



**Township of Abington
Zoning Hearing Board Meeting
September 27, 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:

Applications:

18-15: This is the revised application of **Dianne & Vincent Marino**, owners of the property located at 356 Holme Avenue, Elkins Park, Pa. The applicants have requested dimensional variances from Section 602, Figure 6.1 of the Zoning Ordinance of the Township of Abington. The applicants seek approval to construct an addition to the rear of the home that will increase the impervious coverage to 59.6% of the total lot area. The green area will be at 40.4%. The property is limited to 55% impervious coverage and must have a minimum of 45% green space. A dimensional variance is also required for the placement of the proposed deck that encroaches into the required side yard setback by 3 inches. The property is zoned within the R-4 Residential Districts of Ward #4 of the Township of Abington.

18-17: This is the application of **JD Development, LLC**, applicant for the properties known as Block #129, Unit #72 & Unit #73, Parcel #300022540002 & Parcel #300022544007. The parcels are located on the northwestern corner of the intersection of Franklin & Hamilton Avenues. The applicant seeks a dimensional variance from Section 1006, Figure 10.19 and a use variance from the Use Matrix of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to merge the two parcels and construct a single family dwelling on a lot of 6,250 square feet. The property is zoned within the Main Street Low District of Ward #5 of the Township of Abington.

18-18: This is the application of **PM Pediatrics, Inc.**, applicant for the property located at 1495 Old York Road, Abington, Pa. 19001. The applicant seeks dimensional variances from Section

2212, Figure 22.24 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to install two wall signs totaling over 325 square feet. The applicant is permitted one wall sign of 150 square feet. The property is zoned within the Business Center/ Abington Town Center District of Ward #10 of the Township of Abington.

18-19: This is the application of **ABH Builders, Inc.** applicant for the property Parcel #300002168007, Block #163, Unit #065, Arnaud Avenue, Glenside, Pa. 19038. The applicant seeks dimensional variances from Section 602, Figure 6.1 Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a single family dwelling on a lot of 4,270 square feet of lot area and 40 foot of lot frontage. The minimum lot area required is 7,500 square feet and the minimum lot frontage is 50 feet. The property is zoned within the R-4 Residential District of Ward #6 of the Township of Abington.

18-20: This is the application of **Mamraj Singh**, applicant for the property located at 878 Township Line Road, Elkins Park, Pa. 19027. The applicant seeks a special exception for the proposed use, Section 1005, {Use Matrix} and a dimensional variance from Section 2103.C, Use C-17.2 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to operate a Motor Vehicle Fueling Station from the site. The operation will include the sale of vehicle fuels, food items and package goods. 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 Tuesday, October 16, 2018 with a 7:00 p.m. start time.