



**Township of Abington
Zoning Hearing Board Meeting
August 20, 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: No pending decisions at this time.

Applications:

19-07: This is the application of **Mamraj Singh**, applicant for the property located at 878 Township Line Road, Elkins Park, Pa. 19027. The applicant proposes to demolish the existing gas canopy, renovate the building for use as a convenience store. The applicant has requested a special exception for the use of the building from Section 1005, the Use Matrix of the Township of Abington. Dimensional variances have been requested from Section 1006, Figure 10.19 to allow for 68% impervious coverage instead of the 65% required. In addition, the green space on this site is proposed at 32% instead of the required 35%. Dimensional variances have been requested from Section 1007.F. Windows to allow for a glass height of 1 foot from grade instead of 2 feet and for façade glazing of 25% instead of the required 30%. A dimensional variance has been requested from Section 1006, Figure 10.19 to allow for on-site parking within two feet of the Street Wall. Dimensional variances are also required from Section 2208.2.C, Figure 22.19 for the setback of the proposed free standing and monument signage. The property is zoned within the Main Street Low District of Ward #4 of the Township of Abington.

19-08: This is the application of **Christine & Thomas Newman**, owners of the property located at 1407 Rydal Road, Rydal, Pa. 19046. The applicants have requested a special exception from Section 301, the Use Matrix of the Township of Abington to allow for a Use A-1 Accessory dwelling Unit on the property. A dimensional variance has been requested from Section 302, Figure 3.1 to allow for a proposed addition to be constructed to the existing single family dwelling at 8.49 feet

from the side property line instead of the required 20 feet. Dimensional variances have been requested from Section 2103.A, Use A-1 to allow for the proposed accessory dwelling unit to be 920 square feet in size and be 8.37 feet from the side property line. Accessory dwelling units are limited to no greater than 625 square feet and are required to be 10 feet from side or rear property lines. The property is zoned within the R-1 Residential District of Ward #1 of the Township of Abington.

19-09: This is the application of **Dr. Mark Barnard**, applicant for the property located at 2609 Jenkintown Road, Ardsley, Pa. 19038. The applicant has requested a special exception for the use of the building from Section 1005, the Use Matrix of the Township of Abington. The applicant proposes to operate his chiropractic office from the existing building and a Use F-2, Medical Office/Medical Clinic requires a special exception. The property is zoned within the Main Street Low District of Ward #9 of the Township of Abington.

19-10: This is the application of **M & M Providence, LLC**, applicant for the property located at 1920 Old York Road, Abington, PA. 19001. The applicant has requested a special exception for the use of the building from Section 1005, the Use Matrix of the Township of Abington. The applicant proposes to operate oral surgeon's office from the existing building and a Use F-2, Medical Office/Medical Clinic requires a special exception. The property is zoned within the Main Street High District of Ward #10 of the Township of Abington.

19-11: This is the application of **JSF Management, LLC**, applicant for the properties located at 1538 & 1546 Easton Road, Abington, Pa. 19001. The applicant has requested dimensional variances from Section 1006, Figure 10.18 of the zoning ordinance of the Township of Abington to allow for a side yard setback of 20 feet instead of the required 30 feet, a rear yard setback of 24 feet instead of the required 35 feet and to allow for 28.3% greenspace instead of the required 35%. Variances have been requested from Section 2403.B & Section 2403.D to allow for landscaped buffer of 4.3 feet instead of the required 15 feet and to eliminate the required foundation landscaping. An interpretation has been requested of Section 1603 that would allow a retaining wall to negate the need for steep slope relief. In the alternative, a variance has been requested. An interpretation has also been requested of Section 2312, Figure 23.2 pertaining to the on-site loading area as shown on the plan. In the alternative, a variance has been requested. The applicant proposes to merge the two properties, re-develop the site for use as a Self Storage Facility, Use C-31 as defined within the Zoning Ordinance. The property is zoned within the Main Street High District of Ward #14 of the Township of Abington.

Adjournment:

Note: The next regularly scheduled meeting of the Zoning Hearing Board will be held on Tuesday, September 17, 2019 with a 7:00 p.m. start time.