

ABINGTON TOWNSHIP

August 18, 2026



Zoning Hearing Board Meeting



TOWNSHIP OF ABINGTON

ZONING HEARING BOARD MEETING

AGENDA AUGUST 18, 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.

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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. **26-30: Dawn F. Johnson**
- b. **26-31: Hung DoNuyen and Vinh Trieu Nuyen**
- c. **26-32: Edna Durnell and Jamie Nicole**
- d. **26-33: Rydal East, Inc**
- e. **26-35: Lisa Muraika and Scott Fields**

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. **26-29: 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.
- c. **26-36: Albert Sulaj and Mexhit Koboci** request the following relief from the Ordinance to allow construction of a Mixed-Use Building identified as 2806 Limekiln Pike, within the MS-L The Main Street-Low-Intensity/Density Zoning District, Ward #6:
 1. Variances from Ordinance §1006.Figure 10.19 to allow construction with less than the required Minimum Green Area, within the rear yard setback and with less than minimum distance from curb;
 2. a Variance from Ordinance §2103.J.Use J-1 to allow less than required floor-to-ceiling height on 1st floor; and
 3. a Variance from Ordinance §2304.J.1.a to allow less than required parking.
- d. **26-37: Ali Metwaly** requests the following relief from the Ordinance to allow a fence at real property identified as 2972 Madison Ave, within the R-4 Medium-High-Density Residential and the Floodplain Conservation Overlay Zoning Districts, Ward #9:
 1. a Variance from Ordinance §1407.3.B to install a fence within the 100-yr floodplain; and
 2. a Variance from Ordinance §2103.A.Use A-13.2 to construct fencing greater than four (4) ft in height within the required front yard.
- e. **26-38: Paramount JSM at Jenkintown LLC** requests the following relief from the Ordinance to install signs at real property identified as 901 Old York Rd, within the BC Business Center Noble Zoning District, Ward #7:
 1. a Variance from Ordinance §2205.B.Figure 22.24 to install Wall Signs higher than 20 feet from grade;
 2. a Variance from Ordinance §2205.B.Figure 22.24 to construct more than one of the same type of sign; and
 3. a Variance from Ordinance §2205.B.Figure 22.24 to construct multiple wall signs on the same façade at varying heights, not in a sign band.

- f. **26-39: Bainbridge Roslyn LLC and The Bainbridge Roslyn Trust** request a Special Exception pursuant to Ordinance §1005 via the Comprehensive Use Matrix to allow F-2: Medical Clinic/Office Use at real property identified as 1331 Easton Rd, within the MS-VC The Main Street-Village Center Zoning District, Ward #14.

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

ADJOURNMENT

