



**Township of Abington  
Zoning Hearing Board Meeting  
December 17, 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 to render at this time.

**Applications:**

**19-14:** This is the application of **Patricia Shepherd Delong & Joshua Delong**, owners of the property located at 2822 Jefferson Avenue, Ardsley, Pa. 19038. The applicants have requested a dimensional variance from Section 602, Figure 6.1 of the Zoning Ordinance of the Township of Abington. The applicants seek approval to construct a 128 square foot deck, landing and stairs to the Jefferson Avenue façade of the building that will reduce the required front yard setback to 12 feet from the edge of the proposed deck and 8 feet from the proposed stairs. The required front yard setback is 15 feet for this façade of the structure. The property is zoned within the R-4 Residential District of Ward #9 of the Township of Abington.

**19-15:** This is the application of **Jesse & Maurice Torjman**, owners of the property located at 1863 Old York Road, Abington, Pa. 19001. The applicants have requested a dimensional variance from Section 2301.J, Use J-1.1 & 2 of the Zoning Ordinance of the Township of Abington. The applicants seek approval to convert a portion of the building to residential use without the required floor separation. A Mixed Use Building is a permitted use within the Main Street High District, but the office/retail uses must be separated by floor. The property is zoned within the Main Street High District of Ward #10 of the Township of Abington.

**19-16:** This is the application of **ABH Builders, Inc.**, applicant for the property known as parcel #300005344008, located to the east of 2420 Brookdale Avenue, Roslyn, Pa.

19001. The applicants have requested a dimensional variance for lot frontage from Section 602, Figure 6.1 of the Zoning Ordinance of the Township of Abington. This application requires a special exception for lot area from Section 1908 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a single family dwelling on a lot of 4,000 square feet instead of the required 7,500 square feet. In addition, the lot has 40 feet of lot width instead of the required 50 feet. The property is zoned within the R-4 Residential 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, January 21, 2020 with a 7:00 p.m. start time.