

**Township of Abington
Zoning Hearing Board Meeting
December 15, 2015
7:00 p.m.**

Call To Order:

Pledge of Allegiance:

Roll Call: John DiPrimio, Zoning Hearing Board Member, Chairperson
Linda J. Kates; Zoning Hearing Board Member, Vice Chairperson
Barbara M. Wertheimer, Esq., Zoning Hearing Board Member
Michael O'Connor; 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 decisions to be rendered at this time.

New Business:

15-15: This is the application of **Cellco Partnership d/b/a Verizon Wireless**, applicants for the property located at 2442 Old Welsh Road, Willow Grove, Pa. The property is currently in use as the home of Fox Fuel. The applicant seeks approval to install a 100 foot high tower for use by Verizon Wireless equipment. The tower is proposed to be placed inside a 50 foot by 50 foot fenced area with a perimeter landscaped buffer. The applicant seeks dimensional and use variances from Section 304.2 of the Zoning Ordinance, Ordinance #1793 and Ordinance #1800 of the Township of Abington. Dimensional relief is required for setbacks from the property line and the adjoining residential district. A use variance is required due to the fact that a portion of the property is zoned within the R-4 Residential District. The property is zoned within the (SC) Special Commercial and (R-4) Residential District of Ward #5 of the Township of Abington.

15-16: This is the application of **J Bonze, LLC**, owner of the property located at 397 Stewart Avenue, Jenkintown, Pa. 19046. The applicant seeks a use variance from Section 502.2.A and dimensional variances from Section 502.3 & Section 706.H, Use H-1.f.2 of the Zoning Ordinance of the Township of Abington. In addition, the applicant requires a variance from Section 1202.1.H of the Zoning Ordinance for the site plan submitted with the application. The applicant seeks approval to convert the building into an apartment building. The building is proposed to contain 1 two bedroom apartment and 2 three bedroom apartments. An addition is proposed to be added to

the rear of the structure that encroaches into the side yard setback area. This property was involved in two other prior Zoning Hearing Board applications known as Case #11-01 and Case #12-09. 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, January 19, 2016, with a 7:00 p.m. start time.