

**Township of Abington  
Zoning Hearing Board Meeting  
December 13, 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:** No Pending Applications at this time.

**Applications:**

**16-32:** This is the application of **Igor Avagimyan, Sereja Chalumyan & Nina Avagimyan**, applicants for the property located at 1560 Old York Road, Abington, Pa. The applicants have requested a dimensional variance from Section 706.E, Use E-3.a of the zoning ordinance and seek relief from the limitation of 10 children per one half acre of lot area. A day care is a use-by-right within the Special Commercial District. The property is zoned within the (SC) Special Commercial District of Ward #10 of the Township of Abington.

**16-35:** This is the application of **Realty Investors Development, Corp.**, owner of the property known as Parcel #300055048002, Block #386, Unit #002, Radcliffe Avenue, Roslyn, Pa. The applicant has requested a special exception from Section 1110.L.2 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a single family dwelling on a lot of 5,000 square feet. However, the Zoning Officers believes a variance is required from Section 1110.L.1 of the Zoning Ordinance, due to the fact that this lot and parcel #300055044006 were in common ownership until June of this year. The property is zoned within the (R-4) Residential District of Ward #15 of the Township of Abington.

**16-36:** This is the application of **Horsham Inc. & Company/JMF Acquisition Company**, owners and applicant for the property located at 146 Edge Hill Road, North Hills, Pa. The applicants have requested a special exception from Section 1110.J.1 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a 500 square foot sunroom addition to the existing skilled nursing facility. The proposed

addition will not increase the resident or employee count. In addition, the proposed addition will allow the use to remain in compliance with the on-site parking requirements of Section 901.E, Use E-9 of the Zoning Ordinance. The property is zoned within the (R-4) Residential District of Ward #6 of the Township of Abington.

**16-37:** This is the application of **Erin McDonnell & David Soergel**, owners of the property located at 1420 Stocton Road, Meadowbrook, Pa. 19046. The applicants have requested a dimensional variance from Section 301.3 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a garage addition to the home that is proposed to encroach 5 feet into the required 20 foot side yard setback area. In addition, relief is also required from Section 1202.1.H of the Zoning Ordinance, as the improvement plan is seal by a Registered Architect. 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, January 17, 2017 with a 7:00 p.m. start time.