

Township of Abington
Zoning Hearing Board Meeting
October 19, 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 Member
Bruce J. Eckel, Esq., Zoning Hearing Board Solicitor

Order & Opinion:

Application:

17-11: This is the application of **SD Property, LLC**, applicants for the property known as Unit #72, Parcel #300022540002, located at the northwestern corner of the intersection of Hamilton & Franklin Avenues, Willow Grove, Pa. The applicant has requested dimensional variances from Section 1002, Dimensional Chart #10.19 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a twin dwelling unit on a lot of 3,125 square feet and with a lot frontage of 25 feet. The required minimum lot area is 7,500 square feet and the minimum lot width is 50 feet. The applicant proposes to develop this property in conjunction with the vacant parcel known as Unit #73 that shares a property line. The property is zoned within the Main Street Low {MS-L} District of Ward #5 of the Township of Abington.

17-12: This is the application of **SD Property, LLC**, applicants for the property known as Unit #73, Parcel #300022544007, located one lot north of the northwestern corner of the intersection of Hamilton & Franklin Avenues, Willow Grove, Pa. The applicant has requested dimensional variances from Section 1002, Dimensional Chart #10.19 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to construct a twin dwelling unit on a lot of 3,125 square feet and with a lot frontage of 25 feet. The required minimum lot area is 7,500 square feet and the minimum lot width is 50 feet. The applicant proposes to develop this property in conjunction with the vacant parcel known as Unit #72 that shares a property line. The property is zoned within the Main Street Low {MS-L} District of Ward #5 of the Township of Abington.

17-14: This is the application of **Gedalia Vinokurov**, applicant for the property located within the 2600 Block of Susquehanna Road, known as Parcel #300063808007, Abington, Pa. This is the Lot approved for development of single family dwelling by Zoning Hearing Board application #17-02. The applicant has requested dimensional variances from Section 2301.H, Use H-7.4 of the Zoning

Ordinance of the Township of Abington. In addition, the applicant has requested a special exception from an unlisted section of the Zoning Ordinance and an appeal from the actions of the Zoning Officer. The applicant seeks relief from the in-fill development requirements of Section 2301.H, Use H-7.4 of the Zoning Ordinance for the minimum 20 foot separation between structures. The plan lists the separation at 19 feet, 1 inch. The proposed structure does not have the required 10 foot front façade setback for the frontload garage and the proposed structure is plotted as being over the 20% height limitation of the structures on either side of the proposed new single family dwelling. The property is zoned within the R-4 Residential District of Ward #5 of the Township of Abington.

Adjournment:

Note: The next regularly scheduled meeting of the Zoning Hearing Board will be held on Tuesday, November 14, 2017 with a 7:00 p.m. start time. A second meeting for the month of November will be held on Monday, November 6, 2017, also with a 7:00 p.m. start time.