

Township of Abington
Zoning Hearing Board Meeting
July 17, 2018
7:00 p.m.

Call To Order:

Pledge of Allegiance:

Roll Call: Gertrude M. Hackney, Esq.; Zoning Hearing Board, Chairperson
John DiPrimio, Zoning Hearing Board Member, Vice Chairperson
Barbara M. Wertheimer, Esq., Zoning Hearing Board, Secretary
Michael O'Connor; Zoning Hearing Board Member
Jose Casalina, Zoning Hearing Board Member
Bruce J. Eckel, Esq., Zoning Hearing Board Solicitor

Order & Opinion: There are no pending decisions at this time.

Applications:

18-12: This is the application of **Mr. Joseph Navo & Navo, Inc.**, equitable owner of the vacant property known as Parcel #300022632009, Block #129 & Unit #100 Franklin Avenue, Willow Grove, PA. This property is commonly referred to as 1676 Franklin Avenue. The applicant seeks a dimensional variance from Section 602, Figure 6.1 of the Zoning Ordinance of the Township of Abington. The applicant proposes to construct a single family dwelling on a parcel of 6,250 square feet of lot area, instead of the required 7,500 square feet. In addition, dimensional variances will be required from the in-fill design standards of Section 2103.H, Use H-7.4 of the Zoning Ordinance. The property is zoned within the R-4 Residential District of Ward #5 of the Township of Abington.

18-13: This is the application of **Family Dining, Inc.**, applicant for the property located at 900 Easton Road, Abington, PA, 19001. The applicant has requested a dimensional variance from Section 2103.A, Use A-15 of the Zoning Ordinance of the Township of Abington. This variance has been requested to allow for the drive-thru stacking lanes to operate with shared stacking, instead of the six vehicles per lane. In addition, the applicant has requested a determination of the Zoning Hearing Board and/or the required relief from Sections 2402.B, Street Trees on {Bradfield Avenue}, Section 2500, {Street Wall on Easton Road}, Section 2402.A.2, {Green Space within the Parking Lot} and Figure 24.7 {High Intensity Landscaped Buffer} of the Zoning Ordinance of the Township of Abington. The property is zoned within the Main Street Low District of Ward #13 of the Township of Abington.

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.

Adjournment:

Note: The next regularly scheduled meeting of the Zoning Hearing Board will be held on Tuesday, August 21, 2018 with a 7:00 p.m. start time.