

ABINGTON TOWNSHIP

OCTOBER 21, 2025



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A

October 21, 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

PUBLIC HEARINGS

- a. **25-58: Besnik Tota (continued from September 16, 2025)** requests the following relief from Abington Township Zoning Ordinance (the "Ordinance") 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 proper; and
 2. 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

- b. **25-64: Douglas and Susan Lester** request the following relief from the Ordinance to construct an addition at real property identified as 1600 Spring Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #7:
 1. a Variance from Ordinance §602.Figure 6.1 to allow greater than 40% Building Area; and
 2. Variances from Ordinance §602.Figure 6.1 to allow greater than 50% Impervious Coverage and less than 50% Green Area; and
 3. a Variance from Ordinance §1906 to allow greater than 25% expansion of a Nonconforming Use.
- c. **25-65: Gabriel and Joanne Costanzo** request the following relief from the Ordinance to construct an addition at real property identified as 2312 Weldon Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #13:
 1. a Variance from Ordinance §1906 to allow greater than 25% expansion of a Nonconforming Use; and
 2. a Variance from Ordinance §1907.1 to allow expansion of a nonconforming nonresidential structure.
- d. **25-66: Carlos Londono** requests Variances from Ordinance §402.Figure 4.1 to allow greater than 35% Impervious Coverage and less than 65% Green Area at real property identified as 367 Wellington Terrace, located within the R-2 Low-Medium-Density Residential Zoning District, Ward #7.
- e. **25-67: Daniel and Rebecca Hagerty** request a Variance from Ordinance §2601.P.4 to allow a driveway greater than 20 ft. wide at real property identified as 2707 Old Welsh Rd, within the R-4 Medium-High-Density Residential Zoning District, Ward #5.
- f. **25-69: Subha Airan and Luv Javia** request the following relief pursuant to and from the Ordinance to construct an addition at real property identified as 1534 Washington Ln, within the R-1 Low-Density Residential Zoning District, Ward #1:
 1. a Special Exception pursuant to Ordinance §2103.A.Use A-1 to allow an Accessory Dwelling Unit; and
 2. Variances from Ordinance §302.Figure 6.1 to allow greater than 25% Impervious Coverage and less than 75% Green Area.

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.