

Township of Abington
Zoning Hearing Board Meeting
April 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 to render at this time.

Continued Hearing:

18-02: This is the application of **Mr. William K. Little**, applicant for the property located at 2638 Arnaud Avenue, Glenside, Pa. 19038. The applicant has submitted an application for a use variance from Section 601 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to continue the operation of the towing business and vehicle storage on this site, a Use C-3 as defined by the Zoning Ordinance. Prior to the operation of the towing business, this site was used as a contractor's storage yard by Joseph Manero & Son's Masonry Contractors. The property is zoned within the R-4 Residential District of Ward #6 of the Township of Abington.

Applications:

18-03: This is the application of **Alyssa & Theodore Heininger**, owners of the property located at 616 Runnymede Avenue, Jenkintown, Pa. 19046 and the adjacent vacant parcel known as Parcel #300060632007. The applicants have requested dimensional variances from Section 402, Figure 4.1 of the Zoning Ordinance of the Township of Abington. Both lots have 12,499 square feet of lot area and have just over 91 feet of lot frontage. The minimum lot area within the R-2 Residential District is 15,000 square feet, with a minimum lot frontage of 100 feet. In addition, to the dimensional variance for lot area and lot frontage, the existing single family dwelling is located 1.5 feet from the property line. The applicants seeks approval to separate the two parcels and construct a new single family dwelling on the vacant parcel. The property is zoned within the R-2 Residential District of Ward #7 of the Township of Abington. A

18-04: This is the application of **Lamar Bryant**, applicant for the property located at 1502 Easton Road, Roslyn, Pa. 19001. The applicant has requested an alteration to the approved conditions of Zoning Hearing Board Application #09-13. The automotive service use that was approved for this use contained a condition that the use have no weekend hours. The applicant seek to have that condition removed from the approval. Please be aware that the updated zoning ordinance now

allows for Auto Detailing, Use C-1 and Automotive Service, Use C-3 as a use-by-right within the Main Street High District. The property is zoned within the Main Street High District of Ward #14 of the Township of Abington.

18-06: This is the application of **Leslie & Douglas Rupp**, owners of the property located at 629 Roslyn Avenue, Glenside, Pa. 19038. This application is a revision to Case #17-20 that was denied on December 11, 2017. The applicants have requested dimensional variances from Section 602, Figure 6.1 of the Zoning Ordinance. The plan submitted shows the existing single family dwelling on Lot #2 that will have 14,815 square feet of lot area. Lot #2 is proposed to have a side yard of 6.6 feet in depth instead of the required 10 feet. Lot #1 is proposed for development of a new single family dwelling and has a lot frontage of 47 feet instead of the required 50 feet. The proposed new single family dwelling will maintain the required 20 foot minimum separation. The property is zoned within the R-4 Residential District of Ward #13 of the Township of Abington.

18-07: This is the application of **Dr. Adam Denish**, owner of the property located at 315 Township Line Road, Elkins Park, Pa. 19027. The applicant has requested a dimensional variance from Section 1006, Figure 10.19 of the Zoning Ordinance. The applicant proposes to enclose an existing 282 square foot concrete pad on the property that will encroach into the required side yard setback area. The existing building is constructed on the property line. The proposed addition is in line with the existing building. The applicant seeks approval to enclose the 282 square foot court yard area. The property is zoned within the Main Street Low District of Ward #4 of the Township of Abington.

Adjournment:

Note: The next regularly scheduled meeting of the Zoning Hearing Board will be held on Wednesday, May 16, 2018 with a 7:00 p.m. start time.