

ABINGTON TOWNSHIP

OCTOBER 15, 2024



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A

October 15, 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. **24-43: Dzmitry Miazhevich**
- b. **24-47: Vivian Griet**
- c. **24-48: Rodney Tucker**
- d. **24-49: Abington Crossing Associates, L.P.**
- e. **24-50: Keith Tamasco**
- f. **24-51: Paul Morse**
- g. **24-52: Marineo Galica and Kamila Bome**

- h. **24-53: Mavis Tire Supply, LLC.**

CONTINUED APPLICATION

- a. **24-54: Michael Sebright - (TO BE CONTINUED TO 7:00 PM ON NOVEMBER 19, 2024)** 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.

PUBLIC HEARINGS ON NEW APPLICATIONS

- a. **24-55: Pam Schermerhorn** requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908 to allow a rear deck roof structure to be constructed on a non-conforming real property identified as 1021 Maple Avenue, within the R-4 Medium-High-Density Residential Zoning District, Ward #9.
- b. **24-56: Homes Offered, LLC** requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908 to allow a second floor addition to a single-family residence on a non-conforming real property identified as 2304 Parkview Avenue, within the R-4 Medium-High-Density Residential Zoning District, Ward #5.
- c. **24-57: Elliot Hershman** requests a Special Exception pursuant to Abington Township Zoning Ordinance §1908 to allow a two-story addition to a single-family residence on a non-conforming real property identified as 1221 School Lane, within the R-1 – Low-Density Residential Zoning District, Ward #1.
- d. **24-58: Daniel Fasoline and Shannan Burdziak** request a Special Exception pursuant to Abington Township Zoning Ordinance §1908 to allow a two-story addition on a non-conforming real property identified as 373 Holme Avenue, within the R-4 Medium-High-Density Residential Zoning District, Ward #4.
- e. **24-59: Francis and Aimee Jorfi** request a Special Exception pursuant to Abington Township Zoning Ordinance §1908 to allow a two-story addition on a non-conforming real property identified as 318 Cliveden Avenue, within the R4 – Medium-High-Density Residential Zoning District, Ward #13.

- f. **24-60: Nathan Walsh** requests a Variance from Abington Township Zoning Ordinance §602 Figure 6.1 to allow a deck addition within the required front yard setback on real property identified as 1640 Fairview Avenue, within the R4 – Medium-High-Density Residential Zoning District, Ward #5.
- g. **24-61: Brendan and Jillian Hartey** request a Special Exception pursuant to Abington Township Zoning Ordinance §1908 to allow a second floor addition to be constructed on a non-conforming property identified as 1311 Green Road, within the R-4 Medium-High-Density Residential Zoning District, Ward #15.
- h. **24-62: HDS LLC** requests the following Variances from the Abington Township Zoning Ordinance, relative to a proposed two-lot subdivision of real property currently identified as 1526 Fairview Avenue, within the R-4 Medium-High-Density Residential Zoning District, Ward #5:
1. a Variance from Ordinance §602 Figure 6.1 to allow a minimum lot area less than 7,500 square feet; and
 2. a Variance from Ordinance §602 Figure 6.1 to allow a front yard setback less than 20 feet, or (in the alternative) an appeal from the zoning officer's determination that this front yard setback Variance is required in order to complete the proposed subdivision.
- i. **24-63: Doron & Melissa Avivi** request a Variance from Abington Township Zoning Ordinance §2103. Use A-22.5 to allow the construction of a residential accessory structure within the required side yard setback at real property identified as 837 Crosswicks Road, within the R-2 Medium-High-Density Residential Zoning District, Ward #3.
- j. **24-64: Kahn Joint Venture, LLP - (TO BE CONTINUED TO 7:00 PM ON NOVEMBER 19, 2024)** requests the following relief from and pursuant to Abington Township Zoning Ordinance (the "Ordinance"), all of which relate to real property identified as 1901 Old York Road, within the MSH – Main Street High-Intensity/Density Zoning District, Ward #10:
1. Variances from Ordinance §1006 Figure 10.18:
 2. to allow a building within the required Building Setback from a residential district,
 3. to allow less than required Window Areas for Street Facing Facades,
 4. to allow relief from Maximum Build-to-Line requirements,
 5. to allow less than the Minimum Green Space, and
 6. to allow parking within the required setback from an MS Property;
 7. Variances from Ordinance §1007 C.2 and F.1 to allow a non-pitched roof and no windows facing Maplewood Ave;
 8. a Variance from Ordinance 2103.A Use A-11 to permit a Drive-Through Facility on a lot less than 40,000 square feet (11.3) within the minimum required setback from a residential zone (11.5);
 9. a Variance from Ordinance 2208.C.1 Figure 22.19 to allow greater than the maximum number of wall signs permitted;
 10. A variance from Ordinance 2402.A.5.a to allow less than the required parking lot perimeter buffer;
 11. a Variance from Ordinance 2403 Figure 24.5 to allow less than the required minimum

- buffer to commercial use; and
12. A Variance from Ordinance 2500.A.1 to allow fewer than the required number of paved breaks.

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.