



Township of Abington
Zoning Hearing Board Meeting
June 30, 2020
7:00 p.m.

Call to Order:

Pledge of Allegiance:

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

Order & Opinion:

20-02: Joanne Howell, 2747 Susquehanna Road, Roslyn, PA 19001

20-04: Bruce and Thomasene Fishberg, 1528 Bryant Lane, Meadowbrook, PA 19046

New Applications:

20-06: This is the application of **Custom Finishers**, applicant for the property at 1515 Easton Road, Roslyn, PA 19001. The applicant is requesting dimensional variances from Section 2208.2-C.1, Figure 22.19 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to install three wall signs totaling 91 square feet and a freestanding sign of 29 square feet with a height of 19 feet. The site is permitted one freestanding sign and one wall sign. The area of the freestanding sign is limited to 24 square feet, is limited to 15 feet in height and is required to be installed 5 feet off of the property line. The property is zoned within the Main Street High District of Ward # 5 of the Township of Abington.

20-07: This is the application of **Custom Finishers**, applicant for the property at 1601 Easton Road, Roslyn, PA 19001. The applicant is requesting dimensional variances from Section 2208.2-C.1, Figure 22.19 of the Zoning Ordinance of the Township of Abington. The applicant is removing four wall signs totaling 45 square feet and seeks approval to install three wall signs totaling 91 square feet. The property is zoned within the Main Street High District of Ward # 5 of the Township of Abington.

20-08: This is the application of **Flourtown Construction, LLC**, owners of the properties addressed as 2943 & 2947 Elliott Avenue, Willow Grove, PA 19090. The applicant seeks a variance from Section 2401-A.2.d.1 of the Zoning Ordinance of the Township of Abington. Both properties have standalone single family dwellings currently under construction. Prior to the start of construction, the owners removed 23 trees of 6" caliper or greater combined between both properties. The Zoning Ordinance requires a replanting of 46 trees each with a minimum of 3.5" caliper based on a 2:1 ratio of the trees removed. The applicant is instead proposing to install a

mix of 4 shade trees, 4 ornamental trees, 26 evergreen trees and 44 shrubs between both properties, based on recommendations from the Abington Township Shade Tree Commission. The properties are zoned within the R-4 Residential District of Ward # 8 of the Township of Abington.

20-09: This is the application of **Bainbridge Roslyn, LLC and Peter Tiburizo**, owners of the property addressed as 1331 Easton Road, Roslyn, PA 19001, commonly referred to as the Roslyn Valley Shopping Center. The applicants are seeking a Special Exception to convert 6,000 square feet of the 11,530 square foot northern building on the property for a new Wawa store. A Use C-10 {Convenience Store}, is permitted in the Zoning Ordinance by Special Exception within the Main Street Village Center District. A variance from Section 2103.C-5 is also requested as the gross floor retail area is limited to 3,000 square feet for a Convenience Store. The property is located within Ward # 14 of the Township of Abington.

Adjournment:

Note: The next scheduled meeting of the Zoning Hearing Board will be held on Tuesday, July 14, 2020 with a 7:00 p.m. start time. This meeting will be held via Zoom.