

Township of Abington

Wayne C. Luker, *President*
Steven N. Kline, *Vice President*
Richard J. Manfredi, *Manager*
Jay W. Blumenthal, *Treasurer*

February 21, 2018

Marc B. Kaplin, Esq.
Kaplin Stewart Meloff Reiter & Stein, Pa.
Union Meeting Corporate Center
910 Harvest Drive, P. O. Box 3037
Blue Bell, Pa. 19422-0765

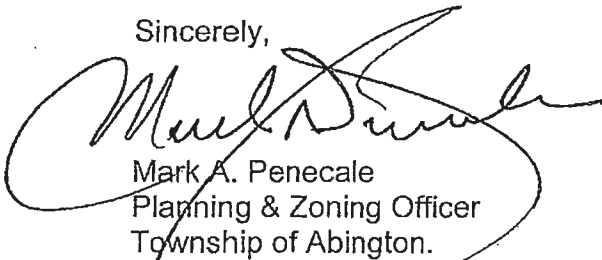
Re: Application #17-07: The Application of Baederwood Residential Partners, LP

Dear Mr. Kaplin,

I am pleased to inform you that at the stated meeting of the Zoning Hearing Board of the Township of Abington the application you presented for Baederwood Residential Partners, L.P. for the property known as Baederwood Shopping Center and the vacant 8 acre parcel was approved without condition.

I have on file the Conditional Use application you submitted for the same project on February 2, 2016. Please feel free to revise the plans to reflect the Zoning Hearing Board approval and submit the revised plan to the Engineering & Code Office of the Township of Abington. If there are any questions that you may have, please feel free to contact me at 267-536-1017.

Sincerely,



Mark A. Penecale
Planning & Zoning Officer
Township of Abington.

Cc: Ben Sanchez; Commissioner Ward #7
Zoning Hearing Board Member
Bruce E. Eckel, Esq.
Engineering & Code Department Staff



Township of Abington
 Zoning Hearing Board
 1176 Old York Road
 Abington, Pennsylvania, 19001

Gertrude M. Hackney, Esq. Zoning Hearing Board Chairperson
 John DiPrimio, Zoning Hearing Vice Chairperson
 Michael O'Connor, Zoning Hearing Board Member
 Barbara M. Wertheimer, Zoning Hearing Board Member

Bruce J. Eckel, Zoning Hearing Board Solicitor

DECISION

17-07: This is the amended application of **Baederwood Residential Partners, LP**, applicants for the property known as Baederwood Shopping Center, located at 1575 thru 1631 The Fairway, Jenkintown, Pa. The applicants have submitted a revised application and have requested dimensional variances to reduce the size of the on-site parking stalls to 9 feet in width, allow the four existing ingress/egress points to remain as constructed, eliminate the requirement for sidewalks, the verge wall and street trees along the access drives, allow the existing parking lot light standards to remain as installed, allow the existing landscaping and fence to serve as the required screening of the loading areas abutting adjoining properties and allow the existing buffering to serve as the required landscape buffer and verge wall along the frontage of the site. Dimensional variances have been requested from Section 902.1.A, Section .504.6.H, Section 504.8.B, Section 504.8.C.d,f, Section 504.8.E.2 and Section 504.8.G of the Zoning Ordinance of the Township of Abington. The property is zoned within the {BC} Business Center Noble District of Ward #7 of the Township of Abington.

First Hearing Date: October 17, 2017
 Second Hearing Date: December 19, 2017
 Facts & Finding Due Date: January 12, 2018

You are hereby notified that your application has been ~~DENIED~~ APPROVED APPROVED WITH THE FOLLOWING CONDITIONS, by decision rendered on February 20, 2018.

BOARD SIGNATURES

Vote

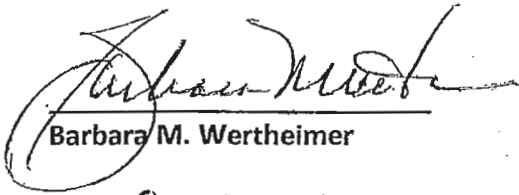
CONDITION(S)

Gertrude H. Hackney, Esq. Chairperson

Aye:
 Nay:

John DiPrimio, Vice Chairperson

Aye:
 Nay:


Barbara M. Wertheimer

Aye: _____
Nay: _____


Michael O'Connor

Aye: _____
Nay: _____

Dated: February 20, 2018

Date of Mailing: 2/21, 2018

There is a 30-day period after the date of this decision for an aggrieved person to file an appeal in court to contest an approval or denial by 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.

All applicable application and/or permits must be secured from the Township of Abington within six months of the date of this decision or this decision becomes null and void.