

Township of Abington
Zoning Hearing Board Meeting
October 18, 2016
7:00 p.m.

Call To Order:

Pledge of Allegiance:

Roll Call: Barbara M. Wertheimer, Esq., Zoning Hearing Board Chair-Person
Michael O'Connor; Zoning Hearing Board Member
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: There no pending decisions to be rendered at this time.

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.

16-30: This is the application of **Jeanette & Joseph Stewart**, owners of the property located at 2823 Old Welsh Road, Willow Grove, Pa. The applicants have requested a dimensional variance from Section 304.3 of the zoning ordinance to allow for a side yard setback of 7 feet instead of the required 10 feet. This application was approved by the Zoning Hearing Board as Case #14-16 on November 18, 2014, however the applicants never moved forward with the subdivision and the approval expired. The applicants propose to subdivide the property into two lots. Both lots comply with the lot area, frontage, lot depth and coverage requirements of the R-4 Residential District. However, the existing single family dwelling is 7 feet from the proposed property line. The

property is zoned within the (R-4) Residential District of Ward #8 of the Township of Abington.

16-31: This is the application of **Eric Koch**, owner of the property located at 1227 Nolan Road, Roslyn, Pa. The applicant has requested a dimensional variance from Section 304.3 of the zoning ordinance to allow for the side yard setback to be reduced to 4 feet instead of the required 10 feet. The applicant proposes to construction of 1,200 square foot garage attached to the existing single family dwelling by way of 352 square foot deck. The garage is proposed to be in line with the detached garage that has partially been demolished. The property is zoned within the (R-4) Residential District of Ward #15 of the Township of Abington.

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.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled to be held on Tuesday, November 15, 2016 with a 7:00 p.m. start time.