

**Township of Abington  
Zoning Hearing Board Meeting  
June 21, 2016  
7:00 p.m.**

**Call To Order:**

**Pledge of Allegiance:**

**Roll Call:** Michael O'Connor; Zoning Hearing Board Chair-Person  
Barbara M. Wertheimer, Esq., Zoning Hearing Board Vice-Chair  
John DiPrimio, Zoning Hearing Board Member  
Linda J. Kates; Zoning Hearing Board Member  
Gertrude M. Hackney, Esq.; Zoning Hearing Board Member  
Bruce J. Eckel, Esq., Zoning Hearing Board Solicitor

**Order & Opinion:**

There are no pending applications to be decided at this time.

**Applications:**

**16-15:** This is the application of **Moose Holding LLC c/o Brixton Pet Health**, applicant for the property located at 1901 Davisville Rd., Willow Grove, PA 19090 also known as Tax Parcel # 300041760006. The applicant has requested a Use Variance of Sections 502.3 also variances from Sections 706.B-2.a, 706.B-2.b & 706.A-6.a of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to convert the property into use for the boarding, grooming and daycare of pets, primarily cats and dogs. Additionally, the applicant seeks approval for a dimensional variance requiring the minimum of 5 acres for a Kennel use. The property has a site area of 0.91 acres. A dimensional variance is also requested for the restriction of any animal shelter located within 100 feet of a property line; the building is proposed to be located between 35-50 feet from all adjoining property lines. Finally, approval is requested to allow for the installation of a 6 foot high fence within the front yard setback along Davisville Road and Maplewood Ave. The property is zoned within the (SI) Suburban Industrial District of Ward # 5 of the Township of Abington.

**16-16:** This is the application of **Kimberly & Ryan Schloss**, owner and applicant for the property located at 753 Elizabeth Rd., Rydal, PA 19046 also known as Tax Parcel # 300017888001. The applicant has requested a dimensional variance from Section 302.4 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a 600 square foot addition that would reduce the front yard setback from the 30 feet allowed to 23 feet along Marie Road. Additionally, a variance is requested from

Section 1202.1.H as the site plan has not been prepared by a registered professional land surveyor or engineer. The plan has been prepared by an architect. The property is zoned within the (R-2) Residential District of Ward # 2 of the Township of Abington.

**16-17:** This is the application of **Joao Paulo Miranda**, owner and applicant for the vacant lot known as 1262 Meadowbrook Road, Jenkintown PA, 19046, also known as Parcel # 300042499104, Lot # 3. The applicant seeks approval to construct a single family dwelling with a garage, deck and in-ground pool. Due to the fact that the structures are proposed to encroach into the side, rear and front yard setbacks, dimensional variances are requested from Sections 301.3, 706.A-1.D & 801.C.8 of the Zoning Ordinance of the Township of Abington. As this lot is located within the 100 year floodplain as set by FEMA, the setbacks are measured from the edge of the floodplain. The property is zoned within the (R-1) Residential District of Ward #1 of the Township of Abington.

**16-18:** This is the application of **Joao Paulo Miranda**, owner and applicant for the vacant lot known as 1278 Meadowbrook Road, Jenkintown PA, 19046, also known as Parcel # 300042499005, Lot # 4. The applicant seeks approval to construct a house with an attached deck. Due to the fact that the structures are proposed to encroach into the side, rear and front yard setbacks, dimensional variances are requested from Sections 301.3 & 801.C.8 of the Zoning Ordinance of the Township of Abington. As this lot is located within the 100 year floodplain as set by FEMA, the setbacks are measured from the edge of the floodplain. The property is zoned within the (R-1) Residential District of Ward #1 of the Township of Abington.

**16-19:** This is the application of **Brett & Heather Ludwig**, applicant and owner for the property located at 1922 Paper Mill Road, Huntingdon Valley, PA, 19006. The applicant has requested a variance from Sections 301.3 & 706.A.6.a of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to install a five foot high fence within the 50 foot front yard setback. Only a four foot high fence is permitted within the front yard setback. The property is zoned within the (R-1) Residential District of Ward #1 of the Township of Abington.

**Adjournment:**

**Note:** The next meeting of the Zoning Hearing Board is scheduled to be held on Tuesday, July 12, 2016, with a 7:00 p.m. start time.