



**Township of Abington
Zoning Hearing Board Meeting
September 17, 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: 19-08: Christine & Thomas Newman, 1407 Rydal Road, Meadowbrook, Pa.

Applications:

19-11: This is the revised application of **JSF Management, LLC**, applicant for the properties located at 1538 & 1546 Easton Road, Abington, Pa. 19001. The applicant has requested a dimensional variance from Section 1006, Figure 10.18 of the zoning ordinance of the Township of Abington to allow for the proposed building to be a maximum of 46 feet in height, instead of the 35-foot limitation. A variance has been requested from Section 2403.B to allow for the required building foundation landscaping to be eliminate. An interpretation has also been requested of Section 2312, Figure 23.2 pertaining to the on-site loading area as shown on the plan. In the alternative, a variance has been requested. The applicant proposes to merge the two properties, re-develop the site for use as a Self-Storage Facility, Use C-31 as defined within the Zoning Ordinance. The property is zoned within the Main Street High District of Ward #14 of the Township of Abington.

Extension Request: 18-21: Waqar Malik, 1920 Jenkintown Road, Jenkintown, Pa. 19046 has requested an additional six-month extension

Adjournment:

Note: The next regularly scheduled meeting of the Zoning Hearing Board will be held on Tuesday, October 15, 2019 with a 7:00 p.m. start time.



**KLEHR HARRISON
HARVEY BRANZBURG_{LLP}**

Matthew J. McHugh
Direct Dial: (215) 569-1662
Email: mmchugh@klehr.com

August 30, 2019

VIA E-MAIL ONLY (mpenecale@abington.org)

Mark Penecale
1176 Old York Road
Abington, PA 19001

**RE: Abington Township Zoning Hearing Board Appeal #19-11
Applicant: JSF Management, LLC
Property: 1538-46 Easton Road**

Dear Mark:

Enclosed is a revised Zoning Plan in connection with the above Application. Full-size copies are being sent to you under separate cover by Bohler Engineering. In connection therewith, we seek to amend the Application to request the following variances and request that the Zoning Hearing Board advertise the following relief:

1. A variance from Section 1006 and Figure 10.18 of the Zoning Ordinance to permit a maximum building height of 46 feet;
2. An interpretation that loading spaces are not required for the proposed use, or, in the alternative, a variance from Section 2312 and Figure 23.2 of the Zoning Ordinance to permit the loading area as depicted on the revised Zoning Plan; and
3. A variance from Section 2403.D of the Zoning Ordinance to not provide the required building foundation plantings.

Please do not hesitate to contact me if you should have any questions regarding this matter.

Very truly yours,

Matthew J. McHugh

Enclosure

1835 MARKET STREET SUITE 1400 PHILADELPHIA, PA 19103 t 215.569.2700 215.568.6603 www.klehr.com
PENNSYLVANIA NEW JERSEY DELAWARE



cc: Bruce Eckel, Esquire (via e-mail only)
Hercules Grigos, Esquire (via e-mail only)
Adam Benosky (via e-mail only)
John Alejnikov (via e-mail only)
Beau Gunn (via e-mail only)
Hayes Saer (via e-mail only)
Randy Jones (via e-mail only)

ZONING PLAN GENERAL NOTES

- THIS PLAN REFERENCE DOCUMENT AND INFORMATION BY:
 - ALTA FIPS LAND TITLE SURVEY PREPARED FOR: JOHNSON DEVELOPMENT ASSOCIATES, INC. PREPARED BY: CONTROL POINT ASSOCIATES INC. DATED: 8/20/14
- THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND RULES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS CANNOT BE GUARANTEED AND CAN ONLY BE ASSESSED AFTER THE EXAMINATION AND VERIFICATION OF SAID REQUIREMENTS AND PROCEEDURE OF ALL RELEVANT APPROVALS.
- THE CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONTRACT DOCUMENT. THE CLIENT HAS CONSENTED TO BE BOUND BY THE INFORMATION THAT THIS PLAN IS SUBJECT TO THE DISCRETION OF THE TOWN OF ABINGTON AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.

SITE CALCULATIONS

A.P.N. 14-00-1173-00-1: 38,460 SF
 A.P.N. 14-00-1173-00-2: 11,186 SF
 CONSOLIDATED BASE SITE AREA: 49,646 SF
 CONSOLIDATED BASE SITE AREA: 44,800 SF
 BASED ON 1/4" = 1'-0" HORIZONTAL SCALE
 NET LIST AREA: 41,800 SF

ZONING

EXISTING ZONING: M-24 MAIN STREET HIGH RISE / DENSITY PROPOSED USE: C-112 SELF-STORAGE FACILITY (PERMITTED BY RIGHT)
 FIGURE 15 IS NOT A CONDITIONAL REQUIREMENT (CLASS)

REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
SETBACKS			
MIN. LOT AREA	30,000 SF	41,800 SF	41,800 SF
MIN. LOT WIDTH	120.0 FEET	120.0 FEET	120.0 FEET
MIN. GREEN AREA	30.0%	17.0% (7,110 SF) (M) *	38.0% (16,233 SF)
BUILDINGS ON THE SAME LOT	N/A	N/A	N/A
MIN. BUILDING SEPARATION BUILDING SIZE	N/A	N/A	100.0%
BUILD TO LINE			
MAX. DISTANCE FROM CURB, WITH STREET WALL AND SHARED PARKING AND STREET ACCESS IN FRONT	70.0 FEET	146.6 FEET (EM) *	N/A (NO STREET WALL REQUIRED) **
RETRACES			
MIN. SIDE YARD BUILDING SETBACK FROM SIDE YARD SETBACKS FROM SIDE YARD SETBACKS FROM SIDE YARD SETBACKS FROM SIDE YARD SETBACKS FROM SIDE YARD	30.0 FEET	19.6 FEET (EM), 5.0 FEET (EM)	48.0 FEET, 14.4 FEET **
MIN. BUILDING FOOTPRINT	40.0 FEET	N/A	48.0 FEET
MIN. FACADE HEIGHT	10.0 FEET	10.0 FEET (EM)	48.0 FEET
MIN. BUILDING FOOTPRINT	30.0 FEET	30.0 FEET	48.0 FEET
MIN. WINDOW AREA	N/A	N/A	N/A
STREET AND FACADE CIRCULATING FLOOR	40.0%	1.0 D	1.0 D BY OTHERS
UPPER STORES	30.0%	1.0 D	1.0 D BY OTHERS
PARKING			
STREET SETBACK FROM STREET WALL AND LANDSCAPING	5.0 FEET	0.0 FEET (EM) *	N/A (NO STREET WALL REQUIRED) **
MAX. WIDTH, PARKING BETWEEN PRINCIPAL BUILDING AND SIDE LOT LINE AND BUILDING IN BUILD TO LINE	70.0 FEET	N/A	48.0 FEET
MIN. PARKING SETBACK FROM ALL OTHER REQUIREMENTS	30.0 FEET	N/A	N/A
MIN. PARKING SETBACK FROM OTHER THAN REQUIREMENTS	10.0 FEET, IF SHARED PARKING	N/A (NO SHARED PARKING)	N/A (NO SHARED PARKING)
MAX. WIDTH, STREET ACCESS POINT	40.0 FEET (DRIVEABLE WIDTH) (EM)	40.0 FEET (DRIVEABLE WIDTH) (EM)	34.0 FEET (DRIVEABLE WIDTH)
SECTION 215 USE-C-112 REQUIREMENTS			
MAX. HEIGHT OF STORAGE UNIT	10.0 FEET	N/A	11.33 FEET (1 ST FLOOR TO 2 ND FLOOR, GREATEST HEIGHT CHANGE)
SECTION 215 PARKING REQUIREMENTS			
USE-C-112: 1 SPACE FOR EVERY 50 UNITS, PLUS ONE SPACE PER EMPLOYEE (1.0 D UNIT) 1.0 D EMPLOYEES + TOTAL	N/A	N/A	8 SPACES (ALLOWED FOR 1 EMPLOYEE + 400 UNITS)
SECTION 215 PARKING LOT FRONTAGE DEVELOPMENT STANDARDS			
MIN. PARKING RETRACE FROM BUILDING	5.0 FEET	0.0 FEET (EM)	0.0 FEET
MIN. PAVED STROKE WIDTH	5.0 FEET	0.0 FEET (EM)	11.0 FEET
MIN. PLANTING STRIP	5.0 FEET	0.0 FEET (EM)	11.0 FEET
SECTION 215 USE-C-112 PARKING REQUIREMENTS			
OTHER USES AS DETERMINED EQUALLY BY THE BOARD OF COMMISSIONERS: TOTAL LOADINGS	N/A	0.0 BERTHS (EM)	0.0 BERTHS ***
SECTION 215 BUFFER REQUIREMENTS			
MIN. BUFFER WIDTH	10.0 FEET (UNLESS OTHERWISE SPECIFIED)	0.0 FEET (EM)	10.0 FEET
SECTION 215 REDUCED AND CIRCULARS			
PUBLIC STREETS	0.0 FEET	43.0 FEET (EM)	0.0 FEET
MAIN ACCESS DRIVE	0.0 FEET	0.0 FEET (EM)	0.0 FEET
(EM) EXISTING NON-COMFORMITY OR POTENTIAL REPAIR NEEDED			
NOTES			
* STREET WALL REQUIRED WHICH BUILDING IS MORE THAN 20 FEET FROM LOT, R.O.W.			
** SETTING BACK TO THE SIDE AND/OR REAR OF THE BUILDING, ONE BOUNDARY MAY BE ACHIEVED ONE BOUNDARY POINT ALLOWED FOR THE REDUCTION OF THE SIDE YARD FOR A CLASS USE IN THE SAME DISTRICT FROM 10.0 FEET TO 0.0 FEET			
*** PENDING REVIEW BY BOARD OF COMMISSIONERS			

LEGEND



LOCATION MAP
SCALE: 1" = 100'

BOHLER ENGINEERING
 SITE, CIVIL, AND CONSTRUCTION ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES

REVISIONS

REV.	DATE	COMMENT
1	2016 08 22	BUILDING REVISIONS

811
 Before you dig, call 811. It's free. It's fast. It's the way to stay safe and avoid fines.

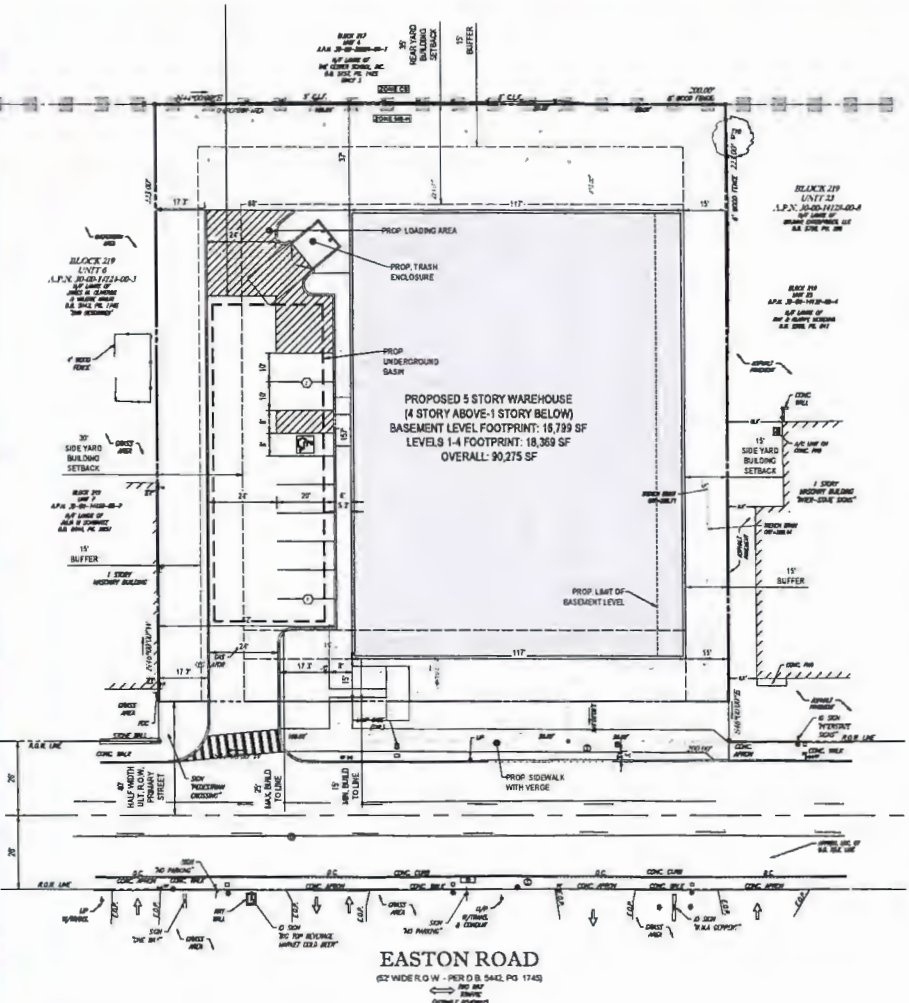
NOT APPROVED FOR CONSTRUCTION

ZONING PLAN
 FOR
JOHNSON DEVELOPMENT ASSOCIATES, INC.
 PROPOSED STORAGE
 1538 EASTON ROAD
 ABINGTON TOWNSHIP, PA

BOHLER ENGINEERING
 1600 MAHON DRIVE, SUITE 200
 CHALFONT, PA 18814
 Phone: (717) 966-8100
 Fax: (717) 966-8102
 www.BohlerEngineering.com

J.P. ALEJNKO
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE000605

ZONING PLAN
 SHEET NUMBER
1
 REVISION 1 - 2016 08 22



RELIEF REQUESTED

- A VARIANCE FROM FIGURE 15 IS OF THE ZONING ORDINANCE TO PERMIT A BUILDING HEIGHT OF 48.0 FEET IN LIEU OF THE REQUIRED MAXIMUM BUILDING HEIGHT OF 50.0 FEET.
- IN INTERPRETATION THAT LOADINGS ARE NOT REQUIRED ON THE SUBJECT PROPERTY PERMIT TO SECTION 215 AND FIGURE 23 OF THE ZONING ORDINANCE, OR, IN THE ALTERNATIVE, A VARIANCE FROM SECTION 215 AND FIGURE 23 OF THE ZONING ORDINANCE TO NOT PROVIDE VEHICLE LOADING SPACE ON THE SUBJECT PROPERTY.
- A VARIANCE FROM SECTION 215 OF THE ZONING ORDINANCE TO PERMIT A 20% FOUNDATION PLANT MATERIAL WHERE 25% OF THE AREA AREA BETWEEN THE FOUNDATION AND SIDEWALKS, ACCESS DRIVE OR PARKING AREAS SHALL BE LANDSCAPED WITH ORNAMENTAL OR EVERGREEN TREES AND SHRUBS.