



**Township of Abington
Zoning Hearing Board Meeting
January 15, 2019
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
Michael O'Connor; Zoning Hearing Board Member
Jose Casalina, Zoning Hearing Board Member
Bruce J. Eckel, Esq., Zoning Hearing Board Solicitor

Election of Officers:

The Zoning Officer will call for nominations for Chairperson of the Zoning Hearing Board for the calendar year 2019. Nominations will be closed and a vote will be taken.

The Chairperson of the Zoning Hearing Board will call for nominations for Vice Chairperson of the Zoning Hearing Board for the calendar year 2019. Nominations will be closed and a vote will be taken.

The Chairperson of the Zoning Hearing Board will call for nominations for the Secretary of the Zoning Hearing Board for the calendar year 2019. Nominations will be closed and a vote will be taken.

Affirmation:

The Zoning Hearing Board will affirm the appointment of Bruce J. Eckel, Esq. as Solicitor of the Zoning Hearing Board for the calendar year 2019.

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

Applications:

18-24: This is the application of **J D Development, LLC**, owner of the property located at 1621 Prospect Avenue, Willow Grove, Pa. 19090. The applicant seeks dimensional variances from Section 602, Figure 6.1 and Section 2103.H, Use H-7 of the Zoning Ordinance of the Township of

Abington. The applicant seeks approval to construct a new single family dwelling on a lot of 6,250 square feet. The minimum lot area in the R-4 Residential District is 7,500 square feet. In addition, dimensional relief has been requested from the in-fill development regulations for the construction of a single family dwelling. Those regulations include a 10-foot setback for front load garages and that the proposed dwelling be within 20% of the building height and front window glazing size of the existing homes on either side. The property is zoned within the R-4 Residential District of Ward #5 of the Township of Abington.

18-25: This is the application of **JJLH Associates, LLC**, applicant for the property located at 980 Old York Road, Abington, Pa. 19046. The applicant seeks dimensional variances from Section 1603.B, 1606.B, 2304.C.3 and Section 2312.F of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to make alterations to site and convert the building to allow for automotive service. Relief has been requested to allow for an encroachment into existing steep slopes, a reduction in the required number of on-site parking stalls and for the requirement for a loading berth. The property is zoned within the Main Street High District of Ward #7 of the Township of Abington.

18-26: This is the application of **Elaine Associates, LP**, owners of the property located at 1601 Easton Road, Willow Grove, Pa. 19090. The applicant seeks dimensional variances from Section 1006, Figure 10.18 and 10.19 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct an addition to the rear of the building to increase the number of service bays that will match the existing rear yard setback of 19.7 feet. In addition, relief is required from the requirement that all windows be between two and eight feet above grade. The applicant also proposes to remove the building located on the southeast corner of the intersection of Easton Road & Decatur Avenue. The property is zoned within the Main Street High District of Ward #5 of the Township of Abington.

18-27: This is the application of **Sussman Associates II, LP**, owners of the properties located at 1501, 1505, 1509, 1513 and 1515 Easton Road, Roslyn, Pa. 19001. The applicant seeks dimensional variances from Section 1006, Figure 10.18 of the Zoning Ordinance of the Township of Abington. The applicant proposes to consolidate the properties and construct a new automotive dealership. The applicant seeks approval of the plan that provides 17.25% green space instead of the required 35%. A variance is required to allow for on-site parking spaces to be five feet from the property line instead of the required 10 feet. A variance has been requested to allow the building to be 74.5 feet from the curb face instead of the 70-foot limitation. In addition, a variance has been requested from the requirement that all windows have to be between two and eight feet from grade. The properties are zoned within the Main Street High District of Ward #5 of the Township of Abington.

Adjournment:

Note: The next regularly scheduled meeting of the Zoning Hearing Board will be held on Tuesday, February 19, 2019 with a 7:00 p.m. start time.