



**Township of Abington
Zoning Hearing Board Meeting
July 14, 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:

20-06: Sussman Associates II, LLC, 1515 Easton Road, Roslyn, PA 19001

20-07: Ellaine Associates, LP, 1601 Easton Road, Roslyn, PA 19001

Continued Applications:

20-01: This is the application of **Kevin & James Maguire**, owners of the property located at 1405 Rothley Ave, Roslyn, Pa. 19001. The applicants seek dimensional variances from Section 602, Figure 6.1 of the Zoning Ordinance of the Township in order to subdivide their property into two lots. Lot # 1 would contain the existing single family dwelling and Lot # 2 would be offered for development. The side yard setback for Lot # 1 would be reduced to 7.9 feet. The minimum side yard setback is 10 feet for a property within the R-4 Residential District. The lot width at the front building setback for Lot # 2 would be reduced to approximately 48 feet. The minimum required lot width is 50 feet. The property is zoned within the R-4 Residential 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.

New Applications:

20-10: This is the application of **Mediplex Property Group Abington, LLC**, owner and applicant for the property at 1151 Old York Road, Abington, PA 19001. The applicant is requesting dimensional variances from Section 2208.2-C.1, Figure 22.20 & Section 2208.2-C.2, Figure 22.21 of the Zoning Ordinance of the Township of Abington. The applicant proposes to install a property identification wall sign mounted at 27 feet in height on the Old York Road side of the building, a wall mounted tenant directional sign, and a multi-tenant monument sign 12 feet from the curb along Guernsey Avenue. The relief is requested as the site is limited to one property identification sign per 200 feet of street frontage, the property identification wall sign is limited to a mounting height of 20 feet, the tenant sign is required to be placed in a single sign band and the monument sign requires a setback of 20 feet from the curb. The property is zoned within the Main Street Low District of Ward # 7 of the Township of Abington.

Adjournment:

Note: The next scheduled meeting of the Zoning Hearing Board will be held via Zoom on Tuesday, August 18, 2020 with a 7:00 p.m. start time.