

ABINGTON TOWNSHIP

NOVEMBER 19, 2024



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A

November 19, 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

CONTINUED APPLICATION

- a. **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.

- b. **24-64: Kahn Joint Venture, LLP (Application Withdrawn)**- requests the following relief from and pursuant to Abington Township Zoning Ordinance (the “Ordinance”), all of which relate to real property identified as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.

PUBLIC HEARINGS ON NEW APPLICATIONS

- a. **24-65: Arber Elezi and Ereselda Elezi** request a Special Exception pursuant to Ordinance §1908 to allow a second-floor addition to a single-family residence on a non-conforming real property identified as 573 Hoyt Road, within the R-1 – Low-Density Residential Zoning District, Ward #2.
- b. **24-66: Darren Romano** requests the following Variances from the Ordinance, relative to driveway access to real property identified as 1671 Susquehanna Road, within the R-1 – Low-Density Residential Zoning District, Ward #1:
1. a Variance from Ordinance §2601.P.3 to allow more than one driveway cut within 100 feet of street frontage; and
 2. a Variance from Ordinance §2601.P.4 to allow a driveway greater than 20 feet in width.
- c. **24-67: Nika Mamagulashvili and Ana Jangveladze** request the following relief from and pursuant to the Ordinance regarding a Residential Accessory Structure at real property identified as 1514 Arline Avenue, within the R-4 Medium-High-Density Residential Zoning District, Ward #14:
1. a Special Exception pursuant to Ordinance §1908 to allow the construction of a

- structure on an existing nonconforming lot; and
2. a Variance from Ordinance 2103.Use A-22.5 to allow the structure within the required side yard setback.
- d. **24-68: Dillon Mitchell** requests the following Variances from the Ordinance, relative to real property identified as Montgomery County Parcels 30-00-56988-00-6 and 30-00-56984-00-1 , referred to as 1564 Robinson Avenue, within the within the R-4 Medium-High-Density Residential Zoning District, Ward #5:
1. a Variance from Ordinance §2103.Use A-13.2 to allow a fence greater than 4 feet high within the required front yard setback; and
 2. a Variance from Ordinance §2103.Use A-13.7 to allow a wood fence with metal wire.
- e. **24-69: Christopher Henry** requests a Variance from Ordinance §2103.Use A-22.5 to allow a Residential Accessory Structure within the required side yard setback on real property identified as 538 Moreland Road, within the R-1 – Low-Density Residential Zoning District, Ward #2.
- f. **24-70: Williano’s Detailing** requests the following relief from and pursuant to the Ordinance, relative to real property identified as 2420 Old Welsh Road, within the MS-L – Main Street Low-Intensity/Density Zoning District, Ward #5:
1. a Special Exception pursuant to Ordinance §1005, Ordinance §2103.C, Use C-1, and the Ordinance Use Matrix to allow a C-1: Automotive Detailing Use;
 2. a Variance from Ordinance §2103.H.Use H-1.12 to allow the C-1 Use as an Accessory Use to an Apartment Building, or (in the alternative)
 3. a Variance from Ordinance §2101.D to allow the C-1 Use as a second principal use; and
 4. a Variance from Ordinance §2304.C.1 to allow fewer than the required number of parking spaces for the C-1 Use.
- g. **24-71: Alexandra Reich** requests a Variance from Ordinance §2304.C.26 to allow fewer than the required number of parking spaces for the C-27 Use at real property identified as 920 Township Line Road, within the MSL – Main Street Low-Intensity/Density Zoning District, Ward #4.

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.