

**Township of Abington
Zoning Hearing Board Meeting
November 14, 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:

Case #17-15: Crown Castle NG East, LLC – 353 Church Road, Rockledge, Pa.

Case #17-16: Crown Castle NG East, LLC – 872 Jenkintown Road, Elkins Park, Pa.

Case #17-17: Crown Castle NG East, LLC – Appeal to the Action of the Zoning Officer.

Application:

17-18: This is the application of **Pet Valu, Inc.**, for the property located at 323 Old York Road, Jenkintown, Pa. The applicant has submitted an application for dimensional variances required from Section 2212.E and Figure 22.24 of the Zoning Ordinance of the Township of Abington. The applicant seeks approval to install additional wall signage that requires relief for both the location and height of the proposed sign. The sign is proposed to be 95.67 square foot wall sign on the sign tower located on the northwest corner of the existing building. The applicant does not have an entrance on this side of the building. The property is zoned within the Business Center District of Ward #7 of the Township of Abington.

17-19: This is the application of **Megan & Robert O'Sullivan**, owners of the property located at 635 Hillcrest Avenue, Glenside, Pa. The applicants have submitted an application for a dimensional variance from Section 2103, Use A-22.3 of the Zoning Ordinance of the Township of Abington. The applicants seek approval to construct an addition to the rear of their single family dwelling that will not have the required ten (10) foot minimum separation from the existing detached garage. The proposed addition will be five (5) feet from the detached garage. The proposed addition meets all other dimensional requirements of the R-4 Residential District. The property is zoned within the R-4 Residential District of Ward #12 of the Township of Abington.

17-20: This is the application of **Leslie & Douglass Rupp**, owners of the property located at 629 Roslyn Avenue, Glenside, Pa. The applicants have submitted an application for a dimensional

variance from Section 602 of the Zoning Ordinance of the Township of Abington. The applicants seek approval to subdivide the property into two parcels and need relief to allow the existing single family dwelling to be three feet, six inches from the proposed property line instead of the required 10 feet. In addition a dimensional variance has been requested to allow for a minimum separation of 19 feet instead of the required 20 feet. The proposed plan meets all other dimensional requirements of the R-4 Residential District. The property is zoned within the R-4 Residential District of Ward #13 of the Township of Abington.

Adjournment:

Note: The next regularly scheduled meeting of the Zoning Hearing Board will be held on Monday, December 11, 2017 with a 7:00 p.m. start time. A second meeting for the month of December will be held on Tuesday, December 19, 2017, also with a 7:00 p.m. start time.

The Zoning Hearing Board meeting scheduled for December 11, 2017 was moved from Tuesday, December 12, 2017 due to the start of Hanukkah at sundown.