

**Township of Abington
Zoning Hearing Board Meeting
February 15, 2017
7:00 p.m.**

Call To Order:

Pledge of Allegiance:

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

Order & Opinion:

16-29: First Baptist Church of Crestmont – 1681 Summit Avenue

16-32: Igor Avagimyan, Sereja Chalumyan & Nina Avagimyan -1560 Old York Road

16-36: Horsham Inc. & Company/JMF Acquisition Company - 146 Edge Hill Road

Applications:

16-28: This is the application of **Baederwood Residential Partners, LP**, owner of 8.32 acre vacant property known as Parcel #300066644007 and the 10.56 acre tract that makes up the Baederwood Shopping Center. The applicant has filed an appeal to the actions of the zoning officer's determination that the Conditional Use application filed for the development of 244 apartment units on the 8.32 acre tract is incomplete and requires multiple variances from Ordinance #2000 of the Township of Abington. The required relief from Ordinance #2000 are outlined in the application. The applicant is of the belief that development of 8.32 acre tract is permitted and has based the density on the entire 18.88 acres that make up Baederwood Shopping Center and the applicant's 8.32 acre vacant parcel. However, the applicant has not provided what the zoning officer believes are required improvements the 10.56 acre site makes up Baederwood Shopping Center. The properties are zoned within the (FTD) Fairway Transit District of Ward #7 of the Township of Abington.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled to be held on Tuesday, February 21, 2017 with a 7:00 p.m. start time.

Township of Abington
Zoning Hearing Board Meeting
February 21, 2017
7:00 p.m.

Call To Order:

Pledge of Allegiance:

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

Order & Opinion: There are no pending decisions at this time.

Applications:

17-01: This is the application of **Brian A. Smith, C/O Glenside Auto Spa**, applicant for the property located at 2542 Jenkintown Road, Glenside, Pa. 19038. The applicant has requested use variance from Section 501.2.A of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to convert the two service bays fronting on Jenkintown Road, to an auto detail business. The prior use of this space was for automotive repair. The property is zoned within the (MU) Mixed Use District of Ward #13 of the Township of Abington.

17-02: This is the application of **Phila 2, LLC**, equitable owner the property located between 2615 & 2621 Susquehanna Road, Roslyn, Pa. 19001, known as Parcel #300064808007. The applicant has requested dimensional variance from Section 304.3, as amended by Ordinance #1775 and Section 1110.L.1 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a single family dwelling on a lot of 5,258 square feet, instead of the required minimum lot area of 7,500 square feet. The applicant proposes to meet all of the other dimensional requirements of Section 304.3 of the Zoning Ordinance. The property is zoned within the (R-4) Residential District of Ward #15 of the Township of Abington.

17-03: This is the application of **Cherry Premier Properties, LLC**, owners of the property located at 397 Stewart Avenue, Jenkintown, Pa. 19046. The applicant has requested use and dimensional variances from Section 502.2.A, Section 901.8 and Section 1110.L.2 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to

convert the building into a duplex use. A variance is required to convert the building to a duplex use, convert the building to a non-conforming use and the required on-site parking. The property is zoned within the (SI) Suburban Industrial District of Ward #12 of the Township of Abington.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled to be held on Tuesday, March 21, 2017 with a 7:00 p.m. start time.