



# Township of Abington

*Engineering & Code Department*

Wayne C. Luker, President  
Steven N. Kline, Vice President

Richard J. Manfredi, *Manager*  
Amy R. Montgomery, *P.E., Director*

## Zoning Hearing Notice

Notice is hereby given that the Zoning Hearing Board of the Township of Abington will hold a meeting as required by the Township's Zoning Ordinance at the Abington Township Administration Building, 1176 Old York Road, Abington, Pennsylvania, on:

**Thursday, September 27, 2018** at 7:00 p.m., at which time a public hearing will commence on the following application:

**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. A copy of the application and plan are on file with the Planning & Zoning Office and is available for review during normal business hours.

By Order of the Zoning Hearing Board.

Mark A. Penecale  
Planning & Zoning Officer  
Township of Abington

**Note:** There is a 30 day period after the date the decision is rendered for any and all aggrieved persons to file an appeal in the appropriate court to contest the actions of the Zoning Hearing Board. Applicants that take action on a Zoning Hearing Board Approval during the 30 day appeal period, do so at their own risk. If there are questions that you may have, please feel free to contact the Zoning Officer at 267-536-1010. If you are unable to attend the hearing, written comment may be entered into the record by submitting them in advance of the hearing to the Planning & Zoning Officer.

**Zoning Hearing Board Application**

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000



This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site.

The Undersigned herein makes application for:

- Request for Variance from the Zoning Ordinance.
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number: (914) 288-8100  
RD Abington Associates LP  
411 Theodore Fremd Avenue, Suite 300  
Rye, NY 10580

2. Name and address of the applicant: Phone number: (516) 869-0650  
PM Pediatrics, Inc.  
One Hollow Lane, Suite 301  
Lake Success, NY 11042

3. Name and address of the attorney: Phone number: (215) 635-7200  
Peter S. Friedman, Esquire  
Friedman Schuman P.C.  
101 Greenwood Avenue, 5th Floor  
Jenkintown, PA 19046

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application.  
Example: equitable owner, agent, lessee, etc.  
Lessee.

5. Description of the property:

Address/location 1495 Old York Road, Abington, PA 19001

Present use Shopping Center

Proposed improvement Medical office in ground floor space which is currently vacant.

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- 6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:  
See attached Addendum.
  
- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:  
Variances for maximum area of wall signage and number of wall signs under Section 2212, Figure 22.24.
  
- 8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.  
See attached Addendum.
  
- 9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.
  
- 10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.

PM PEDIATRICS, INC.

By: [Signature] for PM  
Signature of Applicant Pediatrics

[Signature] as tenant  
Signature of Owner

Internal Validation:

Date Received: 8/17/18

Fee Paid: \$1,000.00

Case: 18-18

check # 112244  
Rec # 180005

[Signature]  
Signature of the Zoning Officer



BY: .....

**ADDENDUM  
TO  
ABINGTON TOWNSHIP  
ZONING HEARING BOARD APPLICATION**

**APPLICANT:** PM Pediatrics, Inc.

**PROPERTY:** 1425 Old York Road, Abington, PA 19001

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Applicant entered into a lease with owner of the Abington Towne Center ("Shopping Center") to lease approximately 9,362 square feet. The Shopping Center is located in a BC Business Center District. The leased premises was formerly occupied by Old Country Buffet.

Applicant proposes to erect two (2) wall signs which are depicted on the attached plan. The wall signs contain in excess of the maximum area permitted under Section 2212, Figure 22.24. Applicant requires larger wall signs in order to properly identify the leased premises. The area of the wall signs is consistent with the wall signs that were formerly maintained by Old Country Buffett.

Accordingly, a variance is requested under Section 2212, Figure 22.24, of the Zoning Ordinance so as to permit wall signage greater than the permitted maximum area and a variance is requested under Section 2212, Figure 22.24 of the Zoning Ordinance so as to permit two (2) wall signs.

Applicant submits that the granting of requested zoning relief will not be detrimental to the health, safety and welfare of the community.