

ABINGTON TOWNSHIP

July 21, 2026



Zoning Hearing Board Meeting



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD MEETING

AGENDA JULY 21, 2026 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 enter 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. **26-25: Emily and Sulamar Bagnell**
- b. **26-26: William Ulmer Jr. and Maryanne Ulmer**
- c. **26-27: Brent and Kelly Asplundh**
- d. **26-28: James Montague III and Lindsay Mullen**

PUBLIC HEARINGS

- a. **25-71: Dereck Miller and Lynne Czyzewicz** request a Variance from the Abington Township Zoning Ordinance (the "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.

- b. **26-21: Nicholas Carman** requests the following relief from and pursuant to the Ordinance to construct an attached Accessory Dwelling Unit at real property identified as 820 Meetinghouse Rd, within the R-1 Low-Density Residential Zoning District, Ward #1:
1. a Special Exception pursuant to Ordinance §301. Comprehensive Use Matrix to construct an attached ADU;
 2. Variances from Ordinance §302 to permit greater than the maximum impervious surface coverage and, conversely, less than the minimum required green area; and
 3. a Variance from Ordinance §2304.A.1 to allow fewer than the required number of parking spaces.
- c. **26-29: Daniel McGinley and Dawn McGinley** request the following relief from the Ordinance to allow improvements to a Residential Accessory Structure at 311 Heathcliffe Rd, within the R-4 Medium-High-Density Residential Zoning District, Ward #3:
1. Variances from Ordinance §602 to permit greater than the maximum impervious surface coverage and conversely, less than the minimum required green area; and
 2. a Variance from Ordinance §2103.A.Use A-22.5 to allow a Residential Accessory Structure within the required rear yard setback.
- d. **26-30: Dawn F. Johnson** requests a Variance from Ordinance §2103.A.Use A-22.3 to allow a Residential Accessory Structure within the required rear yard setback at real property identified as 1589 Osbourne Rd, within the R-4 Medium-High-Density Residential Zoning District, Ward #5.
- e. **26-31: Hung DoNuyen and Vinh Trieu Nuyen** request a Variance from Ordinance §1005 to allow a change to residential use at real property identified as 1155 Easton Rd, within the MS-VC: Main Street Village Center Zoning District, Ward #14.
- f. **26-32: Edna Durnell and Jamie Nicole Robinson** request the following relief from and pursuant to the Ordinance to construct an attached Accessory Dwelling Unit at 1618 Arnold Ave, within the R-4 Medium-High-Density Residential Zoning District, Ward #5:
1. a Special Exception pursuant to §601.Comprehensive Use Matrix to allow an attached ADU;
 2. Variances from Ordinance §302 to permit greater than the maximum impervious surface coverage and conversely, less than the minimum required green area;
 3. a Variance from Ordinance §2103.A.Use A-1.2.c to allow one of the principal owners to occupy the ADU; and
 4. a Variance from Ordinance §2601.P.3 to allow more than one driveway cut for every 100 feet of street frontage; or, in the alternative, a Variance from Ordinance §2304.A.1 to allow fewer than the required number of ADU parking spaces.
- g. **26-33: Rydal East, Inc.** requests a Variance from Ordinance §1103.Fig 11.9 to allow a deviation from mandated Mixing Requirements among residential, commercial, and office uses at real property identified as Montgomery County Parcel 30-00-66660-00-9, and commonly referred to as 1570 and 1610 The Fairway, within the BC: Business Center-Noble Zoning District, Ward #7.

- h. **26-34: Jo-Netta Daniels** requests the following relief from the Ordinance in to allow improvements at 749 Township Line Rd, within the R-4 Medium-High-Density Residential Zoning District, Ward #4:
 - 1. Variances from Ordinance §2103.A.Use A-22.3 to allow multiple detached Residential Accessory Structures within the side yard setback, within 10 feet of each other, and within 10 feet of the principal building; and
 - 2. a Variance from Ordinance §2103.A.Use A-22.6 to construct a Residential Accessory Structure within the front yard.
- i. **26-35: Lisa Muraika and Scott Fields** request the following relief from and pursuant to the Ordinance to construct an Accessory Dwelling Unit (“ADU”) at 1553 Cherry Lane, within the R-1 Low-Density Residential Zoning District, Ward #1:
 - 1. a Special Exception pursuant to §301.Comprehensive Use Matrix to allow a detached ADU;
 - 2. a Variance from Ordinance §2103.A.Use A-1.2.d.1 to allow a detached ADU greater than 625 square feet.

POTENTIAL DECISION(S) ON ANY PENDING ZONING HEARING BOARD APPLICATIONS AND/OR APPEALS

ADJOURNMENT

