



**Township of Abington
Zoning Hearing Board Meeting
November 11, 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:

20-14: Abington Terrace, LP - 1073 Old York Road, Abington, PA, 19001

Continued Applications:

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.

New Applications:

20-16: This is the application of **New Life Presbyterian Church**, owner of the property at 467 Easton Road, Glenside, PA 19038. The applicant seeks to construct an addition to the portion of the building fronting on Easton Road. Dimensional variances are requested from Section 902, Figure 9.4, Section 1907, Section 2601.O-1 and 2601.O-4.h of the Zoning Ordinance as the addition would encroach into the existing nonconforming front yard setback area, and as the building coverage would increase from 16.6% to 17.9% of the lot area where 10% is permitted. Variances are also requested from Section 2402.B-2.c for the required planting of 10 street trees, and from Section 2502 for the placement of the required street furniture. The property is zoned within the Community Service District of Ward # 12 of the Township of Abington.

20-17: 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 application is filed as an appeal of a Zoning Determination letter issued by the Zoning Officer of Abington Township. The applicants are contesting that the alley located behind the shopping center is defined as a “street” within the Zoning Ordinance and that they would be entitled to open a Wawa convenience store to operate 24 hours a day pursuant to Section 2601.B-3.c of the Ordinance. The property previously obtained a Special Exception from the Zoning Hearing Board in July of this year to convert a portion of the northern 11,530 square foot building into a Use C-10 {Convenience Store}. The property is zoned within the Main Street Village Center District of Ward # 14 of the Township of Abington.

20-18: This is the application of Konfeti Pharmacy, Inc., applicant for the property addressed as 1811 Horace Avenue, Abington, PA 19001. The applicant seeks relief from the Zoning Ordinance to operate an online pharmacy business where items are delivered by mail or by delivery drivers. The applicant appeals the Zoning Officer’s determination that the proposed use falls under a Use C-28 {Retail Shop} and believes instead the use falls under a Use F-1 {Patient Laboratory and Testing} or a Use F-5 {Professional Office}. An interpretation is also requested that the 8 onsite parking spaces are legally non-conforming with respect to Section 2304.C of the Ordinance. In the alternative of the above, the applicant seeks variances. Finally, an interpretation is sought that the site plan provided with the application be prepared by either a licensed Land Surveyor or Professional Engineer. The property is zoned with the Apartment Office District of Ward # 10 of the Township of Abington.

20-19: This is the application of Kevin & Nicole Hollenbeck, owners of the property addressed as 1908 Paper Mill Road, Huntingdon Valley, PA 19006. The applicants seek a Special Exception to construct a Use A-1 {Accessory Dwelling Unit} under Section 2103.A of the Zoning Ordinance. The Accessory Dwelling Unit is proposed to be attached to the existing dwelling and is intended to be used as an in-law suite for Mrs. Hollenbeck’s parents. The property is zoned within the R-1 Low-Density Residential District of Ward # 1 of the Township of Abington.

Adjournment:

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