

Zoning Hearing Board Application

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site.

The Undersigned herein makes application for:

- Request for Variance from the Zoning Ordinance.
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number:
Mediplex Property Group Abington LLC
500 Office Center Dr.
Ste 400
Fort Washington, PA 19034

2. Name and address of the applicant: Phone number:
Mediplex Property Group Abington LLC
500 Office Center Dr.
Ste 400
Fort Washington, PA 19034

3. Name and address of the attorney: Phone number:

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application.
Example: equitable owner, agent, lessee, etc.
N/A

5. Description of the property:

Address/location 1151 Old York Rd.

Present use Medical Office Building

Proposed improvement Signage for Building and Tenants

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6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:
Applicant is requesting Relief to allow the installation of a Free Standing Sign along Guernsey Avenue, an Identification Wall Sign along Old York Road, and a Tenant Directional Sign on the Northeast facade.

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:
Joint-Use Property ID Sign - Fig. 22.20: Requires a minimum 200 ft. separation between ID signage (free standing, monument and wall signage); Requires a minimum 20 ft. setback from face of curb (free standing and monument); Requires a maximum mounting height of 20 ft. (wall signage).
Joint-Use Individual Uses - Fig. 22.21: Requires Individual signs on the same facade to fit in a single sign band.

8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the *specific hardship* justifying your request for approval of the application.
See Attached

9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.
See Attached Zoning Actions

10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.

Signature of Applicant

Signature of Owner

Internal Validation:

Date Received:

Fee Paid:

Case:

Signature of the Zoning Officer



Ordinance No. 1951

AN ORDINANCE OF THE TOWNSHIP OF ABINGTON RE-ESTABLISHING FEES TO BE CHARGED FOR CERTAIN ZONING HEARING BOARD APPLICATIONS OR APPEALS, AND SUBSTANTIVE CHALLENGES BROUGHT BEFORE THE ZONING HEARING BOARD; A FEE TO BE CHARGED FOR POSTPONEMENTS REQUESTED BY APPLICATNS; A FEE TO BE CHARGED FOR APPLICATIONS FOR A CHANGE OR AMENDMENT TO THE ZONING MAP; A FEE TO BE CHARGED FOR APPLICATIONS FOR CONDITIONAL USE; A FEE TO BE CHARGED FOR APPLICATIONS FOR CURATIVE AMENDMENT; A FEE TO BE CHARGED FOR APPLICATIONS FOR ZONING COMPLIANCE CERTIFICATES; AND REPEALING ALL PRIOR ORDINANCES OR PARTS THEREOF THAT ARE INCONSISTENT WITH THIS ORDINANCE.

The Board of Commissioners of the Township of Abington, pursuant to the authority set forth in section 908(1.1) of the Pennsylvania Municipality Planning Code (53 P.S. - 10908(1.1)), does hereby enact and ordain as follows:

Section 1. Fees for Applications and Appeals to the Zoning Hearing Board. Fees to be charged for applications or appeals to the Zoning Hearing Board, and substantive challenges to the validity of the zoning ordinance, shall be determined as follows, and shall be in the following amounts:

- A. For applications or appeals relating to accessory structures up to and including 500 square feet, fences and retaining walls: Two hundred dollars (\$200.00).
- B. For applications or appeals relating to single-family dwellings or one residentially zoned parcel: Four hundred dollars (\$400.00).
- C. For applications or appeals relating to from two to four residentially zoned properties: Five hundred dollars (\$500.00).
- D. For applications or appeals relating to five to nine residentially zoned properties: One thousand dollars (\$1,000.00).
- E. For applications or appeals relating to ten or more residentially zoned properties: One thousand five hundred dollars (\$1,500.00).
- F. For applications or appeals relating to a duplex: Five hundred dollars (\$500.00).
- G. For applications or appeals relating to three to five apartment units: Six Hundred dollars (\$600.00).
- H. For applications or appeals relating to six to ten apartment units: One thousand dollars (\$1,000.00)
- I. For applications or appeals relating to more than ten apartments: One thousand five hundred dollars (\$1,500.00)

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- J. For an application or appeal involving any change in use, alteration or addition to any non-residential building under one thousand (1,000) square feet: One thousand dollars (\$1,000.00).
- K. For an application or appeal involving any change in use, alteration or addition to any non-residential building over one thousand (1,000) square feet: One thousand five hundred dollars (\$1,500.00).
- L. For a procedural or substantive challenge to the validity of the zoning ordinance: One thousand five hundred dollars (\$1,500.00).

Section 2. Fee for Postponement Requested by Applicant. A fee of three hundred (\$300.00) will be charged for each postponement of any matter identified in Section 1 or 2 requested by an applicant, said fee to be paid prior to the scheduling of the postponed hearing. The purpose of this fee is to cover the cost of legally required advertising and mailings giving notice of the re-scheduled hearing.

Section 3. Fees for Matters to be Heard by the Board of Commissioners. For applications for a change or amendment to the zoning map, for a conditional use, petitions for land use ordinance amendments, including curative amendments: Two thousand dollars (\$2,000.00).

Section 4. Fee for Zoning Compliance Certificate. A fee of one hundred and fifty dollars (\$150.00) shall be charged for an application for the issuance of a zoning certificate.

Section 5. Repealer. All prior ordinances or parts of prior ordinances that are inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. Severability. In the event that any section, sentence, clause or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose the validity of the remaining portions of this Ordinance.

Section 7. Effective Date. This Ordinance shall be effective immediately.

ENACTED and ORDAINED this 13th day of December, 2007.

Attest:

Burton T. Conway, Secretary

By:

James Ring, President
Board of Commissioners

June 2, 2020

RE: Zoning Application
Mediplex Abington - Medical Office Building
1151 Old York Road,
Abington Township, Montgomery County, PA

The following outline the requested Zoning Relief (Application Item No.8):

Joint Use ID Signage (Fig. 22.20):

- Per Fig. 22.20: One sign type per street frontage at a minimum 200 ft. apart is allowed. Given the site is 258 ft. wide and bound by 3 street frontages the Applicant is requesting relief to allow the Wall Mounted ID Sign on Old York Road to be located closer than 200 ft. from the Freestanding ID Sign on Eckard Avenue (174 ft.) and the Monument Sign on Guernsey Avenue (43 ft.).
- Per Fig. 22.20: Signage is to be setback a minimum of 20 ft. from the curbline. Given the required Building Build-to-Line, 15 ft. min. to 25 ft. max., along Guernsey Avenue the physical space available to install signage is limited thus the Applicant is requesting Relief to allow the Monument Sign on Guernsey Avenue to be located a minimum of 12 ft. from the curbline.
- Per Fig. 22.20: Wall ID Signage is allowed to be mounted at a maximum height of 20 ft. Given this is a two story building with an entrance facing Old York Road and the requirements of the streetscape amenities and trees along the street frontage the Applicant is requesting Relief to allow the Wall ID Sign to be mounted at a height of 27 ft. to allow for visibility of the Building Address and to be in accordance with the Renderings Approved during the Land Development Process.

Joint Use Individual Tenant Signage (Fig. 22.21):

- Per Fig. 22.21 All individual Signs on the same building façade must fit into a single sign band. Given the parking lot is located on the northeast face of the building and there is a tenant entrance on the northwest façade, along Old York Road, the Applicant is requesting Relief to allow a directional sign with the Tenant's Logo to be installed on the parking lot Façade, outside of a single sign band, to direct patrons to the tenant Old York Road entrance.



Township of Abington

Engineering & Code Department

John L. Spiegelman, President
Thomas Hecker, Vice President

Richard J. Manfredi, Manager
Amy R. Montgomery, P.E., Director

March 18, 2020

Mediplex Property Group Abington LLC
500 Office Center Dr.
Ste 400
Fort Washington, PA 19034

RE: Mediplex Sign Applications @ 1151 Old York Rd, Abington,
Abington Township

Dear Property Owner,

I have reviewed the Sign permit applications submitted for the Mediplex site at 1151 Old York Road, Abington, PA. Unfortunately, at this time, the permits cannot be issued. My review notes are below:

1. Joint-use property identification signs (Refer to Figure 22.20 of the Abington Township Zoning Ordinance):
 - a. These are limited to one per street frontage, and I would permit one along Old York Rd, Guernsey Ave and Eckard Ave, however all three must have a minimum distance of 200 feet apart. The "1151 Old York Road / Mediplex" sign is counted as a joint-use identification sign.
 - b. The monument signs are limited to 6 feet in height. The monument proposed at Old York Rd and Eckard Ave complies with the height and size requirements. The monument proposed at Old York Rd and Guernsey Ave complies with the size requirement, however it exceeds the 6 foot height requirement.
 - c. Both monument signs are required to be placed a minimum of 20 feet from the curb.
2. Joint-use properties, signs for individual uses with external access (Refer to Figure 22.21 of the Zoning Ordinance):



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John L. Spiegelman, President
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Richard J. Manfredi, Manager
Amy R. Montgomery, P.E., Director

- a. The individual signs for “Wink Optical” and “Abington Neurology Associates” are limited to 10 square feet maximum each or 15% of the wall façade.
- b. All individual tenant signs on the same building façade must fit into a single sign band.

If you would still like to proceed with these proposals, you will need to apply for the applicable variances with the Zoning Hearing Board. A Zoning Hearing Board application is available on our website at www.abingtonpa.gov. If you have additional questions, please contact me at slittlefield@abingtonpa.gov or at 267-536-1013.

Sincerely,

Shaun Littlefield
Interim Zoning Officer

cc: Rodon Signs



Township of Abington

Engineering & Code Department

Wayne C. Luker, President
Steven N. Kline, Vice President

Richard J. Manfredi, Manager
Amy R. Montgomery, P.E., Director

August 22, 2018

Mr. Jeffery S. Goldstein
Mediplex Property Group
500 Office Center Drive/Suite 400
Fort Washington, Pa. 19034

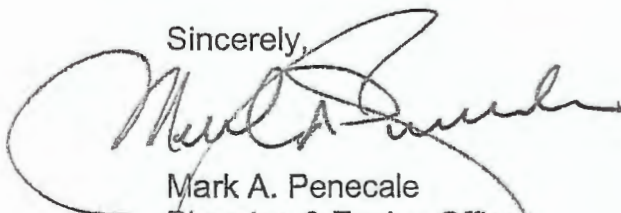
Re: Application #18-14: Mediplex Property Group Abington, LLC., for the property 1863 & 1865 Guernsey Avenue, 1854 & 1856 Eckard Avenue and 1137, 1141, 1145 & 1151 Old York Road, Abington, Pa. 19001.

Dear Mr. Goldstein,

I am pleased to inform you that on August 21, 2018 the Zoning Hearing Board of the Township of Abington approved the special exception you requested to allow for a (F-2) Medical Office use to operate on the above listed properties. In addition, the Zoning Hearing Board ruled favorably for you request that allow vehicle parking to continue within the portions of the above listed properties zoned within the R-4 Residential District.

Moving this project forward will require a reverse subdivision and land development application be submitted to the Engineering & Code Department of the Township of Abington. That application must be submitted within 180 days of that date of this letter. In the event that there are any questions that you may have, please feel free to contact me at 267-536-1010.

Sincerely,



Mark A. Penecale
Planning & Zoning Officer
Township of Abington

Cc: Benjamin V. Sanchez; Commissioner Ward #7
Zoning Hearing Board Members
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 Board, Vice Chairperson
 Barbara M. Wertheimer, Zoning Hearing Board, Secretary
 Michael O'Connor, Zoning Hearing Board Member
 Jose Casalina, Zoning Hearing Board Member
 Bruce J. Eckel, Zoning Hearing Board Solicitor

DECISION

18-14: This is the application of **Mediplex Property Group Abington, LLC.**, applicant for the properties located at 1863 & 1865 Guernsey Avenue, 1854 & 1856 Eckard Avenue and 1137, 1141, 1145 & 1151 Old York Road, Abington, PA, 19001. The applicants seek a special exception from Section 1005, the Use Matrix of the Zoning Ordinance of the Township of Abington. The applicant proposes to operate a Use F-2 Medical Office Building. In addition, the applicant has filed for an appeal to actions of the Zoning Officer in his determination that the proposed plan constitutes a redevelopment as per Section 1911 of the Zoning Ordinance. In the alternative, the applicant seeks a use variance from Section 602, the Use Matrix to allow parking within the R-4 Residential District. The properties are zoned within the Main Street Low and the R-4 Residential Districts of Ward #7 of the Township of Abington.

Hearing Dates: July 17, 2018 & August 21, 2018
 Decision Date: August 21, 2018
 Copy Mailed: August 22, 2018

You are hereby notified that your application has been DENIED/APPROVED/APPROVED WITH THE FOLLOWING CONDITIONS, by decision rendered on August 21, 2018.

BOARD SIGNATURES

Vote

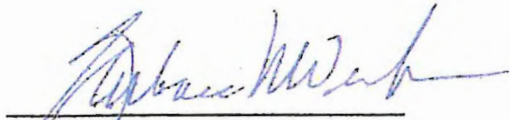
CONDITION

Gertrude H. Hackney, Esq.
 Chairperson

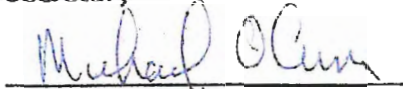
Aye:
 Nay:

John DiPrimio
 Vice Chairperson

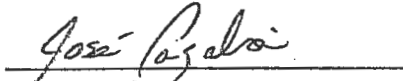
Aye:
 Nay:


Barbara M. Wertheimer, Esq.
Secretary

Aye:
Nay:


Michael O'Connor

Aye:
Nay:


Jose Casalina

Aye:
Nay:

Dated: August 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.