

ABINGTON TOWNSHIP

SEPTEMBER 17, 2024



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **September 17, 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. **24-34: Noble Rydal Associates, L.P.**
- b. **24-38: Rita Harris**
- c. **24-41: Patrick Deacon**
- d. **24-46: Charles E. Gerhard and Suzanne Gerhard**

CONTINUED APPLICATION

- a. **24-43: Dzmitry Miazhevich** requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908 to allow a 2nd Floor addition and rear decks to be constructed on a non-conforming real property identified as 1526 Huntingdon Pk, within the R-1 Low-Density Residential Zoning District, Ward #1.

PUBLIC HEARINGS ON NEW APPLICATIONS

- a. **24-47: Vivian Griet** requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908 to allow a rear patio roof structure to be constructed on a non-conforming property identified as 2134 Clearview Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #14.
- b. **24-48: Rodney Tucker** requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908 to allow the addition to a single-family residence on non-conforming real property identified as 1388 Birchwood Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #15.
- c. **24-49: Abington Crossing Associates, L.P.** request a Special Exception pursuant to Abington Township Zoning Ordinance §2103.C Use C-38 to allow a Veterinary Clinic at real property identified as 2900 W. Moreland Rd, within the MS-L Main Street-Low Intensity/Density Zoning District, Ward #8.
- d. **24-50: Keith Tamasco** 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 1062 Arbuda Rd, within the R-4 Medium-High-Density Residential Zoning District, Ward #11.
- e. **24-51: Paul Morse** 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 755 Glen Rd, within the R-2 Low-Medium-Density Residential Zoning District, Ward #7.
- f. **24-52: Marineo Galica and Kamila Bome** request a Variance from Abington Township Zoning Ordinance §302 Figure 3.1: Required Dimensions to allow an increase of Impervious Surface greater than the maximum allowed at real property identified as 1511 Hilltop Terrace, within the R-1 – Low-Density Residential Zoning District, Ward #2.
- g. **24-53: Mavis Tire Supply, LLC.** requests Variances from Abington Township Zoning Ordinance §2103.A Use A-16.2 and Use A-16.4 to allow a shipping container to be used as a Nonresidential Accessory Building within 15 ft of the primary building at real property identified as 1424 Old York Rd, within the BC - Business Center Zoning District, Ward #11.

- h. **24-54: Michael Sebright** 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 #30-00-57048-009, and commonly referred to as 1514 Robinson Avenue, within the R4 – Medium-High Density Residential District and FP – Floodplain Conservation District, Ward #5:
1. A Special Exception pursuant to Ordinance §1908 to permit the construction of a single-family detached dwelling on an existing nonconforming lot;
 2. A Special Exception pursuant to Ordinance §1407.2 to permit a ten (10) feet driveway within the floodplain to serve the proposed single-family detached dwelling; and
 3. Variances from Ordinance §1407.3. A, B, D, F, M & N to permit the construction of a single-family detached dwelling and associated removal of topsoil, site clearing, stormwater basins, freestanding and permanent structures, and required yards within the Floodplain Conservation District and/or within the 100-year floodplain.

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.