslin**

- f. **25-56: Kristin Beltz**
- g. **25-57: Erta and Elton Simaku**

PUBLIC HEARINGS

- a. **25-50: Washington York 2021 LLC (continued from August 19, 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.
- b. **25-58: Besnik Tota (continued from August 19, 2025)** requests the following to allow construction of a single-family home at real property identified as 1244 Old Ford Rd, within the Riparian Corridor Conservation District and the R-1 Low-Density Residential Zoning District, Ward #2:
 - 1. A determination that a vested right exists to allow construction of a dwelling and stormwater management facilities upon the subject property;
 - 2. An Appeal from the Zoning Officer's suspension of building permit; and
 - 3. 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 Conservation District.
- c. **25-59: 2262 Mt Carmel Avenue, LLC** requests a Variance from Ordinance §2304.C.32 to allow fewer than the required number of parking spaces for the C-33 Shopping Center Use at real property identified as 2256 Mt Carmel Avenue, within the MS-L, Main Street – Low-Density/Intensity Zoning District, Ward #12
- d. **25-60: Mark and Ariel Gyandoh** request a Variance from Ordinance §1504 to allow disturbance within the Riparian Corridor Conservation District at real property identified as 1419 Amity Rd, located within the Riparian Corridor Overlay District and the R-1 Low-Density Residential Zoning District, Ward #1.
- e. **25-61: Mohamed Zeroual** requests a Variance from Ordinance §2103.A.Use A-22.3 to allow a Residential Accessory Structure less than 10 feet from the principal building at real property identified as 2420 Brookdale Ave, located within the R-4 Medium-High-Density Residential Zoning District, Ward #14.

- f. **25-62: 1247 Old Ford Road LLC** requests the following relief from the Ordinance for a change in use to an eight-bedroom senior group residence at real property identified as 1247 Old Ford Rd, within the R-1 Low-Density Residential Zoning District, Ward #2:
1. An Appeal from the Zoning Officer's determination that the proposed use constitutes an E-10 Life Care Facility use; or (alternatively);
 2. The following Variances:
 3. from Ordinance §301 to allow the proposed use; and
 4. from the 5-acre lot area, 300-foot lot width, and 50-foot side yard setback requirements of Ordinance §2103.E.Use E-10.3.a Figure 21.7.

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.