



**Township of Abington  
Zoning Hearing Board Meeting  
August 18, 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:**

**20-01: Kevin & James Maguire**, 1405 Rothley Ave, Roslyn, PA 19001

**Continued Applications:**

**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.

**New Applications:**

**20-11:** This is the application of VQ Properties, LLC, owner of the property at 540 Baeder Road, Glenside, PA 19038. The applicant seeks a Special Exception under Section 1407.2 of the Zoning Ordinance to install a driveway that would intersect a flood zone area marked as "AE". The owner currently shares a portion of the existing driveway with 534 Baeder Road. Additionally, an interpretation of the Zoning Ordinance will be necessary as new driveways within the flood zone require pervious materials; however, Section 2601.M-4 allows stone for residential driveways provided that at least 10 feet of paved area exists behind the property line which the driveway intersects. The property is zoned within the R-4 Residential District of Ward # 11 of the Township of Abington.

**Adjournment:**

**Note:** The next scheduled meeting of the Zoning Hearing Board will be held via Zoom on Tuesday, September 15, 2020 with a 7:00 p.m. start time.