

ABINGTON TOWNSHIP

NOVEMBER 18, 2025



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **November 18, 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. **25-58: Besnik Tota**
- b. **25-64: Douglas and Susan Lester**
- c. **25-65: Gabriel and Joanne Costanzo**
- d. **25-66: Carlos Londono**
- e. **25-67: Daniel and Rebecca Hagerty**

- f. **25-69: Subha Airan and Luv Javia**

PUBLIC HEARINGS

- a. **25-68: Douglas and Dawn White** request the following relief from the Ordinance to allow construction of a fence at real property identified as 1209 Johnston Ave, within the Floodplain Overlay District and the R-4 Medium-High-Density Residential Zoning District, Ward #15:
1. a Variance from Ordinance §1407.3.B to permit a solid privacy fence within the floodway and floodplain; and
 2. a Variance from Ordinance §2103.A.Use A-13.2 to install a fence higher than 4 feet within the front yard setback.
- b. **25-70: Evan Charlesworth and Mira Sadeghi** request a Variance from Ordinance §1407.3.B to allow a fence at real property identified as 344 Cadwalader Ave, within the R-4 Medium-High-Density Residential and the Floodplain Conservation Overlay Zoning Districts, Ward #3.
- c. **25-71: Dereck Miller and Lynne Czyzewicz** request a Variance from Ordinance §1407.3.B to allow a fence at real property identified as 354 Cadwalader Ave, within the R-4 Medium-High-Density Residential and the Floodplain Conservation Overlay Zoning Districts, Ward #3.
- d. **25-72: Adam Hussian** requests a Variance from Ordinance §2103.A.Use A-13.2 to allow a six-foot-high fence within the front yard at real property identified as 2214 Parkview Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #5.
- e. **25-73: Warren Sothern and Arlene Maguire Sothern** request the following relief from the Ordinance to construct a structure at real property along Hazel Ave. identified as Tax ID # 30-00-27852-00-9, within the R-4 Medium-High-Density Residential Zoning District, Ward #6:
1. a Variance from Ordinance §602.Figure 6.1 to allow a structure within the required Front Yard setback; and
 2. a Variance from Ordinance §2103.A.Use A-24.3 to allow a structure within ten feet of the water's edge of a Swimming Pool.
- f. **25-74: Alessandra Shabaan** request the following relief from the Ordinance to construct an Accessory Structure at real property identified as 307 North Easton Rd, within the R-4 Medium-High-Density Residential Zoning District, Ward #12:
1. a Variance from Ordinance §602.Figure 6.1 to allow construction within the required Side Yard setback; and
 2. a Variance from Ordinance §2103.A.Use A-22.3 to allow a structure within ten feet of principal building.

- g. **25-75: Paramount JSM at Jenkintown LLC c/o Paramount Newco Realty LLC** requests Variances from Ordinance §2205.Figure 22.24 to allow Monument Signs to be erected greater than ten-feet-high and more than 100 square feet each at real property identified as 901 Old York Rd, in the BC Business Center Zoning District, Ward #7.
- h. **25-76: Charles Coe** requests a Variance from Ordinance §2103.A.Use A-13.2 to install a fence higher than four feet within the front yard setback at real property identified as 456 Abington Ave, in the R-4 Medium-High-Density Residential Zoning District, Ward #12.
- i. **25-77: Steven Stanek and Stephanie Berrong** requests the following relief from the Ordinance to construct a fence upon real property identified as 1189 Sewell Lane, within the R-1 Low-Density Residential Zoning District, Ward #1:
 - 1. a Variance from Ordinance §2103.A.Use A-13.1 to allow a fence higher than six feet; and
 - 2. a Variance from Ordinance §2103.A.Use A-13.2 to allow a fence higher than four feet within the required front yard setback.
- j. **25-78: Jennie E. Choe** requests a Variance from Ordinance §1005 to permit a Use H-4: Duplex Dwelling Unit at real property identified as 1000 Old York Rd, within the MS-H Main Street-High Intensity/Density Zoning District, Ward #7.
- k. **25-79: Alexander Ananyan & Lidia Poleacov** requests the following relief from the Ordinance, relative to expansion of a driveway upon real property identified as 49 Lee Lynn Ln, in the R-2 Low-Medium-Density Residential Zoning District, Ward #2:
 - 1. Variances from Ordinance §402.Figure 4.1 to allow greater than the maximum impervious surface allowed and less than the minimum green area required; and
 - 2. a Variance from Ordinance §2601.P.4 to allow a driveway greater than twenty feet wide.

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.