



**Township of Abington  
Zoning Hearing Board Meeting  
April 16, 2019  
7:00 p.m.**

**Call To Order:**

**Pledge of Allegiance:**

**Roll Call:** John DiPrimio, Zoning Hearing Board Chairperson  
Michael O'Connor; Zoning Hearing Board Vice Chairperson  
Jose Casalina, Zoning Hearing Board Secretary  
Gertrude M. Hackney, Esq.; Zoning Hearing Board Member  
Barbara M. Wertheimer, Esq.: Zoning Hearing Board Member  
Bruce J. Eckel, Esq., Zoning Hearing Board Solicitor

**Order & Opinion:** There are no pending decisions at this time.

**Extension Request:**

**Case #18-17:** JD Development, LLC Parcel #300022540002 & Parcel #300022544007, Franklin & Hamilton Avenues has requested a six month extension.

**Case #18-21:** Wagar Malik, 1920 Jenkintown Road, Jenkintown, Pa. has requested a six month extension.

**Applications:**

**19-01:** This is the application of **Simon Katz Real Estate**, owner of the property located at 1369 Old York Road, Abington, Pa. 19001. The applicant seeks a dimensional variance from Figure 11.09 {Abington Town Center} of the Zoning Ordinance of the Township of Abington. The applicant proposes to construct a 58 square foot addition to the side of the existing building that will encroach into the required side yard setback area. The proposed addition will be 26 feet, 11 inches from the side property line. The existing building is located 11 feet, 8 inches from this same side property line. The property is zoned within the Abington Town Center Business Center District of Ward #10 of the Township of Abington.

**19-02:** This is the application of **JJHL Associates, Ltd.**, applicant for the properties located at 966 & 968 Old York Road, Abington, Pa. 19001. The applicant proposes to demolish the existing buildings on the sites and redevelop the properties as a parking lot for the storage of up to 94

vehicles. Variances have been requested from Section 2504.B.1, to allow the sidewalks within the public right-of-way to remain at their current width, Section 2402.A.2, to eliminate the required landscaped islands every 15 stalls and at the end of each row, Section 2402.A.5, to reduce the width of the required perimeter buffer, Section 2402.A.6, to waive the requirement for an additional 15,000 square feet of green space be required over the 37.6% already provided, Section 2402.B, property line buffers of at least 15 feet in width and Section 2103.A for the installation of an eight foot fence along the shared property line with the residential properties. The property is zoned within the Main Street High District of Ward #7 of the Township of Abington.

**Adjournment:**

**Note:** The next regularly scheduled meeting of the Zoning Hearing Board will be held on Wednesday, May 22, 2019 with a 7:00 p.m. start time.



# Township of Abington

*Engineering & Code Department*

Wayne C. Luker, President  
Steven N. Kline, Vice President

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Richard J. Manfredi, *Manager*  
Amy R. Montgomery, *P.E., Director*

## Zoning Hearing Notice

Notice is hereby given that the Zoning Hearing Board of the Township of Abington will hold a meeting as required by the Township's Zoning Ordinance at the Abington Township Administration Building, 1176 Old York Road, Abington, Pennsylvania, on:

**Tuesday, April 16, 2019** at 7:00 p.m., at which time a public hearing will commence on the following application:

**19-01:** This is the application of **Simon Katz Real Estate**, owner of the property located at 1369 Old York Road, Abington, Pa. 19001. The applicant seeks a dimensional variance from Figure 11.09 {Abington Town Center} of the Zoning Ordinance of the Township of Abington. The applicant proposes to construct a 58 square foot addition to the side of the existing building that will encroach into the required side yard setback area. The proposed addition will be 26 feet, 11 inches from the side property line. The existing building is located 11 feet, 8 inches from this same side property line.

The property is zoned within the Abington Town Center Business Center District of Ward #10 of the Township of Abington. A copy of the application and plans are on file with the Planning & Zoning Office and are available for review during normal business hours.

By Order of the Zoning Hearing Board.

Mark A. Penecale  
Planning & Zoning Officer  
Township of Abington

**Note:** There is a 30 day period after the date the decision is rendered for any and all aggrieved persons to file an appeal in the appropriate court to contest the actions of the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board Approval during the 30 day appeal period, do so at their own risk. If there are questions that you may have, please feel free to contact the Zoning Officer at 267-536-1010. If you are unable to attend the hearing, written comment may be entered into the record by submitting them in advance of the hearing to the Planning & Zoning Officer.

**Zoning Hearing Board Application**

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000



This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site.

The Undersigned herein makes application for:

- Request for Variance from the Zoning Ordinance.
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number:  
Simon Katz Real Estate (215) 806-7223  
1369 Old York Road  
Abington, PA 19001

2. Name and address of the applicant: Phone number:  
Simon Katz Real Estate (Sharon Katz) (215) 806-7223  
1369 Old York Road  
Abington, PA 19001

3. Name and address of the attorney: Phone number:  
N/A

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application. Example: equitable owner, agent, lessee, etc.

5. Description of the property:

Address/location 1369 Old York Road, Abington, PA 19001

Present use Mental health offices

Proposed improvement Waiting room addition/renovations and means of egress renovations

**Zoning Hearing Board Application**

Abington Township, PA

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- 6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:

The renovations that include a large waiting room and means of egress landing and stairs extend into the required side yard setbacks.

- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

Variance request - Article XI - Business Center District, Figure 11.9 (BC Business Center Districts: Dimensional Requirements), Setbacks

- 8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.

The required 30' side yard setbacks imposed by the adopted 2017 zoning ordinance leaves an unworkable building envelope for any expansion. Existing structure is mostly in the side yard setbacks. Additions and renovations will not expand the existing non-conformities.

- 9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.

N/A

- 10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.

Drawings SK-1 & SK-2 (dated 3-18-19) prepared by Regan Kline Cross LLC

*[Handwritten Signature]*

Signature of Applicant

*[Handwritten Signature: SHARON R. KATZ]*

Signature of Owner

Internal Validation:

Date Received: 3/19/19

Fee Paid: \$1,000.00

Case: 19-01

check # 2623

Doc # 190007

**RECEIVED**  
MAR 19 2019

BY: .....

*[Handwritten Signature]*

Signature of the Zoning Officer