



**Township of Abington  
Zoning Hearing Board Meeting  
October 20, 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:**

**20-12: Cody Lubisky**, 295 Wyndmoor Circle, Huntingdon Valley, PA 19006

**New Applications:**

**20-13:** This is the application of Eric & Angela Wertman and Sergio & Kathleen Mancini, owners of the property at 1075 Susquehanna Road, Rydal, PA 19046. The applicants seek a dimensional variance from Section 302 of the Zoning Ordinance of the Township of Abington. The relief is requested to construct a swimming pool with concrete decking totaling 1,439 square feet that would exceed the allowable impervious coverage of the property by approximately 2.33% to 27.33% where 25% of the lot size is permitted. The property is zoned within the R-1 Residential District of Ward # 1 of the Township of Abington.

**20-14:** This is the application of Abington Terrace, LP, owners of the property addressed as 1073 Old York Road, Abington, PA, 19001, also known as the CHOP and YMCA development. The applicants seek variances of Section 2208.2-A of the Zoning Ordinance of the Township of Abington to install four wall signs and two monument signs for both the CHOP and YMCA. The relief is requested as only one complex-identification sign is permitted for the site, three of the wall signs would exceed the allowable maximum height of 20 feet, one of the monument signs would exceed the allowable maximum height of 8 feet and the allowable maximum area of 50 square feet, and all six signs would have internal illumination when only external illumination is permitted. The property is zoned within the Apartment Office District of Ward # 7 of the Township of Abington.

**20-15:** This is the application of **James Sheridan**, owner of the vacant lot at the corner of Church Road and Barry Street in Jenkintown, PA, 19046. The applicant seeks a special exception per Section 1908 Zoning Ordinance of the Township of Abington to construct a single-family dwelling on a lot size of 5,000 square feet. A dimensional variance from Section 602 is also requested to reduce the front yard setback on Barry Street to 10 feet where the Ordinance permits a 15-foot front yard setback. The property is zoned within the R-4 Residential District of Ward # 4 of the Township of Abington.

**Adjournment:**

**Note:** The next scheduled meeting of the Zoning Hearing Board will be held via Zoom on Tuesday, November 17, 2020 with a 7:00 p.m. start time.