

# **ABINGTON TOWNSHIP**

**OCTOBER 18, 2022**



## **ZONING HEARING BOARD**



# TOWNSHIP OF ABINGTON

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## ZONING HEARING BOARD

### A G E N D A October 18, 2022 7:00 PM

Residents who wish to attend in person can do so in the Abington Township Board Room located at 1176 Old York Road, Abington, PA 19001, 2nd Floor.

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#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

*Barbara Wertheimer, Zoning Hearing Board Chairperson*

*Jose Casalina, Zoning Hearing Board Vice Chairperson*

*Michael O'Connor, Zoning Hearing Board Secretary*

*Steven Kline, Zoning Hearing Board Member*

*Laura Hanes, Zoning Hearing Board Member*

*Joseph Kuhls Esq., Zoning Hearing Board Solicitor*

#### ORDER & OPINION

- a. **22-21: Neil Gupta**, 119 Township Line Rd
- b. **22-24: Raising Cane's Restaurants LLC**, 2620 Moreland Rd

#### CONTINUED APPLICATION

- a. **22-22: Darlene Williams-White**, requests a Special Exception pursuant to the Comprehensive Use Matrix of Abington Township Zoning Ordinance (the "Ordinance") §601 to permit an Accessory Dwelling Unit upon real property identified as 1716 Prospect Ave. Variance relief is also requested from dimensional and design requirements applicable to an Accessory Dwelling Unit set forth in Ordinance §2103.A, to allow the ADU to be detached from the principal dwelling (in violation of Ordinance §2103.A.2.d.3), to be set back from all lot lines less than the greater of 10 feet or the District boundary (in violation of Ordinance §2103.A.2.d.4), and to contravene the Design Requirements of Ordinance 2103.A.3. The subject property is within Abington Township's R-4 Residential District, Ward # 5.
- b. **22-27: AZ Abington LLC** requests the following Variances from Abington Township Zoning Ordinance (the "Ordinance") to facilitate redevelopment of a building upon real properties

identified as 1318 & 1330 Easton Road: 1) a Variance Ordinance §1006 (Figure 10.20) to allow less than the required 45% window area on a street-facing façade; and 2) a Variance from Ordinance §1007.C to allow less than 80% of the roof to be pitched. The subject properties are within the Main Street Village Center District, Ward # 14.

## **PUBLIC HEARINGS ON NEW APPLICATIONS**

a.

**22-28: Carl & Aimee Turner** requests a variance from §2103.A-13.2 of the Abington Township Zoning Ordinance to permit a 6-foot-high fence within a front yard setback area upon real property identified as 974 Leopard Rd. The subject property is within Abington Township's R-1 Residential District, Ward # 1.

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

## **ADJOURNMENT**

## **NOTE**

The next scheduled meeting of the Zoning Hearing Board will be held on Tuesday, November 15, 2022 with a 7:00 p.m. start time.

## **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.