

# ABINGTON TOWNSHIP

**MAY 26, 2021**



## ZONING HEARING BOARD



# TOWNSHIP OF ABINGTON

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## ZONING HEARING BOARD

### **A G E N D A** **May 26, 2021** **7:00 PM**

There are two ways for the public to participate in the meeting. Residents can access the meeting online by a computer, iPad, iPhone, or Android at <https://zoom.us/j/93653279091>.

This link will enable residents to hear the meeting and see presentations. There will be no video capabilities. Residents, who are unable to join online, can listen to the meeting by calling 1-929-436-2866 and entering the meeting ID number 936-5327-9091 when prompted.

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#### **CALL TO ORDER**

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

*Barbara Wertheimer, Zoning Hearing Board Chairperson*

*Jose Casalina, Zoning Hearing Board Vice Chairperson*

*Michael O'Connor, Zoning Hearing Board Secretary*

*John DiPrimio, Zoning Hearing Board Member*

*Laura Hanes, Zoning Hearing Board Member*

*Joseph Kuhls Esq., Zoning Hearing Board Solicitor*

#### **ORDER & OPINION**

#### **CONTINUED APPLICATION**

#### **NEW APPLICATION**

- a. **21-15: Rhonda Roberts**, owner of the property at 1591 Arline Ave, Abington, PA 19001, requests a variance from Section 2103, Use A-13.2 of the Abington Township Zoning Ordinance to permit a 6-foot-high fence within a front yard setback area. The property is within Abington Township's R-4 Residential District, Ward # 14.
  
- b. **21-16: Sisters of the Redeemer**, owners of the property at 521 Moredon Rd, Huntingdon Valley, PA 19006, request a Special Exception pursuant to Sections 2102.B, 2103, Use A-16.1 and 2601.L-4 of the Abington Township Zoning Ordinance in order to facilitate construction of a barn. The property is within Abington Township's R-1 Residential District, Ward # 2.

- c. **21-17: Holy Redeemer Health System**, owners of the property at 1648 Huntingdon Pike, Huntingdon Valley, PA 19006, request a Special Exception pursuant to Section 2102.B and 2601.L-4 of the Abington Township Zoning Ordinance in order to facilitate construction of an addition. The property is within Abington Township's R-1 Residential District, Ward # 2.
  
- d. **21-18: Redeemer Village**, owners of the property at 1551 Huntingdon Pike, Huntingdon Valley, PA 19006, request a Special Exception pursuant to Section 2102.B and 2601.L-4 of the Abington Township Zoning Ordinance in order to facilitate construction of an addition and other proposed site alterations. The property is within Abington Township's R-1 Residential District, Ward # 2.

## **ADJOURNMENT**

### **NOTE**

- a. The next scheduled meeting of the Zoning Hearing Board will be held via Zoom on Tuesday, June 15, 2021 with a 7:00 p.m. start time.

## **BOARD POLICY ON AGENDA ITEMS**

### *For Information Purposes Only*

#### **Board President Announcements**

*This item on the Board of Commissioners Agenda is reserved for the Board President to make announcements that are required under law for public disclosure, such as announcing executive sessions, or for matters of public notice.*

#### **Public Comment**

*Public Comment on Agenda Items is taken at the beginning of regularly scheduled Public Meetings prior to any votes being cast. When recognized by the presiding Officer, the commenter will have three minutes to comment on agenda items at this first public comment period. All other public comment(s) not specific to an agenda item, if any, are to be made near the end of the public meeting prior to adjournment. Public comment on agenda items at regularly scheduled Board of Commissioner Committee meetings will be after a matter has been moved and seconded and upon call of the Chair for public comment.*

#### **Presentations**

*Should the Board of Commissioners have an issue or entity that requires time to present an issue to the Board, that is more than an oral description relating to an agenda item under consideration, The Board may have that matter listed under Presentations. If nothing is listed under presentations, then there is no business to conduct in that manner.*

#### **Consent Agenda**

*Items of business and matters listed under the Consent Agenda are considered to be routine and non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired by Board of Commissioner Members, that item is to be identified by the Board member and will be identified and removed from the Consent Agenda, and will be considered separately at the appropriate place on the Agenda.*

#### **Unfinished Business**

*Items for consideration as unfinished business are matters that have been considered for action at a public Board Meeting and have not been tabled to a date certain or voted upon.*

#### **New Business**

*Items for consideration as new business are matters that have been considered for action at the Board Committee Meeting. It is Board practice to not introduce new business at Board Committee Meetings.*

## **BOARD POLICY ON PUBLIC PARTICIPATION**

### *For Information Purposes Only*

The Township shall conduct business in accordance with the Commonwealth of Pennsylvania Laws governing the conduct of public meetings and only establish guidelines that shall govern public participation at meetings consistent with the law.

Each commenter shall:

- Direct their comments to the Presiding Officer;
- Speak from the podium or into a microphone designated by the presiding officer;
- State their name for the record;
- Either orally or in writing provide their address for the record;
- Have a maximum of three minutes to make their comments. Each commenter when speaking to a specific agenda item, is to keep their comments relative to that identified agenda item;
- Speak one time per agenda item;
- When commenting on non-agenda items, the commenter is to keep their comments related to matters of the Township of Abington, Montgomery County, Pennsylvania.
- State a question to the Presiding Officer after all commenters have spoken, and;
- Be seated after speaking or upon the request of the presiding officer;
- Not engage in debate, dialogue or discussion;
- Not disrupt the public meeting, and;
- Exercise restraint and sound judgement in avoiding the use of profane language, and the maligning of others.



Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4

This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site. The plan may not be more than one (1) year old.

The Undersigned herein makes application for:

- Request for Variance from the Zoning Ordinance.
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number:  
 RHONDA R ROBERTS, 1591 ARLINE AVENUE 215-740-3007  
 ABINGTON PA 19001

2. Name and address of the applicant: Phone number:  
 RHONDA R ROBERTS, 1591 ARLINE AVENUE 215-740-3007  
 ABINGTON PA 19001

3. Name and address of the attorney: Phone number:  
 N/A

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application.  
 Example: equitable owner, agent, lessee, etc.  
 N/A

5. Description of the property: 1591 ARLINE AVENUE, ABINGTON PA 19001

Address/location \_\_\_\_\_

Present use OCCUPIED BY OWNER

Proposed improvement 4 FT CHAIN LINK FENCE (ORIGINAL OWNER) TO 6 FT VINYL FENCE PULLED BACK TO THE FACE OF THE PROPERTY



6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:

The original 4ft chain link fence is old and falling down. Relief is needed for a several reasons described in question 8

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

FENCING

8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.

SEE Exhibit A

A1 SITE Plan

9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.

NONE

10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision: A minimum of eight (8) copies are required to be submitted.

SEE Photo Exhibit

  
Signature of Applicant

  
Signature of Owner

Internal Validation:


**RECEIVED**  
APR 09 2021

Date Received:

Fee Paid: \$200.00

BY: .....

Case: 24-15

  
Signature of the Zoning Officer

Rec # 456415  
ch #672



**Ordinance No. 1951**

AN ORDINANCE OF THE TOWNSHIP OF ABINGTON RE-ESTABLISHING FEES TO BE CHARGED FOR CERTAIN ZONING HEARING BOARD APPLICATIONS OR APPEALS, AND SUBSTANTIVE CHALLENGES BROUGHT BEFORE THE ZONING HEARING BOARD; A FEE TO BE CHARGED FOR POSTPONEMENTS REQUESTED BY APPLICANTS; A FEE TO BE CHARGED FOR APPLICATIONS FOR A CHANGE OR AMENDMENT TO THE ZONING MAP; A FEE TO BE CHARGED FOR APPLICATIONS FOR CONDITIONAL USE; A FEE TO BE CHARGED FOR APPLICATIONS FOR CURATIVE AMENDMENT; A FEE TO BE CHARGED FOR APPLICATIONS FOR ZONING COMPLIANCE CERTIFICATES; AND REPEALING ALL PRIOR ORDINANCES OR PARTS THEREOF THAT ARE INCONSISTENT WITH THIS ORDINANCE.

The Board of Commissioners of the Township of Abington, pursuant to the authority set forth in section 908(1.1) of the Pennsylvania Municipality Planning Code (53 P.S. - 10908(1.1)), does hereby enact and ordain as follows:

**Section 1. Fees for Applications and Appeals to the Zoning Hearing Board.** Fees to be charged for applications or appeals to the Zoning Hearing Board, and substantive challenges to the validity of the zoning ordinance, shall be determined as follows, and shall be in the following amounts:

- A. For applications or appeals relating to accessory structures up to and including 500 square feet, fences and retaining walls: Two hundred dollars (\$200.00).
- B. For applications or appeals relating to single-family dwellings or one residentially zoned parcel: Four hundred dollars (\$400.00).
- C. For applications or appeals relating to from two to four residentially zoned properties: Five hundred dollars (\$500.00).
- D. For applications or appeals relating to five to nine residentially zoned properties: One thousand dollars (\$1,000.00).
- E. For applications or appeals relating to ten or more residentially zoned properties: One thousand five hundred dollars (\$1,500.00).
- F. For applications or appeals relating to a duplex: Five hundred dollars (\$500.00).
- G. For applications or appeals relating to three to five apartment units: Six Hundred dollars (\$600.00).
- H. For applications or appeals relating to six to ten apartment units: One thousand dollars (\$1,000.00)
- I. For applications or appeals relating to more than ten apartments: One thousand five hundred dollars (\$1,500.00)



- J. For an application or appeal involving any change in use, alteration or addition to any non-residential building under one thousand (1,000) square feet: One thousand dollars (\$1,000.00).
- K. For an application or appeal involving any change in use, alteration or addition to any non-residential building over one thousand (1,000) square feet: One thousand five hundred dollars (\$1,500.00).
- L. For a procedural or substantive challenge to the validity of the zoning ordinance: One thousand five hundred dollars (\$1,500.00).

**Section 2. Fee for Postponement Requested by Applicant.** A fee of three hundred (\$300.00) will be charged for each postponement of any matter identified in Section 1 or 2 requested by an applicant, said fee to be paid prior to the scheduling of the postponed hearing. The purpose of this fee is to cover the cost of legally required advertising and mailings giving notice of the re-scheduled hearing.

**Section 3. Fees for Matters to be Heard by the Board of Commissioners.** For applications for a change or amendment to the zoning map, for a conditional use, petitions for land use ordinance amendments, including curative amendments: Two thousand dollars (\$2,000.00).

**Section 4. Fee for Zoning Compliance Certificate.** A fee of one hundred and fifty dollars (\$150.00) shall be charged for an application for the issuance of a zoning certificate.

**Section 5. Repealer.** All prior ordinances or parts of prior ordinances that are inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 6. Severability.** In the event that any section, sentence, clause or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose the validity of the remaining portions of this Ordinance.

**Section 7. Effective Date.** This Ordinance shall be effective immediately.

ENACTED and ORDAINED this 13th day of December, 2007.

Attest:

\_\_\_\_\_  
Burton T. Conway, Secretary

By:

\_\_\_\_\_  
James Ring, President  
Board of Commissioners

**Exhibit A**

8

- A) Safety issues (that I have called into Police Dept) regarding cars sitting along the side of my home Smoking weed, I've found small zip lock bags (which is primarily used for drugs), condoms etc when I sweep and clean up my property.
- B) My attached neighbor has pit bulls that constantly run and jump the fence (even jumped out the from window of the home and attached a dog and kids while the neighbor was walking his dog.
- C) Street Lighting on the side of 1591 Arline Avenue (which is the DEADEND of Arline Ave & Hamilton) is very dim. No pole is in the middle, along the side of my home to light it up for me and my neighbor Hector families. A brighter light bulb was tried (with the help of Lori Scrieber and the township) but did not help. I was told the township was not in a position to put up a new light pole up at this time.
- D I initially contacted the Zone office and spoke to a female regarding my fence project. I mentioned that I had a corner lot and would like to put up a 6ft fence.... I asked what are the step and what is need. I also mentioned that I am pulling it back to the face of the house. Currently its out to the sidewalk.
- E Based on my Zone conversation, I ordered the fence, Fence was delivered see exhibit A – ran over immediately to get the permit. Didn't order in advance because I did not know when the fence would be delivered and didn't want to be up against any permit expiration date. This is when I came to a road block.  
Currently, I still have 6ft fencing in storage that I cant give back. Don't have the money to re-order new fencing.

E1 Neighbors Fencing surrounding 1591 Arline Avenue

10.

**Photo Exhibit**

- B. Yard of the Pitt Bulls at 1593 Arline Avenue
- E. Fencing delivered last summer
- E1 Fencing surrounding me at the dead end

Notes:

Owner/Applicant:  
Rhonda Roberts  
1591 Arline Avenue  
Roslyn, PA 19001

Site Information:  
Tax Block 131 Unit 11  
Tax Parcel 30-00-01804-00-2  
Zoning District: R-4

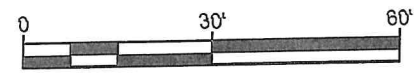
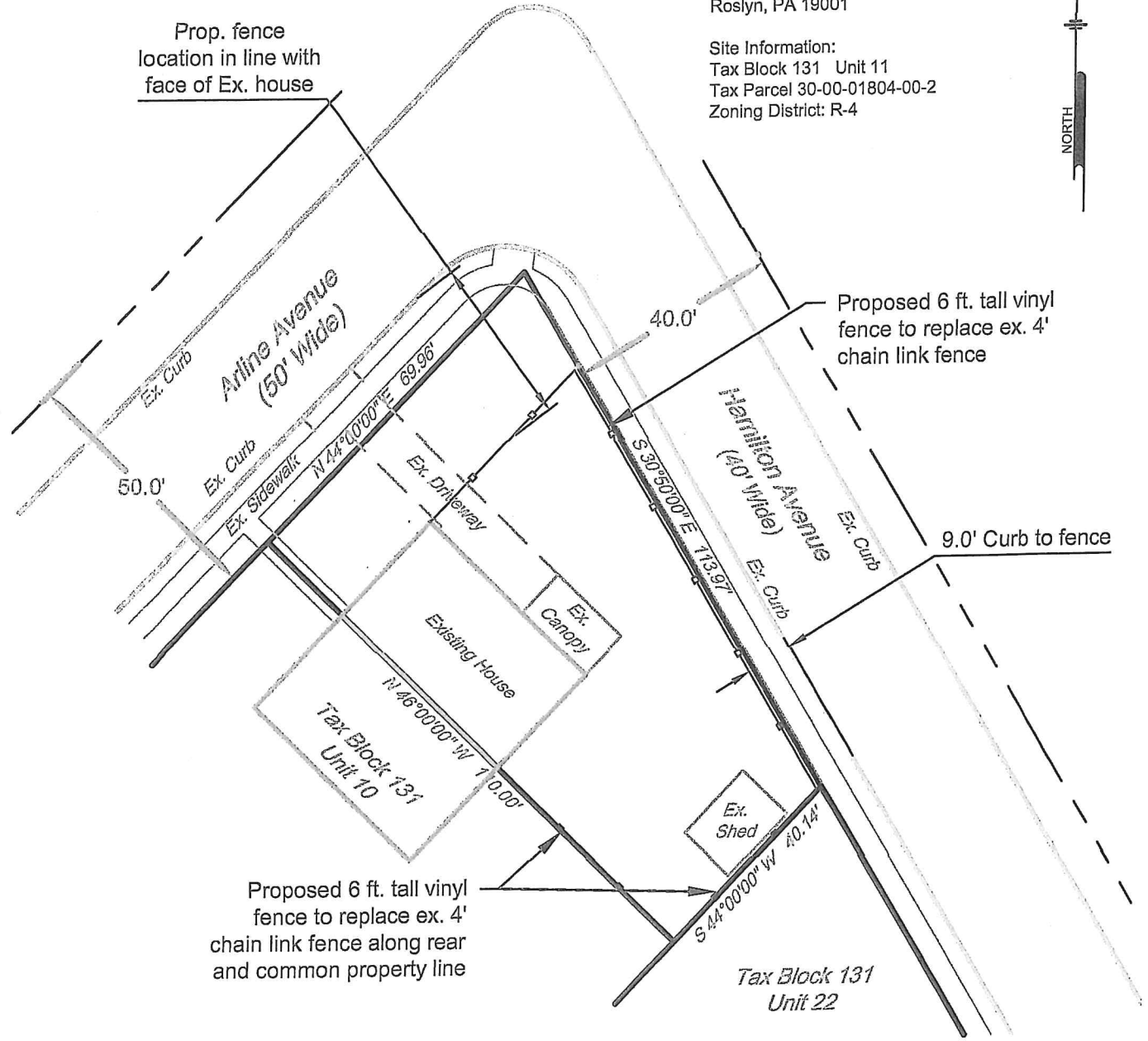


Prop. fence location in line with face of Ex. house

Proposed 6 ft. tall vinyl fence to replace ex. 4' chain link fence

9.0' Curb to fence

Proposed 6 ft. tall vinyl fence to replace ex. 4' chain link fence along rear and common property line



# SITE PLAN FOR

1591 ARLINE AVENUE  
ROSLYN, PA 19001

PROJECT	----
DATE	2021-04-02
DRAWING SCALE	1 = 30'
DRAWN BY	GBR
APPROVED BY	GBR

SHEET 1 OF 1

*Exhibit A1*



Photo  
Exhibit B  
Pit Bull

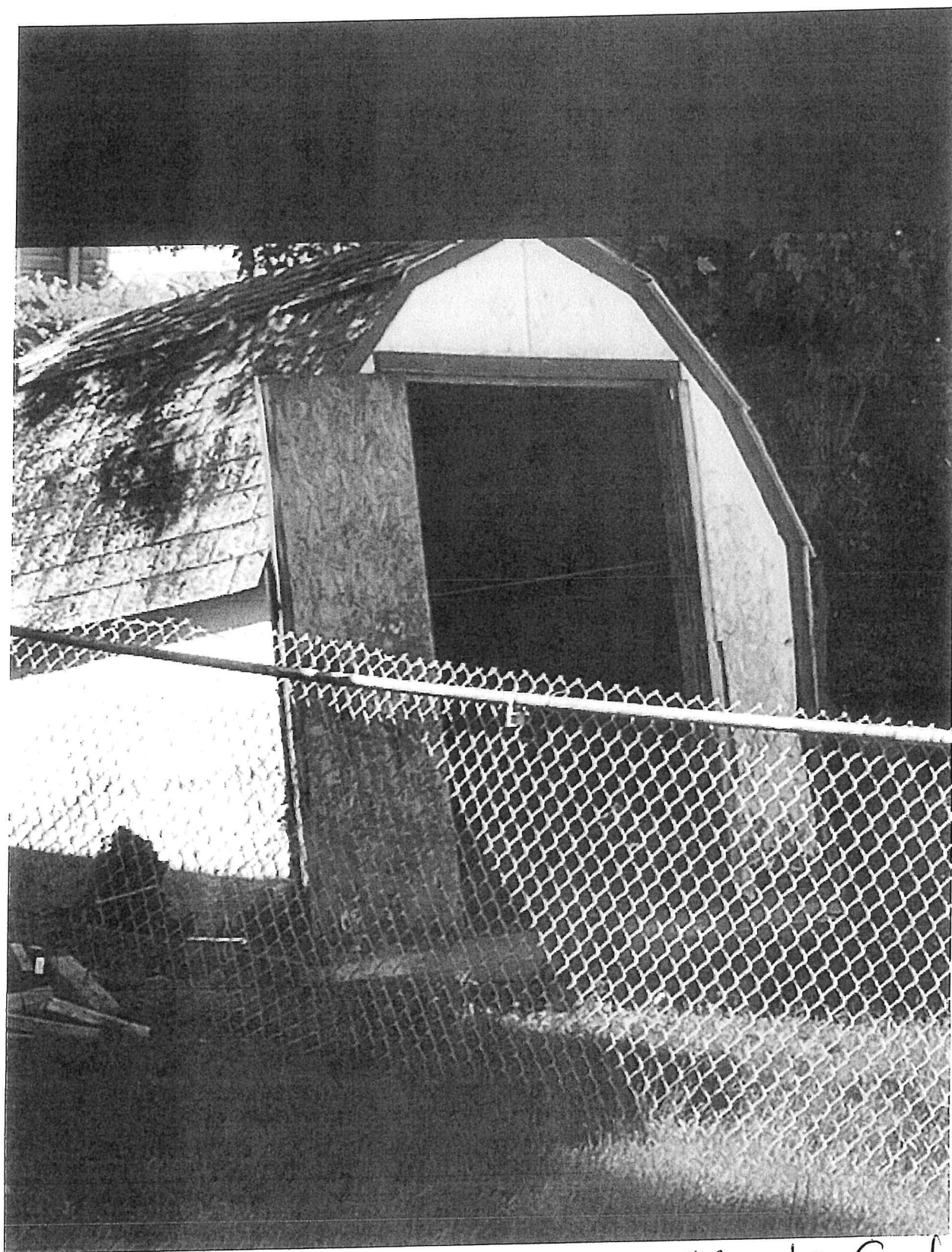


Photo Exhibit  
B



Photo Exhibit B



Photo  
Exhibit E



Photo Exhibit E



Photo  
Exhibit  
E1



Photo  
Exhibit  
E1



Draft  
Exhibit  
ID

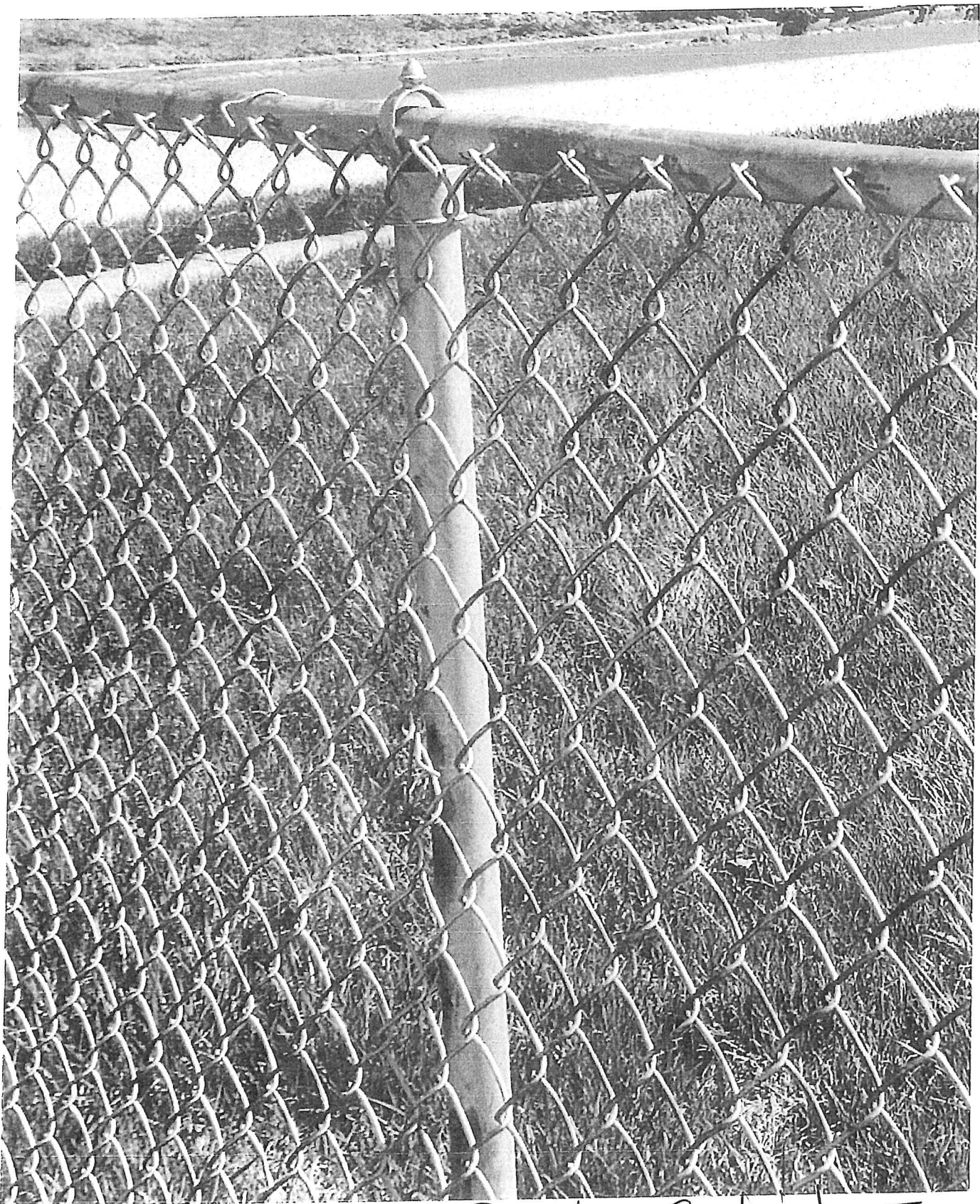


Photo Exhibit  
E1



Photo Exhibit  
E1



Photo Exhibit  
E1



Photo  
Exhibit  
E1



Boles, Smyth Associates, Inc.  
2400 Chestnut Street Philadelphia, PA 19103 215-561-2644

April 8, 2021

Township of Abington  
1176 Old York Road,  
Abington, PA 19001

Attn: Shaun Littlefield, Zoning Officer

Re: Barn at Redeemer Valley Farm  
521 Moredon Road  
Zoning Application and Plan

Dear Mr. Littlefield:

Attached please find the Zoning Application and Zoning Site Plan for the Proposed Accessory Building at 521 Moredon Road. The Barn requires a special exception as a non-residential accessory structure.

Included are the following:

- Zoning Application
- 10 copies of the Zoning Site Plan
- Check for \$1,500.00 for the Application Fee

Please contact me if you have any questions or need any additional information.

Sincerely,

Timothy F. Boles, P.E.  
Attachments

**Zoning Hearing Board Application**

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site. The plan may not be more than one (1) year old.

The Undersigned herein makes application for:

- Request for Variance from the Zoning Ordinance.
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number: **(215) 938-2022**

**Sisters of the Redeemer  
c/o: Jack H. Dempster  
Vice President, Facilities and Construction  
667 Welsh Road  
Huntingdon Valley, PA 19006**

2. Name and address of the applicant: Phone number: **(215) 938-2022**

**Redeemer Health  
Attn: Jack H. Dempster  
Vice President, Facilities and Construction  
667 Welsh Road  
Huntingdon Valley, PA 19006**

3. Name and address of the attorney: Phone number: **(610) 640-5812**

**Christopher E. Cummings  
Stradley Ronon Stevens & Young, LLP  
30 Valley Stream Parkway  
Malvern, PA 19355**

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application. Example: equitable owner, agent, lessee, etc.

**The applicant is an affiliate of the owner.**

5. Description of the property:

Address/location 521 Moredon Road

Present use Provincialate for the Sisters of the Redeemer

Proposed improvement 5,156 square foot barn (gross floor area), plus six parking spaces

**Zoning Hearing Board Application**

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



- 6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:

**The proposed barn is a [Use A-16] Nonresidential Accessory Structure accessory to the Provincialate, which is a use permitted by special exception granted in 1964. Under Section 2103.A, when used for a purpose other than storage, a Nonresidential Accessory Structure accessory to a use permitted by special exception must also be approved by special exception.**

- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

**Township Ordinance Section 2103.A (see Use A-16).**


- 8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.


**As noted above, the applicant must obtain a special exception in order to construct the proposed barn, which is a [Use A-16] Nonresidential Accessory Structure accessory to the Provincialate. The proposed barn will support the existing farming activities on the property, as well as be an amenity to the community. The denial of the special exception would impose a hardship on the owner and the operation of the farming operations at the Provincialate.**

- 9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.

**A special exception permitting the Provincialate was granted on January 6, 1964. Application No 63-78.**

- 10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision. A minimum of eight (8) copies are required to be submitted.

  
 \_\_\_\_\_  
 Signature of Applicant

  
 \_\_\_\_\_  
 Signature of Owner

Internal Validation:

Date Received:

Fee Paid:

Case:

\_\_\_\_\_  
 Signature of the Zoning Officer

**BOLES SMYTH ASSOCIATES INC**

2400 CHESTNUT STREET  
PHILADELPHIA, PA 19103

**CITIZENS BANK**  
1701 JFK BLVD.  
PHILADELPHIA, PA 19103

2882

3-7615/360

4/7/21

PAY TO THE  
ORDER OF

Abington Township

\$ 1500.00

fifteen hundred

00/100

DOLLARS

Zoning Application  
521 Moredon Road

MEMO:

78.02

*[Signature]*  
AUTHORIZED SIGNATURE

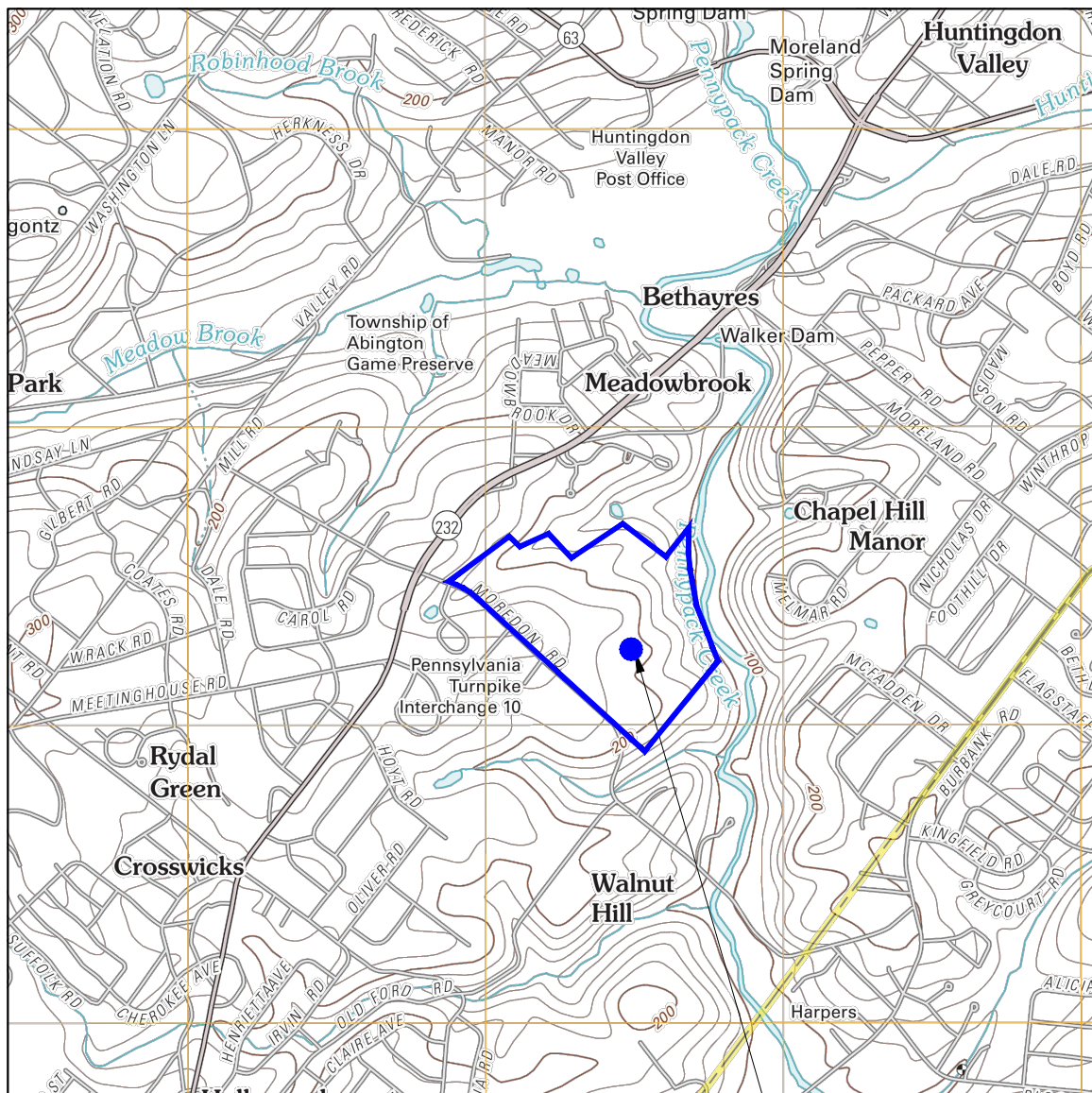
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**BOLES SMYTH ASSOCIATES INC**

2882

**BOLES SMYTH ASSOCIATES INC**

2882



LOCATION MAP SCALE: 1"=2000' USGS QUAD: Frankford PA-NJ (2011) PROJECT AREA

ZONING REGULATIONS - R1 LOW DENSITY RESIDENTIAL

Table with 4 columns: DIMENSION, REQUIRED, EXISTING, PROPOSED. Rows include Lot Area, Lot Width, Lot Depth, Front Yard, Side Yard, Rear Yard, Building Area, Impervious Cover, Gravel Areas, Green Area, Building Height, Building Length, Parking, and Accessible Sp. Van Spaces.

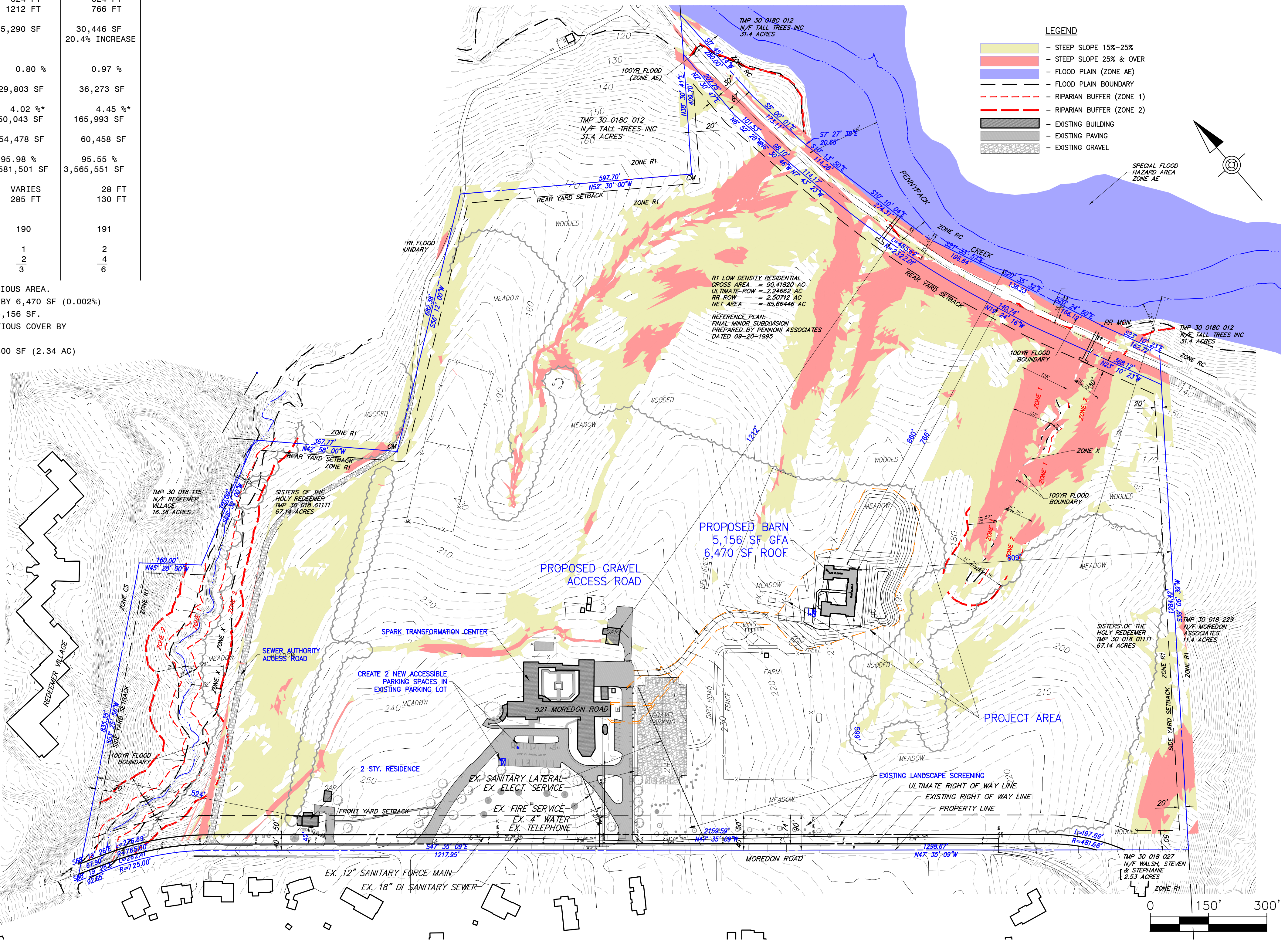
\* GRAVEL AREAS ARE INCLUDED IN IMPERVIOUS AREA. THE BARN INCREASES THE BUILDING AREA BY 6,470 SF (0.002%) GROSS FLOOR AREA INSIDE THE BARN IS 5,156 SF. THE IMPROVEMENTS WILL INCREASE IMPERVIOUS COVER BY 15,950 SF (0.42%) TOTAL PROPOSED DISTURBED AREA = 101,800 SF (2.34 AC)

Zoning Districts Listed

- CS - COMMUNITY SERVICE
R1 - LOW DENSITY RESIDENTIAL
RC - APARTMENT OFFICE

GENERAL NOTES

- 1. OWNER/APPLICANT: SISTERS OF THE REDEEMER
2. LOCATION: 521 MOREDON ROAD
3. BOUNDARY INFORMATION TAKEN FROM A PLAN PREPARED BY: PENNONI ASSOCIATES INC.
4. ELEVATIONS BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
5. THE PROJECT IS LOCATED WITHIN A ZONE X ON FEMA FLOOD MAP PANEL NO. 42091C0402G
6. THIS PROJECT HAS AREAS THAT ARE INUNDATED WITHIN THE 100-YR FLOODPLAIN
7. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 50 OF 2017
8. PROPERTY IS ZONED R-1, LOW DENSITY RESIDENTIAL.
9. OVERLAY DISTRICTS - THE SITE IS LOCATED IN THE FOLLOWING:
10. NO SLOPES STEEPER THAN 15% WILL BE DISTURBED BY THE PROPOSED IMPROVEMENTS.
11. WATER SUPPLY TO BE FROM SERVICE TO THE EXISTING BUILDING
12. WASTEWATER DISPOSAL TO ABINGTON TOWNSHIP USING THE EXISTING SERVICE LATERAL TO THE EXISTING BUILDING.
13. A SPECIAL EXCEPTION IS REQUESTED FOR A NON-RESIDENTIAL ACCESSORY STRUCTURE.



File: Barn\_C11\_Z-1\_Existing\_Site.dwg Plotted: 4/8/21 at 12:58pm By: tfoiles

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

Professional Engineer Seal for Timothy F. Boles, State of Pennsylvania, No. 043690-E.

SUBMISSION TYPE: PRELIMINARY/FINAL MINOR LAND DEVELOPMENT, NOT TO BE RECORDED

ENGINEER: Boles, Smyth Associates Inc. Consulting Civil Engineers 2400 Chestnut Street - Philadelphia PA, 19103

OWNER/DEVELOPER: Sisters of the Redeemer 1600 Huntingdon Pike Meadowbrook, PA 19046

PROJECT: BARN FOR REDEEMER VALLEY FARM PROJECT ADDRESS: 521 Moredon Road Huntingdon Valley, PA 19006

SHEET: ZONING SITE PLAN Project No.: 78.02 Date: 04-07-2021 Scale: As Noted Dwg No. Z-1

## RE: Redeemer Village - 1551 Huntingdon Pike

Cummings, Christopher <CCummings@STRADLEY.COM>

Mon 5/3/2021 8:31 AM

To: Shaun Littlefield <slittlefield@AbingtonPA.gov>; tfoles@bolessmyth.com <tfoles@bolessmyth.com>

Cc: 'Jack Dempster' <Jdempster@holyredeemer.com>

Shaun,

Per our call, please allow this email to amend the zoning application 21-16 – 521 Moredon Road to request a special exception under Abington Zoning Code Sections 2102.B and 2601.L.4, in addition to a special exception under Section 2103.A-13.

Thanks.

[bio](#) | [vcard](#) | [email](#) |  
[map](#) | [website](#)

### Christopher E. Cummings

Stradley Ronon

Stevens &

Young, LLP

p: 610.640.5812

| c:

267.968.2680

f: 610.640.1965

30 Valley Stream

Parkway

Malvern, PA

19355-1481



This e-mail is from the law firm of Stradley Ronon Stevens & Young, LLP, and may contain information that is confidential or privileged. If you are not the intended recipient, do not read, copy or distribute the e-mail or any attachments. Instead, please notify the sender and delete the e-mail and attachments. Thank you.

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**From:** Shaun Littlefield <slittlefield@AbingtonPA.gov>

**Sent:** Monday, May 3, 2021 6:53 AM

**To:** Cummings, Christopher <CCummings@STRADLEY.COM>; tfoles@bolessmyth.com

**Cc:** 'Jack Dempster' <Jdempster@holyredeemer.com>

**Subject:** Re: Redeemer Village - 1551 Huntingdon Pike

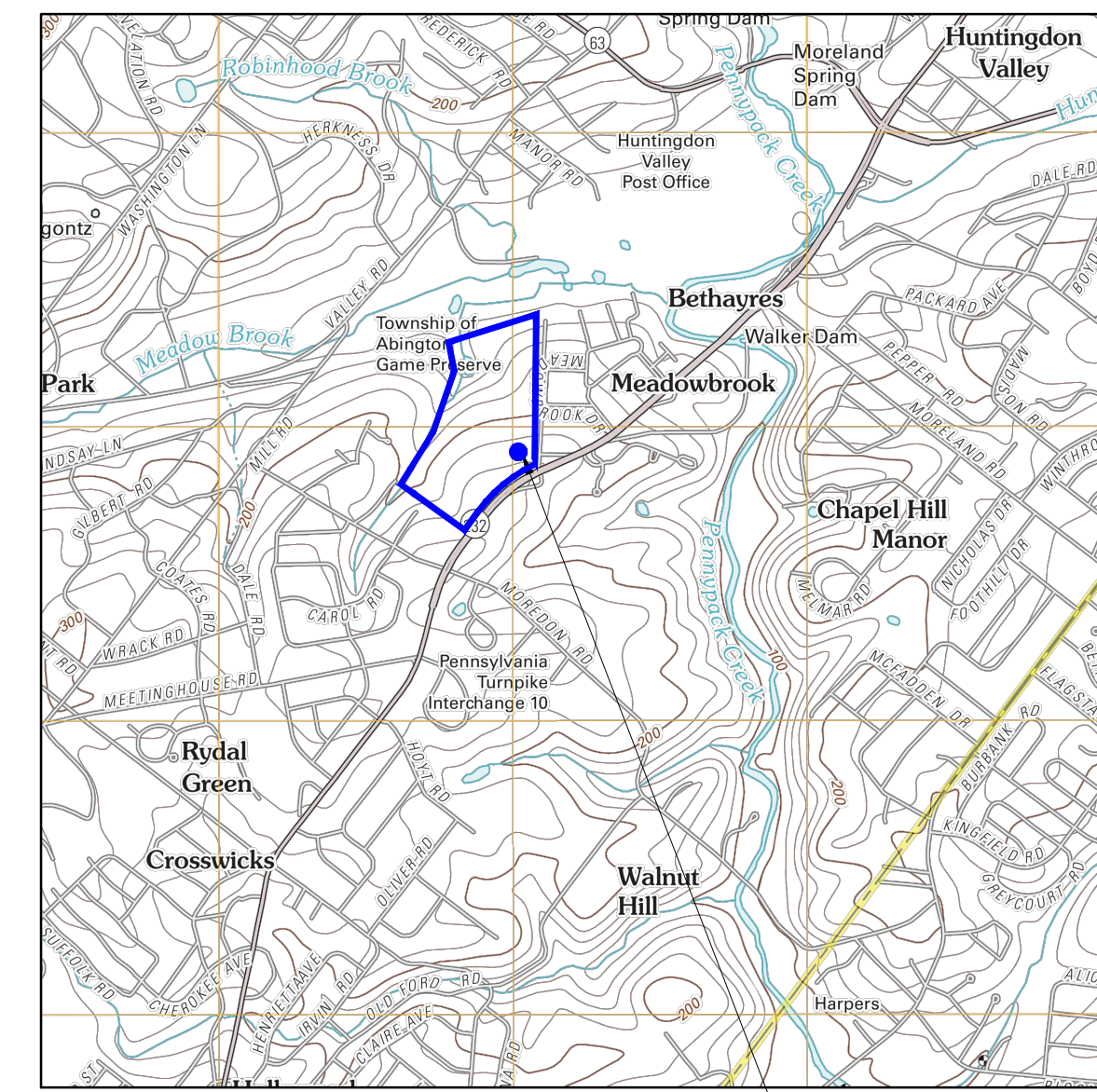
Chris,

Give me a call this morning or let me know when would be good. Shouldn't take more than a few minutes.

Shaun Littlefield  
Zoning Officer



Boles, Smyth Associates Inc. Consulting Civil Engineers Philadelphia PA 19103



LOCATION MAP PROJECT AREA SCALE: 1"=2000' USGS QUAD: Frankford PA-NJ (2011)

GENERAL NOTES

- 1. OWNER/APPLICANT: HOLY REDEEMER HEALTH SYSTEM 667 WELSH ROAD HUNTINGDON VALLEY, PA 19006
2. LOCATION: HUNTINGDON PIKE S.R. 0232 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA
3. AREA: 49.68 AC.
4. BOUNDARY INFORMATION TAKEN FROM A CONDOMINIUM PLAN PREPARED BY: TEI CONSULTING ENGINEERS INC. DATED 03/14/2019.
5. TOPOGRAPHIC INFORMATION ON PLANS COMPILED PHOTOGRAMMETRICALLY BY PROMAPS OF MOORESTOWN, NJ DATED APRIL 2003. TOPOGRAPHIC INFORMATION AND UPDATED BY GROUND SURVEY IN FEBRUARY 2019.
6. ELEVATIONS BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929) SUBTRACT 4.44 FT TO CONVERT TO SEWER DATUM.
7. THE PROJECT IS LOCATED WITHIN A ZONE X ON FEMA FLOOD MAP PANEL NO. 42091C0402G EFFECTIVE MARCH 2, 2016. ZONE X IS DESCRIBED AS, "AREAS DETERMINED TO BE OUTSIDE THE 500 YR. FLOODPLAIN".
8. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 50 OF 2017 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION. PA ONE-CALL FOR THIS PROJECT MADE JANUARY 6, 2021, SERIAL NO. 20210063049.
9. PROPERTY IS ZONED CS, COMMUNITY SERVICE.
10. WATER SUPPLY TO BE FROM PREEXISTING SERVICE CONNECTIONS PROVIDED BY PHILADELPHIA SUBURBAN WATER CO. NO NEW SERVICE CONNECTIONS ARE PROPOSED.
11. WASTEWATER DISPOSAL TO ABINGTON TOWNSHIP. NO NEW SERVICE CONNECTIONS ARE PROPOSED.
12. A SPECIAL IS REQUESTED FOR EXPANSION OF THE HOSPITAL USE

ZONING REGULATIONS - CS COMMUNITY SERVICE

Table with 4 columns: DIMENSION, REQUIRED, EXISTING, PROPOSED. Rows include LOT AREA, LOT WIDTH, LOT DEPTH, FRONT YARD, SIDE YARD, REAR YARD, BUILDING AREA, IMPERVIOUS COVER, GREEN AREA, BUILDING HEIGHT, BUILDING LENGTH, BUILDING USE, PARKING, TOTAL SPACES, ACCESSIBLE SPACES, VAN SPACES.

NOTES:

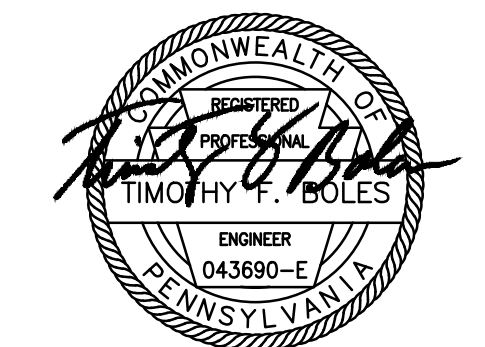
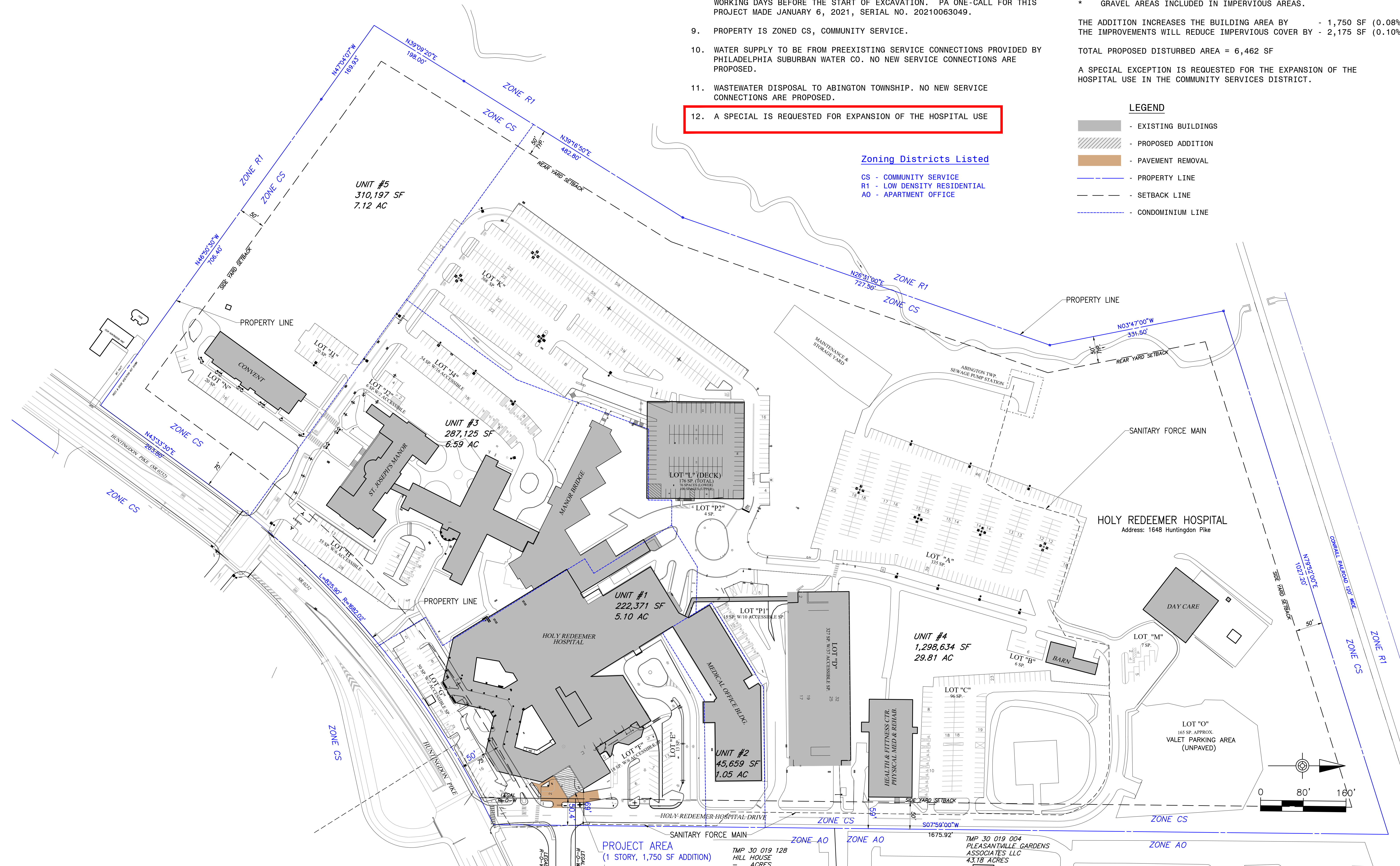
\* GRAVEL AREAS INCLUDED IN IMPERVIOUS AREAS. THE ADDITION INCREASES THE BUILDING AREA BY - 1,750 SF (0.08%) THE IMPROVEMENTS WILL REDUCE IMPERVIOUS COVER BY - 2,175 SF (0.10%) TOTAL PROPOSED DISTURBED AREA = 6,462 SF A SPECIAL EXCEPTION IS REQUESTED FOR THE EXPANSION OF THE HOSPITAL USE IN THE COMMUNITY SERVICES DISTRICT.

LEGEND

- EXISTING BUILDINGS
- PROPOSED ADDITION
- PAVEMENT REMOVAL
- PROPERTY LINE
- SETBACK LINE
- CONDOMINIUM LINE

Zoning Districts Listed

- CS - COMMUNITY SERVICE
R1 - LOW DENSITY RESIDENTIAL
AO - APARTMENT OFFICE



Revisions

Drawing Date April 7, 2021

HRH - Linear Accelerator Addition and Alteration

1648 Huntingdon Pike Meadowbrook, PA 19046

Project No.

Sheet Title Zoning Site Plan

104 Shockoe St., Richmond, Virginia 23219 Telephone 804.781.2500

111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203 Telephone 414.272.2000 Fax 414.272.2001

722 Williamson Street, Madison, Wisconsin 53703 Telephone 608.283.6300 Fax 608.283.6317

Sheet No. Z-1



Boles, Smyth Associates, Inc.  
2400 Chestnut Street Philadelphia, PA 19103 215-561-2644

April 7, 2021

Township of Abington  
1176 Old York Road,  
Abington, PA 19001

Attn: Shaun Littlefield, Zoning Officer

Re: Holy Redeemer Hospital, Linear Accelerator  
1648 Huntingdon Pike, Meadowbrook, PA 19046  
Zoning Application and Plan

Dear Mr. Littlefield:

Attached please find the Zoning Application and Zoning Site Plan for the Proposed Building Addition at Holy Redeemer Hospital Cancer Center for the installation of a new Linear Accelerator. The improvements require a Special Exception for the expansion of the Hospital Use in the Community Services District.

Included are the following:

- Zoning Application
- 10 copies of the Zoning Site Plan
- Check for \$1,500.00 for the Application Fee

Please contact me if you have any questions or need any additional information.

Sincerely,

Timothy F. Boles, P.E.  
Attachments

**Zoning Hearing Board Application**

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site. The plan may not be more than one (1) year old.

The Undersigned herein makes application for:

- Request for Variance from the Zoning Ordinance.
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number: **(215) 938-2022**

**Holy Redeemer Health System (now known as Redeemer Health)**  
**Attn: Jack H. Dempster**  
**Vice President, Facilities and Construction**  
**667 Welsh Road**  
**Huntingdon Valley, PA 19006**

2. Name and address of the applicant: Phone number:

**Same as above.**

3. Name and address of the attorney: Phone number: **(610) 640-5812**

**Christopher E. Cummings**  
**Stradley Ronon Stevens & Young, LLP**  
**30 Valley Stream Parkway**  
**Malvern, PA 19355**

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application. Example: equitable owner, agent, lessee, etc.

**N/A**

5. Description of the property:

Address/location **1648 Huntingdon Pike**

Present use **Holy Redeemer Hospital**

Proposed improvement **1,750 (gross floor area) square foot building addition to house a linear accelerator**

**Zoning Hearing Board Application**

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



- 6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:

**Holy Redeemer Hospital is a use permitted by special exception which was granted in 1956. Under Section 2102.B, the expansion of a use permitted by special exception must also be approved by special exception.**

- 7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

**Township Ordinance Sections 2102.B and 2601.L(4).**

- 8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.

**As noted above, the applicant must obtain a special exception in order to expand the existing hospital building. The application is for a relatively small expansion of the hospital building. The addition to the hospital building will house a medical linear accelerator for use in the treatment of patients diagnosed with cancer. If the special exception is not granted, the applicant's ability to provide necessary radiation therapy to its cancer patients will be diminished.**

- 9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.

**A special exception permitting the hospital use was granted in 1956.**

- 10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision. A minimum of eight (8) copies are required to be submitted.

Signature of Applicant

Signature of Owner

Internal Validation:

Date Received:

Fee Paid:

Case:

\_\_\_\_\_  
Signature of the Zoning Officer

**BOLES SMYTH ASSOCIATES INC**

2400 CHESTNUT STREET  
PHILADELPHIA, PA 19103

**CITIZENS BANK**  
1701 JFK BLVD.  
PHILADELPHIA, PA 19103

**2883**

3-7615/360

4/7/21

PAY TO THE  
ORDER OF

Abington Township

\$ 1500.00

fifteen hundred

00/100 DOLLARS

MEMO:

Zoning Application  
1648 Huntingdon Pike  
7709

[Signature]  
AUTHORIZED SIGNATURE

⑈002883⑈ ⑆036076150⑆ 6304083029⑈

**BOLES SMYTH ASSOCIATES INC**

**2883**

**BOLES SMYTH ASSOCIATES INC**

**2883**

## Redeemer Village - 1551 Huntingdon Pike

Cummings, Christopher <CCummings@STRADLEY.COM>

Mon 5/3/2021 9:47 AM

To: Shaun Littlefield <slittlefield@AbingtonPA.gov>; tfoles@bolessmyth.com <tfoles@bolessmyth.com>

Cc: 'Jack Dempster' <Jdempster@holyredeemer.com>

Shaun,

Per our call, please allow this email to amend zoning application 21-18 – 1551 Huntingdon Pike - to eliminate the request for a variance from Abington Zoning Code Section 1604, since no relief is required under that Section.

Thanks.

[bio](#) | [vcard](#) | [email](#) | [map](#) | [website](#)

### **Christopher E. Cummings**

Stradley Ronon Stevens &  
Young, LLP

p: 610.640.5812 | c:

267.968.2680

f: 610.640.1965

---

30 Valley Stream Parkway

Malvern, PA 19355-1481



This e-mail is from the law firm of Stradley Ronon Stevens & Young, LLP, and may contain information that is confidential or privileged. If you are not the intended recipient, do not read, copy or distribute the e-mail or any attachments. Instead, please notify the sender and delete the e-mail and attachments. Thank you.

**Zoning Hearing Board Application**

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



This application must be accompanied by a minimum of ten (10) copies of the plot plan of the property, prepared and signed by a registered land surveyor or professional engineer. The plan must include lot area, lot dimensions, coverage percentages, existing structures, other improvements, proposed improvements, off-street parking, buffers and all characteristics on the site. The plan may not be more than one (1) year old.

The Undersigned herein makes application for:

- Request for Variance from the Zoning Ordinance.
- Request for a Special Exception as provided by the Zoning Ordinance.
- Appeal from the actions of the Zoning Officer.

1. Name and address of the owner of the land: Phone number: **(215) 938-2022**

**Redeemer Village  
Attn: Jack H. Dempster  
Vice President, Facilities and Construction  
521 Moredon Road  
Huntingdon Valley, PA 19006**

2. Name and address of the applicant: Phone number: **Same as above**

**Same as Owner**

3. Name and address of the attorney: Phone number: **(610) 640-5812**

**Christopher E. Cummings  
Stradley Ronon Stevens & Young, LLP  
30 Valley Stream Parkway  
Malvern, PA 19355**

4. If the applicant is not the owner of the property, list the applicant's interest in filing this application. Example: equitable owner, agent, lessee, etc.

**N/A**

5. Description of the property:

Address/location 1551 Huntingdon Pike

Present use Redeemer Village - affordable multifamily housing for senior citizens

**Zoning Hearing Board Application**

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



Proposed improvement      Elevator tower, along with pavement for a patio, 4 new ADA parking spaces, two access ramps and a canopy above an entranceway

6. State briefly the reasons for which the proposed improvements or use does not meet the requirements of the Zoning Ordinance, and the nature of relief you are seeking:

**Redeemer Village apartment community is a use permitted by special exception. Under Section 2102.B, the expansion or alteration of a use permitted by special exception must also be approved by special exception.**

**The construction of one of the ramps to provide ADA compliant access to the building will encroach on a prohibitive slope. Accordingly, a waiver or variance from Section 1604 is requested.**

7. List the specific section of the Zoning Ordinance upon which the application for a variance or special exception is based:

**Township Ordinance Sections 2102.B and 2601.L(4) (with respect to the special exception) and Section 1604 (with respect to the waiver or variance).**

8. Describe in detail the grounds for the appeal, or the reasons both in law and in fact for the granting of the variance or special exception, describing in detail the nature of the unique circumstances, and the specific hardship justifying your request for approval of the application.

**As noted above, the applicant must obtain a special exception in order to add the proposed elevator tower and make other exterior alterations to the property. The application is for a relatively small expansion of the Redeemer Village building. The addition to the age-qualified apartment building of a new elevator tower and other improvements will allow the elderly residents to more easily access the building and their individual apartments. For similar reasons, the new ramp will allow the elderly residents to more easily access the building.**

9. List any and all prior Zoning Hearing Board action regarding the property. List the date, case number and the nature of the zoning relief granted.

**Not known.**

10. List any and all additional information, records, transcripts which may be helpful to the Zoning Hearing Board in rendering a decision. A minimum of eight (8) copies are required to be submitted.

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Signature of Owner

***Zoning Hearing Board Application***

Abington Township, PA

1176 Old York Road, Abington PA 19001, Fax: 215-884-8271, Telephone: 267-536-1000 x4



Internal Validation:

Date Received:

Fee Paid:

Case:

\_\_\_\_\_  
Signature of the Zoning Officer

**BOLES SMYTH ASSOCIATES INC**

2400 CHESTNUT STREET  
PHILADELPHIA, PA 19103

**CITIZENS BANK**  
1701 JFK BLVD.  
PHILADELPHIA, PA 19103

**2881**

3-7615/360

9/7/21

PAY TO THE  
ORDER OF

Abington Township

\$ 1500.00

fifteen hundred

00/100

DOLLARS

*Zoning Application*

MEMO:

*1551 Huntingdon Pike  
77.08*

*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

⑈00288⑈ ⑆036076⑆50⑆ 6304083029⑈

**BOLES SMYTH ASSOCIATES INC**

**2881**

**BOLES SMYTH ASSOCIATES INC**

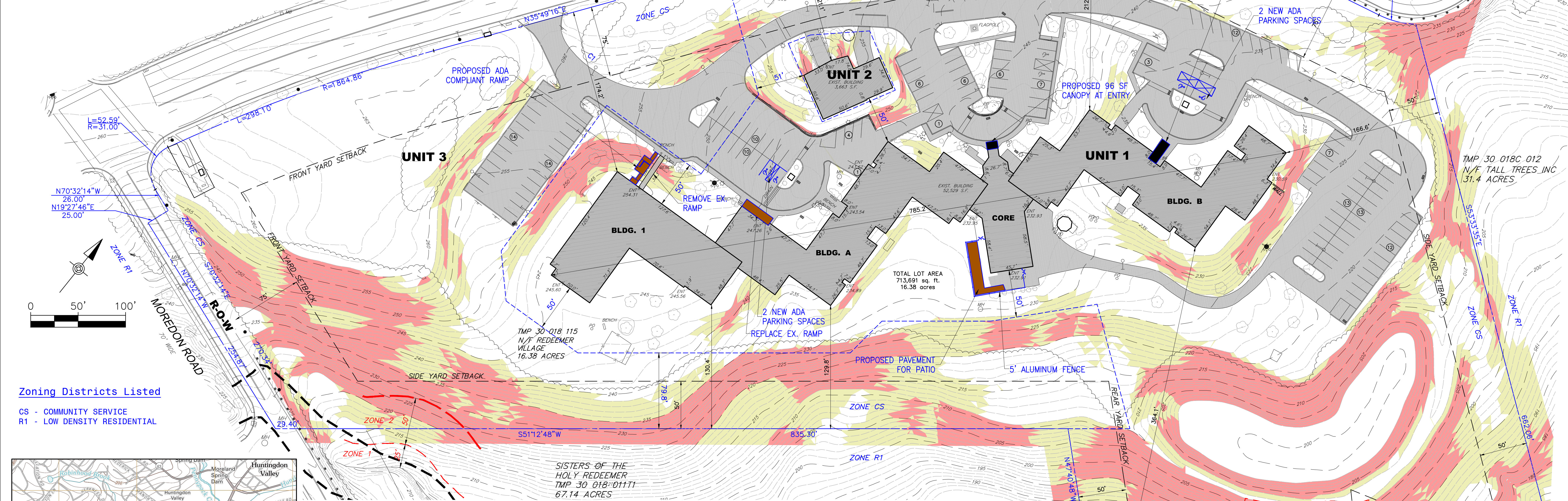
**2881**

**GENERAL NOTES**

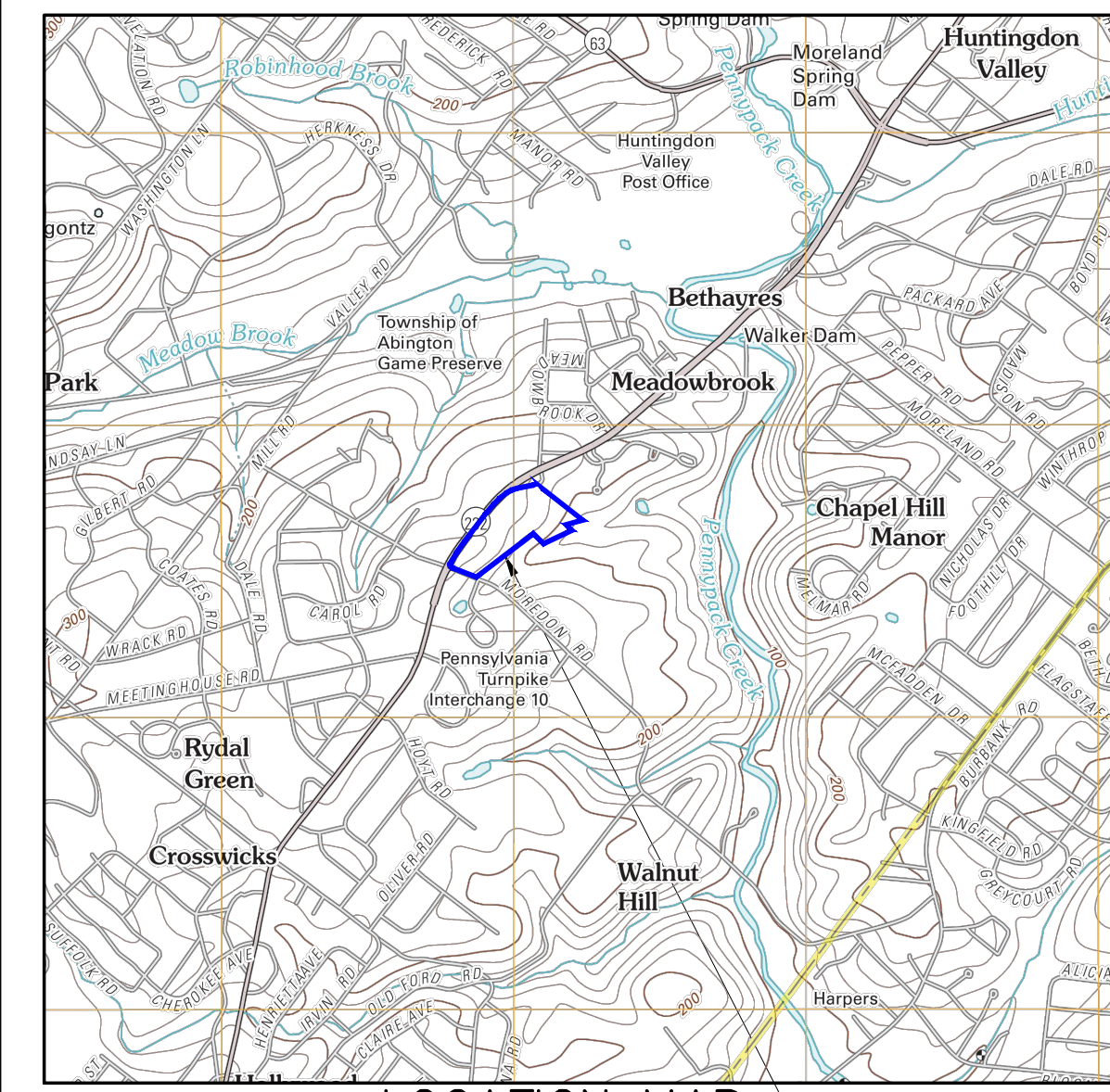
- OWNER/ APPLICANT: REDEEMER VILLAGE  
521 MOREDON ROAD  
HUNTINGDON VALLEY, PA 19006
- LOCATION: 1551 HUNTINGDON PIKE  
ABINGTON TWP. MONTGOMERY CO, PA  
TMP 30 018 115  
PARCEL 30-00-31676-00-1  
LOT AREA: 16.38 AC.
- BOUNDARY INFORMATION TAKEN FROM A CONDOMINIUM PLAN PREPARED BY:  
TEI CONSULTING ENGINEERS INC. DATED 07/27/2020, LAST REVISED  
8/26/20.
- TOPOGRAPHIC INFORMATION ON PLANS COMPILED PHOTOGRAMMETRICALLY BY  
PROMAPS OF MOORESTOWN, NJ DATED APRIL 2003. TOPOGRAPHIC  
INFORMATION AND UPDATED BY GROUND SURVEY IN JUNE 2020.
- ELEVATIONS BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929)  
SUBTRACT 4.44 FT TO CONVERT TO SEWER DATUM.
- THE PROJECT IS LOCATED WITHIN A ZONE X ON FEMA FLOOD MAP PANEL  
NO. 42091C0402G EFFECTIVE MARCH 2, 2016. ZONE X IS DESCRIBED  
AS, "AREAS DETERMINED TO BE OUTSIDE THE 500 YR. FLOODPLAIN".

- IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 50  
OF 2017 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW".  
THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA  
VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A  
MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.
- PROPERTY IS ZONED CS, COMMUNITY SERVICE.
- NO NEW WATER OR SEWER SERVICES ARE PROPOSED.
- OVERLAY DISTRICTS - THE SITE IS LOCATED IN:  
- RIPARIAN CORRIDOR CONSERVATION DISTRICT (ARTICLE XV)  
- STEEP SLOPE CONSERVATION DISTRICT (ARTICLE XVI)
- THE CURRENT PARKING COUNT IS A NON-CONFORMING PRE-EXISTING  
CONDITION. ADEQUATE PARKING IS AVAILABLE FOR THE CURRENT USE  
OF THE PROPERTY.

- ZONING RELIEF IS REQUESTED FOR THE FOLLOWING:  
• ENCROACHMENT ON A PROHIBITIVE SLOPE FOR THE CONSTRUCTION OF A  
RAMP TO PROVIDE ADA COMPLIANT ACCESS TO THE BUILDING.  
• SPECIAL EXCEPTION FOR THE MODIFICATION OF AN EXISTING APARTMENT  
BUILDING ORIGINALLY PERMITTED BY SPECIAL EXCEPTION (OR OTHERWISE  
AN EXISTING LAWFUL NON-CONFORMING USE)



**Zoning Districts Listed**  
CS - COMMUNITY SERVICE  
R1 - LOW DENSITY RESIDENTIAL



**ZONING REGULATIONS - CS COMMUNITY SERVICE**

DIMENSION	REQUIRED	EXISTING	PROPOSED
LOT AREA	5 AC	16.38 AC 713,691 SF	NA
LOT WIDTH	400 FT	1,375 FT	NA
LOT DEPTH	400 FT	662 FT	NA
FRONT YARD SETBACK	75 FT	121 FT	121 FT
SIDE YARD SETBACK	50 FT	129 FT	129 FT
REAR YARD SETBACK	50 FT	364 FT	364 FT
BUILDING AREA	25% (MAX)	7.9 % 56,435 SF	8.0 % 56,781 SF
IMPERVIOUS COVER	40% (MAX)	24.1 %* 171,830 SF	24.2 %* 172,784 SF
GREEN AREA	62% (MIN)	75.9 % 541,862 SF	75.8 % 540,908 SF
BUILDING USE	-	E-15 SENIOR LIVING	E-15 SENIOR LIVING

	REQUIRED	EXISTING	PROPOSED
TOTAL UNITS (1 BEDROOM)	-	200	200
PARKING			
TOTAL SPACES	266	152	150
ACCESSIBLE SP.	7	2	4
VAN SPACES +	1	2	2

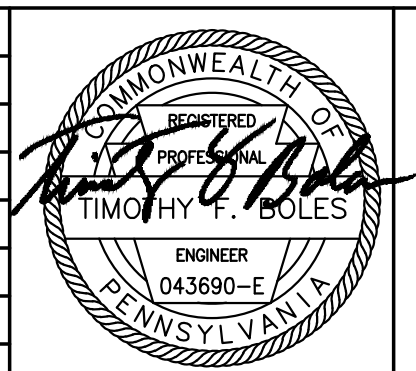
**NOTES:**  
\* GRAVEL AREAS INCLUDED IN IMPERVIOUS AREAS.  
+ INCLUDED IN COUNT OF ACCESSIBLE SPACES.  
  
THE ADDITION INCREASES THE BUILDING AREA BY - 346 SF (0.1%)  
THE IMPROVEMENTS WILL INCREASE IMPERVIOUS COVER BY - 954 SF (0.1%)  
  
TOTAL PROPOSED DISTURBED AREA WILL BE LESS THAN 2500 SF

**LEGEND**

- EXISTING PAVEMENT
- EXISTING BUILDINGS
- PROPOSED ADDITION
- PATIO OR RAMP PAVEMENT
- PROPERTY LINE
- SETBACK LINE
- CONDOMINIUM LINE
- STEEP SLOPE 15%-25%
- STEEP SLOPE 25% & OVER
- FLOOD PLAIN (ZONE AE)
- FLOOD PLAIN BOUNDARY
- RIPARIAN BUFFER (ZONE 1)
- RIPARIAN BUFFER (ZONE 2)

**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE - STOP CALL  
**PA**  
SYSTEM, INC.  
CALL 1-800-242-1776

No	Date	Description	REVISIONS



**ENGINEER:**  
**Boles, Smyth Associates Inc.**  
Consulting Civil Engineers  
2400 Chestnut Street - Philadelphia PA, 19103  
215-561-2644 (P) - 215-561-0501 (F)

**OWNER/DEVELOPER:**  
**Redeemer Village**  
1551 Huntingdon Pike  
Meadowbrook, PA 19046

**PROJECT:**  
The Preservation Rehabilitation of  
Redeemer Village I & II  
**PROJECT ADDRESS:**  
1551 Huntingdon Pike  
Huntingdon Valley, PA 19006

**SHEET:**  
**Zoning Site Plan**  
Project No.: 77.08  
Date: 4-7-2021  
Scale: As Noted  
Drawn by: TFB  
Checked: TFB  
Dwg No. **Z-1**