



**Township of Abington
Zoning Hearing Board Meeting
July 16, 2019
7:00 p.m.**

Call To Order:

Pledge of Allegiance:

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

Order & Opinion: No pending decisions at this time.

Applications:

19-04: This is the application of **2259 Hamilton, LLC.**, owner of the property located at 2259 Hamilton Avenue, Willow Grove, Pa. 19090. The applicant proposes to merge two existing undersize parcels into one lot of 9,375 square feet. Once merged, the applicant proposes to renovate the first floor commercial space into two new apartment units and construct a two car attached garage. Dimensional variances are required from Section 2103.H, Use H-7.7 for the lot area of less than 10,000 square feet. Section 2103.H.12.d for the construction of a 588 square foot garage addition. A variance has also been requested from Section 11.19 for the lot area of less than 10,000 square feet. In addition, a variance is required from Section 1106, Figure 10.19 to allow for five apartments on a lot of 9,375 square feet when 21,780 square feet are required. The property is zoned within the Main Street Low District of Ward #5 of the Township of Abington.

19-06: This is the application of **Lisa & Russell Starke**, owner of the property located at 321 Evergreen Road, Jenkintown, Pa. 19046. Mr. & Mrs. Starke proposes to construct an in ground swimming pool within their rear yard. They have requested a dimensional variance from Section 402, Figure 4.1 of the Zoning Ordinance of the Township of Abington. The homeowners propose to increase the impervious coverage on the property to 45.5% of the total lot area and in turn reduce the green space to 54.5% of the lot area. The zoning district requirements limit the impervious coverage to 35% of the total lot area and require a minimum green area of 65%. The

proposed swimming pool meets all of the other dimensional requirements of the zoning ordinance. The property is zoned within the R-2 Residential District 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 20, 2019 with a 7:00 p.m. start time.