

BUILDING AND ZONING COMMITTEE

Morton J. Simon, Jr. - Chairman
Harvey Portner – Vice Chairman
Kathy A. Hampton - Member
Charles D. McKeown – Member
Daniel B. Norris - Member
J. Andrew Sharkey – Member
Art Haywood – Ex-Officio Member

Wednesday, November 7, 2012
8:15 P.M.
Curtis Hall

AGENDA

1. Review of the Zoning Hearing Board Agenda for November 19, 2012 (see attached).
2. Review of the Planning Commission meeting minutes of October 22, 2012 (see attached).
3. Review of Recent Decision (s) of the Zoning Hearing Board.
4. Report of the Building Inspector for October, 2012 (see attached).
5. Consider approval of a Certificate of Appropriateness for signage in the Elkins Park West Commercial District (see attached).
6. Recommend the award of a Professional Services Contract for an Interim Township Engineer.
7. Old Business.
8. New Business.
9. Citizens' Forum.
10. Adjournment.



Bryan T. Havir
Acting Township Manager

ZONING HEARING BOARD

AGENDA

FOR

NOVEMBER 19, 2012

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for 1347 Cheltenham Avenue, Elkins Park, PA 19027 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- A. Cheltenham Township Building and Zoning Committee on Wednesday, November 7, 2012 at 8:00 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on Monday, November 19, 2012 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3449: (Revised) Appeal of 1347 Cheltenham Ave. Associates, L.P., c/o David Ahn, 89 Bruce Drive, Holland, PA 18966, equitable owner of property known as 1347 Cheltenham Ave., Elkins Park, PA 19027, zoned C-4, from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a 24,240 SF restaurant with banquet facilities and shared parking with 1330 Willow Ave., 1344 Cheltenham Ave. and 1349 Cheltenham Ave. The banquet facility is an allowable accessory use to the permitted restaurant use. Access easements will be required for interconnected access driveways.

The following Zoning Relief is required for the existing building, formerly used as an office building:

- a. A Variance from the rules and regulations of CSS 295-221.I to allow for a total of 135 shared parking spaces for the restaurant and banquet uses, which is less than the required 155 parking spaces during evening use.
- b. A Variance from the rules and regulations of CSS 295-57 to allow for the expansion of the parking non-conformance use in a residential district at 1330 Willow Avenue (zoned R-7 Residence District). The proposed parking is in the rear yard immediately adjacent to the parking lot on 1347 Cheltenham Avenue.
- c. A Use Variance from the rules and regulations of CSS 295-57 to allow for the construction of a proposed parking lot (37 spaces) on the vacant lot located at 1344 Willow Avenue (zoned R-7 Residence District). The proposed parking lot encroaches within the front, rear and side yard setback areas.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

PHILADELPHIA

OF

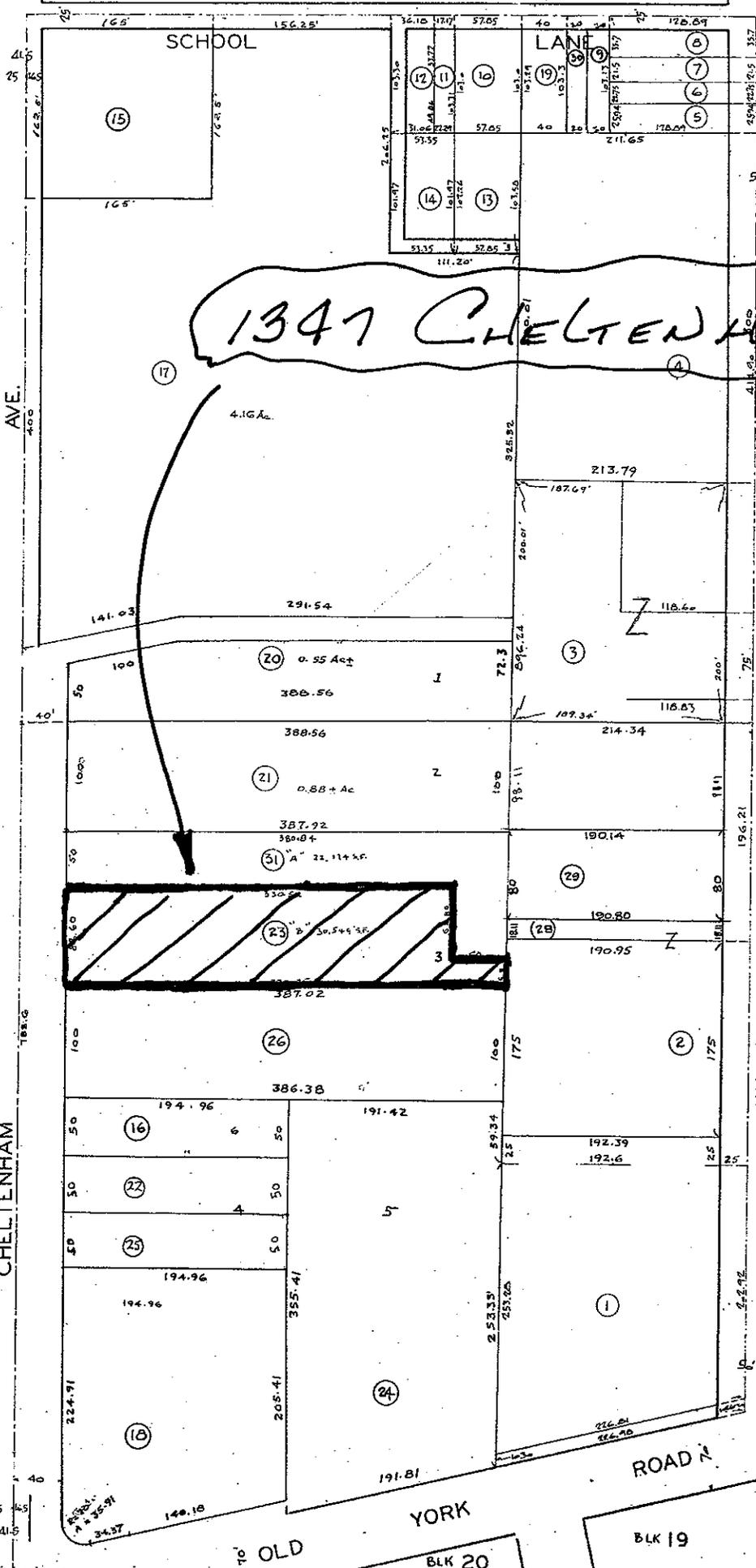
CITY

CHELLENHAM

AVE.

AVE.

WILLOW



1347 CHELTENHAM AVE.

BLOCK 189

CHELLENHAM TOWNSHIP
MONTGOMERY CO. PA.
REAL ESTATE REGISTRY
BLOCK 194
SCALE 1" = 60'
JULY 1, 1939. DRAWN BY P.F.K.
CHECKED BY H.N.R.

24B 3449-4

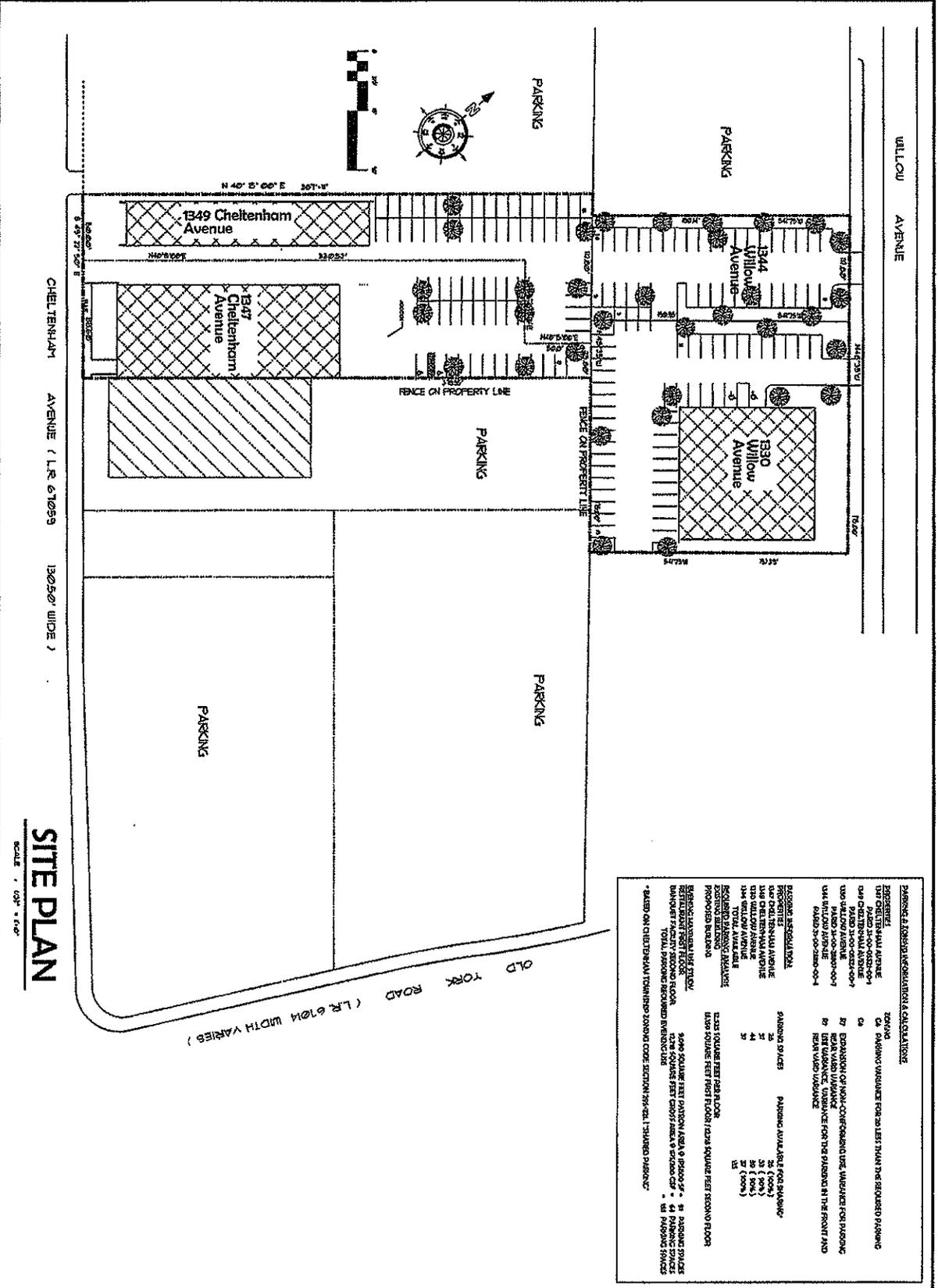
**ADDENDUM FOR ZONING APPLICATION FOR 1347 CHELTENHAM
AVENUE, ELKINS PARK, PA.**

Applicant proposes to use the property as a 24,240 square foot restaurant with a private dining and banquet facilities on the second floor and share parking on the adjacent properties of 1349 Cheltenham Avenue, 1330 Willow Avenue and 1344 Willow Avenue. The adjacent properties of 1349 and 1330 Willow Avenue are office buildings used primarily during the daytime hours. The adjacent property 1344 Willow Avenue is a vacant lot. There will be no change to the building, impervious coverage, green space or buffer area with the existing building and property.

Applicant requests the following relief from the Cheltenham Township Zoning Hearing Board:

- (1) A variance from Article XXIX, Section 295-221 (shared parking) to permit a reduction in the number of required off-street parking spaces so as to allow for landscaping. The required number of off-street parking spaces is 155 and Applicant is proposing 135 off-street parking spaces.
- (2) A determination under Article XXIX, Section 295-127K that the second floor of the building located on 1347 Cheltenham Avenue may be used for private dining and banquet facilities, or, in the alternative, a determination that the second floor private dining and banquet facilities are an accessory use.
- (3) A variance from Article X (R7 Residence District), Section 295-57 to allow expansion of a non conforming use on 1330 Willow Avenue.
- (4) In the alternative, a variance to allow parking in the rear yard on 1330 Willow Avenue.
- (5) A variance from Article X (R7 Residence District), Section 295-60 to allow parking within the front and rear yards on 1344 Willow Avenue.
- (6) A variance from Article X (R7 Residence District), Section 295-57 for a use variance to allow a parking lot on 1344 Willow Avenue.

This Application satisfies the requirements of the Pennsylvania Municipalities Planning Code and the Cheltenham Township Zoning Ordinance with respect to the request for the variances and determinations.



SITE PLAN

SCALE : 1/8" = 1'-0"

PROPOSED	EXISTING	REMARKS
1349 CHELTENHAM AVENUE	1349 CHELTENHAM AVENUE	EXISTING BUILDING
1347 CHELTENHAM AVENUE	1347 CHELTENHAM AVENUE	EXISTING BUILDING
1330 WILLOW AVENUE	1330 WILLOW AVENUE	EXISTING BUILDING
PARKING	PARKING	EXISTING AND PROPOSED
FENCE ON PROPERTY LINE	FENCE ON PROPERTY LINE	EXISTING

GRP ARCHITECTS, PC
ARCHITECTURE
PLANNING
400 CRENSHAW AVENUE
UNIVERSITY CITY, PA 19084
215.683.1200
215.683.1299

Zoning Plan & Proposed Shared Parking Plan
for
1347 Cheltenham Avenue
Elirins Park PA

REVISION /
DATE : 3 Oct 2012
SCALE : 1/8" = 1'-0"
PROJ. NO. : 1021

© COPYRIGHT 2012
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NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for 527 Lindley Rd., Glenside, PA 19038 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- A. Cheltenham Township Building and Zoning Committee on Wednesday, November 7, 2012 at 8:00 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on Monday, November 19, 2012 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3453: Appeal of owners of premises known as 527 Lindley Rd, Glenside, PA zoned R-4, from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a 22' x 25' garage on the northwest side of the premises.

The following Zoning Relief is required for the existing single family dwelling:

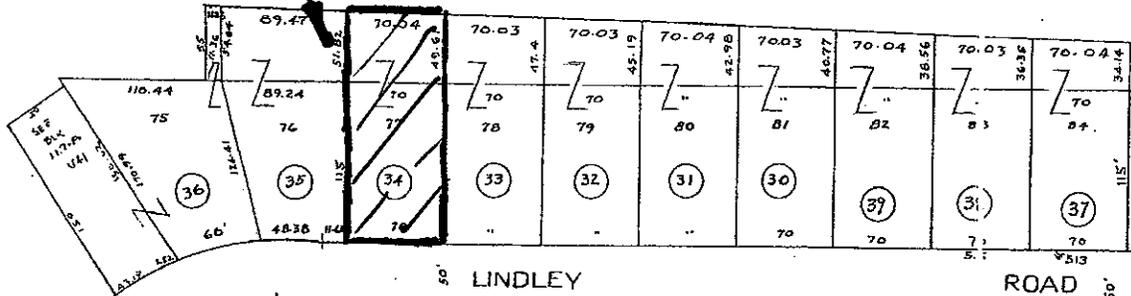
- a. A Variance from the rules and regulations of CSS 295-39.B.(1) to allow the construction of a 22' x 25' garage with a side yard setback of 5.08' +/- which is less than the required 10' side yard setback width.

The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

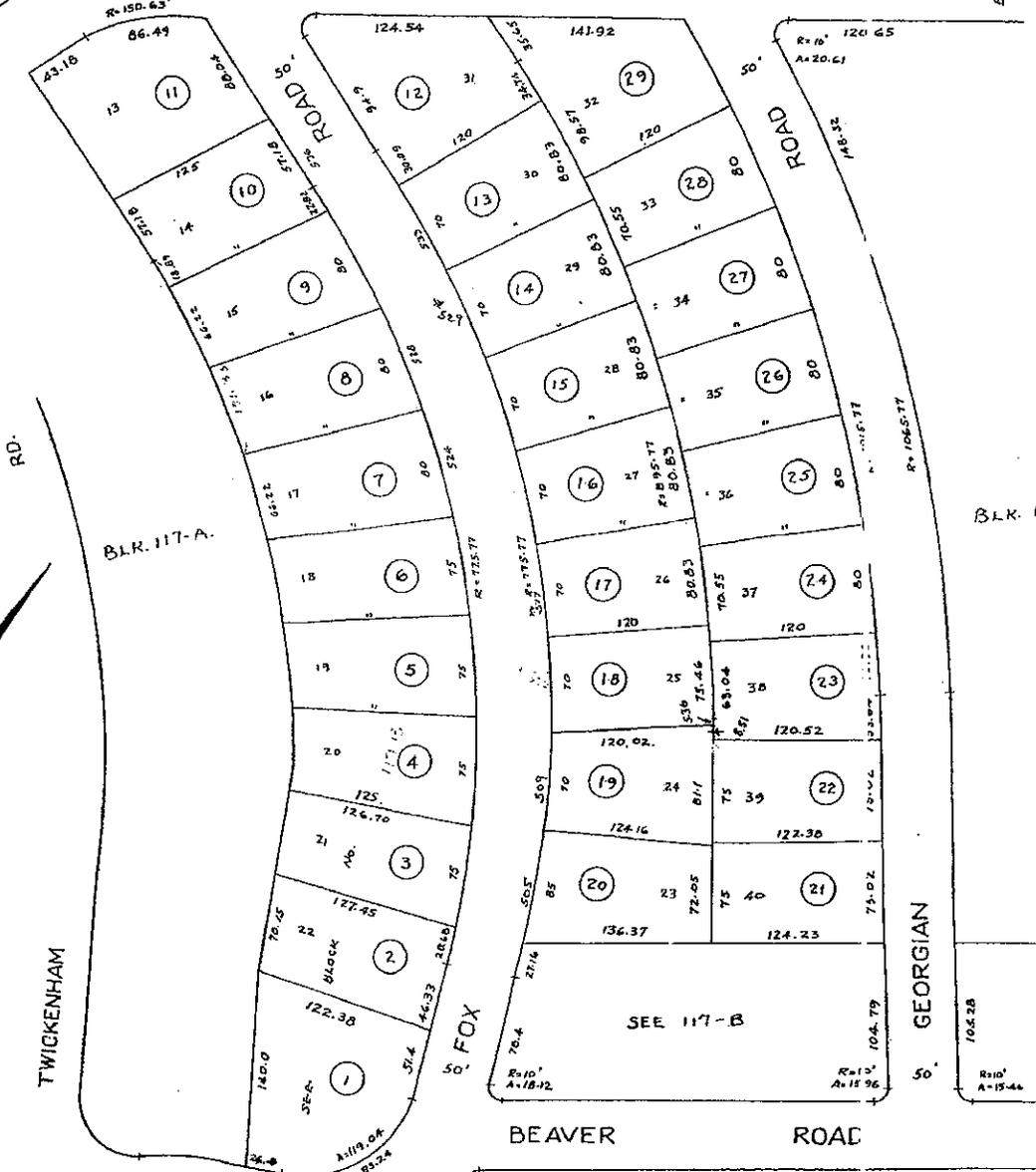
527 LINDLEY RD.

BLK. 118



LINDLEY ROAD

ROAD



RD.

BLK. 117-A.

BLK. 117-D

BEAVER ROAD

ROAD

BLK. 117-B

CHELTENHAM TOWNSHIP

BLOCK No. 117-C

SCALE 1" = 60 FT.

ZHB 3453-4

The Planning Commission ("PC") meeting was held tonight at the Township Administration Building. The following Planning Commission members were present: Messrs. Cross, Leighton, Goldfarb, Winneberger and DiBenedetto and also present was ex-officio members Harrower and Laughlin. Also present was Patrick J. Duffy, Director of Engineering, Zoning & Inspections.

1. Acceptance of the minutes of the September 24, 2012 Meeting.

Mr. Harrower stated that he felt like the previous meeting minutes did not adequately reflect his comments regarding the notifications for the Wyncote Elementary School.

Mr. Winneberger stated that he was listed as being present at the September 24, 2012 meeting when he was absent.

Mr. Leighton made a Motion to approve the minutes as amended, Mr. Brockington seconded the Motion; the Motion passed.

2. Review of Zoning Hearing Board Agenda for November 19, 2012.

APPEAL NO. 3453: Appeal of owners of premises known as 527 Lindley Rd, Glenside, PA zoned R-4, from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a 22' x 25' garage on the northwest side of the premises.

The following Zoning Relief is required for the existing single family dwelling:

- a. A Variance from the rules and regulations of CSS 295-39.B.(1) to allow the construction of a 22' x 25' garage with a side yard setback of 5.08'+/- which is less than the required 10' side yard setback width.

Jennifer McCormick property owner and Bob Showalter Landscape Architect were present for this application.

Mr. Cross asked if there were photos of the proposed garage. Mr. Showalter presented a plan of the current house location and the proposed location for the garage. Discussion ensued regarding points on the plan.

Mr. Cross asked if the neighbors were in support of the project. Ms. McCormick stated that the neighbors are fine with it and one of her neighbors has a garage identical to the one she proposes.

Mr. Cross suggested having plans and pictures of the proposed garage to present to the Zoning Hearing Board. Ms. McCormick stated that the materials being used would be in keeping with that of her house; that being brick and vinyl siding.

Mr. Laughlin suggested that since the proposed garage would impede on the neighbors driveway to obtain a written letter of support for the project.

Mr. Cross suggested checking with the Building and Zoning office to get specifics on the building codes in regards to building height limits and appropriate setbacks.

Mr. Cross asked if the top of the garage could be finished and be used as livable space. Ms. McCormick stated that it could be used as such but that wasn't her intention. Ms. McCormick intends to use it strictly for storage.

Mr. Laughlin recommended changing the plan to show the neighbors driveway in relation to the proposed garage area.

Mr. Winneberger made a motion of No Action; seconded by Mr. Goldfarb. The motion passed.

3. Old Business

Discussion ensued regarding special meeting for Kerlin Farm. Mr. Duffy stated there will be an additional special meeting on November 27, 2012.

Mr. Laughlin asked if there were any new developments for Ashbourne Country Club. Mr. Duffy stated that the final details of the Stipulated Agreement are still being considered.

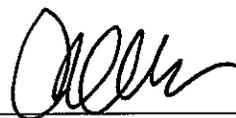
Regarding the Wyncote Elementary School, Mr. Duffy stated that the School District will go before the ZHB without a completed traffic study. Mr. Duffy noted the applicant informed the Township that the final traffic study will be presented and reviewed during the Land Development process. Mr. Duffy stated that the School District is keeping with the original plan and doesn't plan on making any changes to the site layout or building design.

4. New Business

None.

5. Adjournment

Mr. Cross made a motion for adjournment; Mr. Goldfarb seconded the motion, the motion passed. The meeting adjourned at 8:00 P.M.



Bryan T. Havir
Acting Township Manager

Per Holly A. Nagy

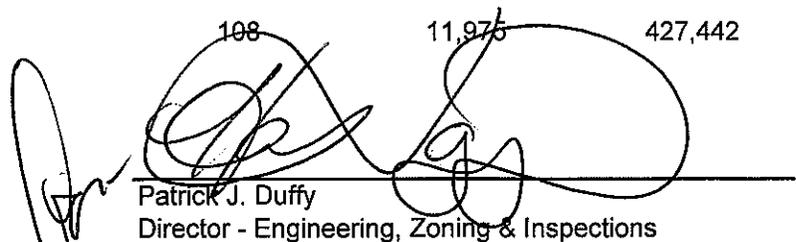
**RECENT
ZONING HEARING BOARD
DECISIONS**

October 31, 2012

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

**COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTOR FOR OCTOBER, 2012**

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	58	29,310	1,465,500
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	2	5,270	263,500
COMMERCIAL			
RENOVATIONS / ALTERATIONS	3	5,295	264,750
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	1	1,030	51,500
FENCE	3	249	249
OCTOBER, 2012	67	41,154	2,045,499
OCTOBER, 2011	46	21,410	624,970
YEAR-TO-DATE 2012	529	182,810	8,911,031
TOTAL 2011	428	114,275.9	4,267,138.9
HEATING & AIR CONDITIONING			
OCTOBER, 2012	5	1,939	96,950
OCTOBER, 2011	7	2,383	47,600
YEAR-TO-DATE 2012	36	17,370	897,550
TOTAL 2011	63	12,591	459,400
ELECTRICAL			
OCTOBER, 2012	7	3,259	163,000
OCTOBER, 2011	16	1,340	26,800
YEAR-TO-DATE 2012	68	16,792	824,657
TOTAL 2011	108	11,976	427,442



Patrick J. Duffy
Director - Engineering, Zoning & Inspections

Township of Cheltenham

Montgomery County, Pennsylvania

Board of Commissioners

Art Haywood, President
Harvey Portner, Vice President
Kathy A. Hampton
Charles D. McKeown
Daniel B. Norris
J. Andrew Sharkey
Morton J. Simon, Jr.

Township Manager

David G. Kraynik



Administration Building

8230 Old York Road
Elkins Park, PA 19027-1589

Phone: 215 887-1000

FAX: 215 887-1561

Website: cheltenhamtownship.org

MEMORANDUM

TO: Patrick J. Duffy, P.E., Director – Engineering, Zoning & Inspections

FROM: Bryan T. Havir, Acting Township Manager

RE: Signage Application

DATE: October 17, 2012

It is my understanding that the following signage permit applications, which were recently filed with your department, was reviewed last evening at the Economic Development Task Force (EDTF) meeting:

1) **ETZ CHAIM, 7900 High School Road, Elkins Park West Commercial District, for two signs.** Although The Design Committee commented as to the green awning, that it would have preferred the applicant keep the white letters and green background and design the letters larger and bolder, the Design Committee recommended to the EDTF that a 72" wide dome awning 36" drop and 35" projection and a 36 "X 24" X ½" wood double-sided hanging sign be approved as presented. Upon motion by Mr. Cohen, and seconded by Mr. Pransky, the recommendation was unanimously accepted by the EDTF.

2) **DOLLAR GLOBAL FOOD MART, 271 S. Easton Road, Glenside Commercial District, for signage.** The Design Committee reported that the sign proposal as submitted was determined not acceptable. Signage size for awning is unacceptable and found to be too large and not in scale with the building. A revised drawing should be submitted back to the Design Committee for review. Please convey this information to the applicant.

Please schedule Item #1 for a consideration of issuance of a COA on the November 7, 2012 Agenda of the Commissioner's Building and Zoning Committee.

Thank you.

BTH/km

cc: Joe Galdo, Director of Fiscal Affairs
Richard Parkes, Building and Zoning Department
Sue Drucker, Building and Zoning Department
Holly Nagy, Building and Zoning Department
David Kratzer, EDTF Design Committee