

ABINGTON TOWNSHIP

DECEMBER 20, 2022



ZONING HEARING BOARD



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD

A G E N D A **December 20, 2022** **7:00 PM**

There are three ways for the public to participate in the meeting: in-person, online or by phone. 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. Alternative means of public participation are offered for those who do not wish to or are unable to attend the meetings in person. Residents who wish to participate in the meeting remotely can access the meeting online by a computer, iPad, iPhone, or Android at <https://us06web.zoom.us/j/84867582981>. This link will enable residents to hear the meeting, see presentations, and ask questions. There will be no video interaction capabilities. Residents, who are unable to join online, can listen to and participate in the meeting by calling 1-929-436-2866 and entering the meeting ID number 848-6758-2981 when prompted.

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. **22-30: Tisha & Pravin Selvin**, 949 Molly Ct.
- b. **22-31: Zenos & Rosalie Frudakis**, 2355 Mt. Carmel Ave.

CONTINUED APPLICATION

- a. **22-26: Miranda Residences, LLC** requests the following relief from the Abington Township Zoning Ordinance (the "Ordinance"), all of which relate to real property fronting along Orchard Hill Lane and identified as Montgomery County Parcel 30-00-61136-025, within Abington Township's R-1 Low-Density Residential District, Ward # 1:

1. a variance from Ordinance §1603.B to allow disturbance of prohibitive slopes (slopes greater than 25%) of 44.2% where no more than 10% disturbance is otherwise permitted;
2. a variance from Ordinance §1604.E to allow for the proposed building to be within a prohibitive slope area;
3. a variance from Ordinance §2103, Use H-7.4.c to allow for relief from the applicable infill development standards; and
4. a variance from Ordinance §1603.A.4.c to allow for removal of the identified existing trees with a dbh (diameter at breast height) of greater than 6 inches.

PUBLIC HEARINGS ON NEW APPLICATIONS

a.

22-29: Dennis C. and Mary E. Zappone request 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 30-00-23168-004 and commonly referred to as 742 Garfield Avenue, within Abington Township’s R-4 Medium-High-Density Residential District, Ward # 8:

1. a variance from the front yard setback requirements of Ordinance §602, Figure 6.11603.B to allow 15.3 feet where the Ordinance requires a minimum of 20 feet; and
2. an appeal from the determination(s) of the Township Zoning Officer contained in May 27, 2022, August 30, 2022, and October 14, 2022 enforcement notices.

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, January 17, 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.