

**Township of Abington**  
**Zoning Hearing Board Meeting**  
**April 19, 2016**  
**7:00 p.m.**

**Call To Order:**

**Pledge of Allegiance:**

**Roll Call:** Michael O'Connor; Zoning Hearing Board Chair-Person  
Barbara M. Wertheimer, Esq., Zoning Hearing Board Vice-Chair  
John DiPrimio, Zoning Hearing Board Member  
Linda J. Kates; Zoning Hearing Board Member  
Gertrude M. Hackney, Esq.; Zoning Hearing Board Member  
Bruce J. Eckel, Esq., Zoning Hearing Board Solicitor

**Order & Opinion:**

**Case #16-05:** Nicole Rodgers – 2415 Jenkintown Road, Glenside, Pa. 19038.

**Case #16-06:** Kerri & James Kurek – 313 Wellington Terrace, Jenkintown, Pa. 19046.

**Case #16-07:** Robert Morris – 1511 Susquehanna Road, Rydal, Pa. 19046.

**Case #16-08:** Anna & Vasily Tushev – 1650 Sherwood Road, Meadowbrook, Pa. 19046.

**Applications:**

**16-02:** This is the application of **Pastor Larry Ford**, applicant for the property located at 1668 Easton Road, Willow Grove, Pa. 19090. The applicant has requested a dimensional variance from Section 706.E, Use E-3.a of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to operate a day care at the site and request relief from the dimensional requirement of one half acre of lot area for each 10 children cared for. The property has less than a quarter acre in lot size. The property is zoned within the (SC) Special Commercial District of Ward #5 of the Township of Abington.

**16-04:** This is the application of **Andrew & June Hines Morfopoulos**, owners of the property located at 1132 Dixon Lane, Rydal, Pa. 19046. The applicants have requested a determination on certain limitations on the in-home Pilates Studio they operate or a use variance from Section 706.A, Use A-7.e, Use A-7.g and/or Use A-7.h of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to operate the Pilates Studio in the home that is greater than 400 square feet, train other Pilate's instructors and have guest instructors teach in the existing studio. The property is zoned within the (R-1) Residential District of Ward #1 of the Township of Abington.

**16-09:** This is the application of **Genesis Architectural**, applicant for the property

located at 2220 Maplewood Avenue, Willow Grove, Pa. 19090. The applicant has requested a dimensional variance from Section 706.A, Use A-6.a of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to install fencing greater in height along the perimeter of the site than permitted. The fencing is proposed to be 8 feet in height with barbed wire installed along the top rail. The property is zoned within the (SI) Suburban Industrial District of Ward #5 of the Township of Abington.

**16-11:** This is the application of **Allan & Ursula Hayes**, owners of the property located at 2722 Cedar Lane, North Hills, Pa. 19038 and adjoining vacant lot known as Parcel #300006888003. The applicants have requested dimensional variances from Section 304.3 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to have the vacant parcel consisting of 6,500 square feet deemed a building lot. The minimum lot area requirement in this zoning district is 7,500 square feet. In addition, the property located at 2722 Cedar Lane requires a dimensional variance from Section 304.3 for the existing side yard setback of 9.6 feet instead of the required 10 feet. The properties are zoned within the (R-4) Residential District of Ward #6 of the Township of Abington.

**16-12:** This is the application of **Patrick J. Deacon**, applicant for the property located at 2635 Arnaud Avenue, Glenside, Pa. 19038 also known as Parcel #300002200002. The applicant has requested a Special Exception from Section 304.3 of the Zoning Ordinance of the Township of Abington as amended by Ordinance #1775. The applicant seeks approval to have the vacant parcel consisting of 6,000 square feet deemed a building lot. The minimum lot area requirement in this zoning district is 7,500 square feet. The property is zoned within the (R-4) Residential District of Ward #6 of the Township of Abington.

**Adjournment:**

**Note:** The next meeting of the Zoning Hearing Board is scheduled to be held on Tuesday, May 17, 2016, with a 7:00 p.m. start time.