

Cheltenham Township, believing that public input is appropriate on any item coming before the Commissioners, will recognize any citizen wishing to address a specific item prior to the vote on that issue. In order to be recognized, please raise your hand.

BUILDING AND ZONING COMMITTEE

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

Wednesday, December 5, 2012

8:00 PM

Curtis Hall

AGENDA

1. Review of the Zoning Hearing Board Agenda for December 10, 2012.
See attached.
2. Review of the Planning Commission Meeting Minutes of November 26, 2012.
See attached.
3. Report of the Building Inspector for November 2012. See attached.
4. Old Business
5. New Business
6. Citizens' Forum
7. Adjournment



Bryan T. Havir
Acting Township Manager

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for 560 E. Church Road, Elkins Park, PA 19027 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, November 26, 2012 at 7:30 P.M. at the Township Administration Building Boardroom at 8230 Old York Road, Elkins Park, PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, December 5, 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, December 10, 2012 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO 3455 – Appeal of Young Suk Jeon, owner of premises known as 560 E. Church Road, Elkins Park, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to allow a 21% expansion of an existing facility in a Class C-4 Commercial and Business District.

- a. A Special Exception in accordance with Article XXIX of Chapter 295 of the Cheltenham Code as follows:
 - i. A Special Exception in accordance with CCS 295-227B. for an existing nonconforming building.
 - ii. A Special Exception in accordance with CCS 295-227C.(2) for an addition to a nonconforming building not to exceed 25% of original building.
 - iii. A Special Exception in accordance with CCS 295-227C.(3) for a nonconforming use not to increase the number of employees by more than 25%.
- b. In the alternative to a. i, ii, iii, above, a Variance from CCS 295-133 for a lesser buffer area 0” instead of the required 8’

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.

**Patrick J. Duffy, P.E.
Zoning Officer**

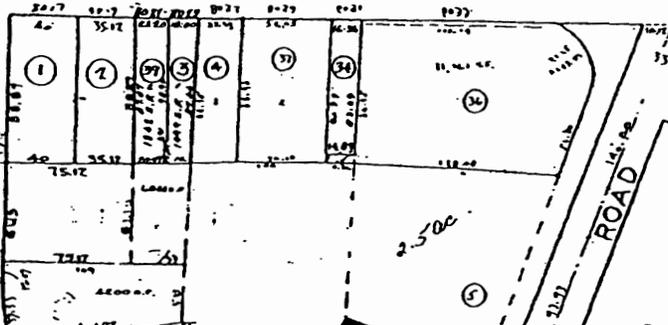
ZHR # 3455-2

560 E. CHURCH RD.

BLOCK 179

OLD YORK ROAD

STARR



Forest Ave

BLOCK 8

CHURCH ROAD

ROAD

CHURCH

AVE.

STARR

RD.

BLOCK 15

MONTGOMERY

29

30

31

32

33

34

28

27

26

25

24

23

22

27

26

25

24

23

22

21

20

PARK

BLOCK 14

174/30

CHELLENHAM TOWNSHIP
 MONTGOMERY CO PA
 REAL ESTATE REGISTRY
BLOCK 13
 SCALE 1"=50' DRAWN BY HMM
 JULY 1, 1939. CHECKED BY HMM

ZHB 3455-4



ARCHITECTS, PC
ARCHITECTURE
PLANNING
 400 GREENWOOD AVENUE
 WYNDOTE PA 19088
 610-383-1390

IN 7881 HARRISBURG, PENNSYLVANIA

Zoning Plan

for

560 East
 Church Road

Elkins Park
 PA 19027

for

Jeon Shuk Sang &
 Woo Young Suk



REVISION 1

DATE 1

SCALE 1 AS NOTED

PROJ NO 1 12873

© COPYRIGHT 2012

PA-1

211B 3455-7



1 Aerial Photo of Existing Conditions
 Scale: 1" = 30'

Site Information

Address 560 East Church Road
 Owner Young Suk Woo & Shuk Sang Jeon
 322 Saint Andrews Place
 Blue Bell, PA 19022

Parcel ID 31-00-00794-00-1
 Block 13 Lot 12

Zoning District C-4
 Lot Size 2282 Square Feet
 Existing Building Gross Area 2000 Square Feet
 Proposed Addition Gross Area 420 Square Feet
 22.4% Increase in Building Area

Front Yard	Min, Required 15'	Provided 22'
Rear Yard	Min, Required 25'	Provided 0' Existing NC
Width of Lot	Min, Required 16'	Provided 25'
Height of Building	Max, Allowed 30'	Provided 25'
Green Area	Min, Required 2.5%	Provided 12.5%
Buffer Zone	Min, Required 8'	Provided 0' Existing NC
Proposed Parking On-Site	2 Parking Spaces	

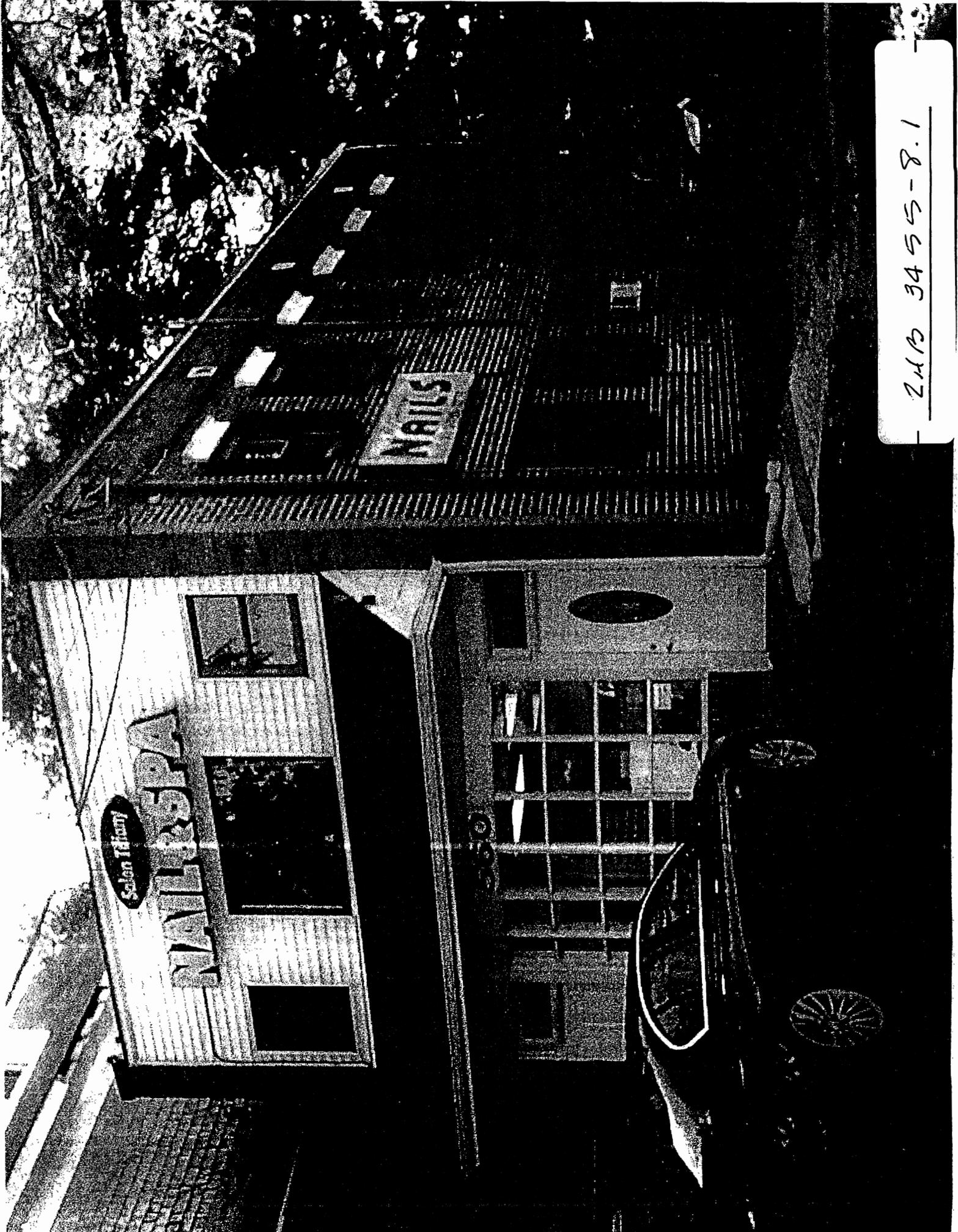
Parking Requirement - Personal Service = 6 Parking Spaces
 2000 Patron Area = 400 SF / 300 SF / Parking Spaces
 Parking Spaces Provided on Lot = 2
 Parking Spaces in Adjacent Public Parking Lot = 4
 [258-221.002(G)]
 Total Parking Required 6

Expansion of Non-Conforming Building as per 258-222.B & C.
 Special Exception has been 25% of Existing Building



1 Proposed Site Plan
 Scale: 1" = 30'

REDUCED
 211B # 3455 EXHIBIT # 211B

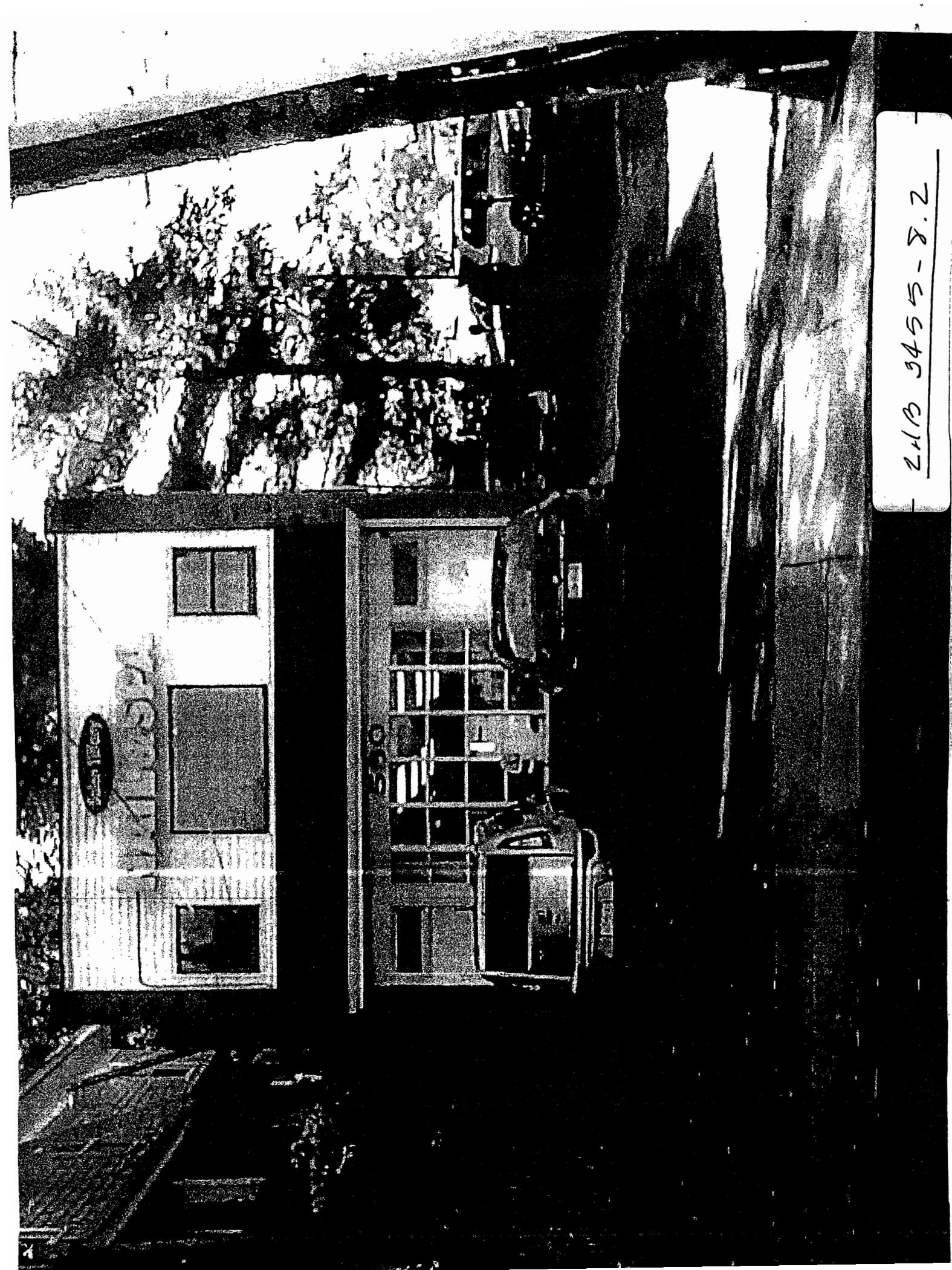


MAILS

Selen Tefany

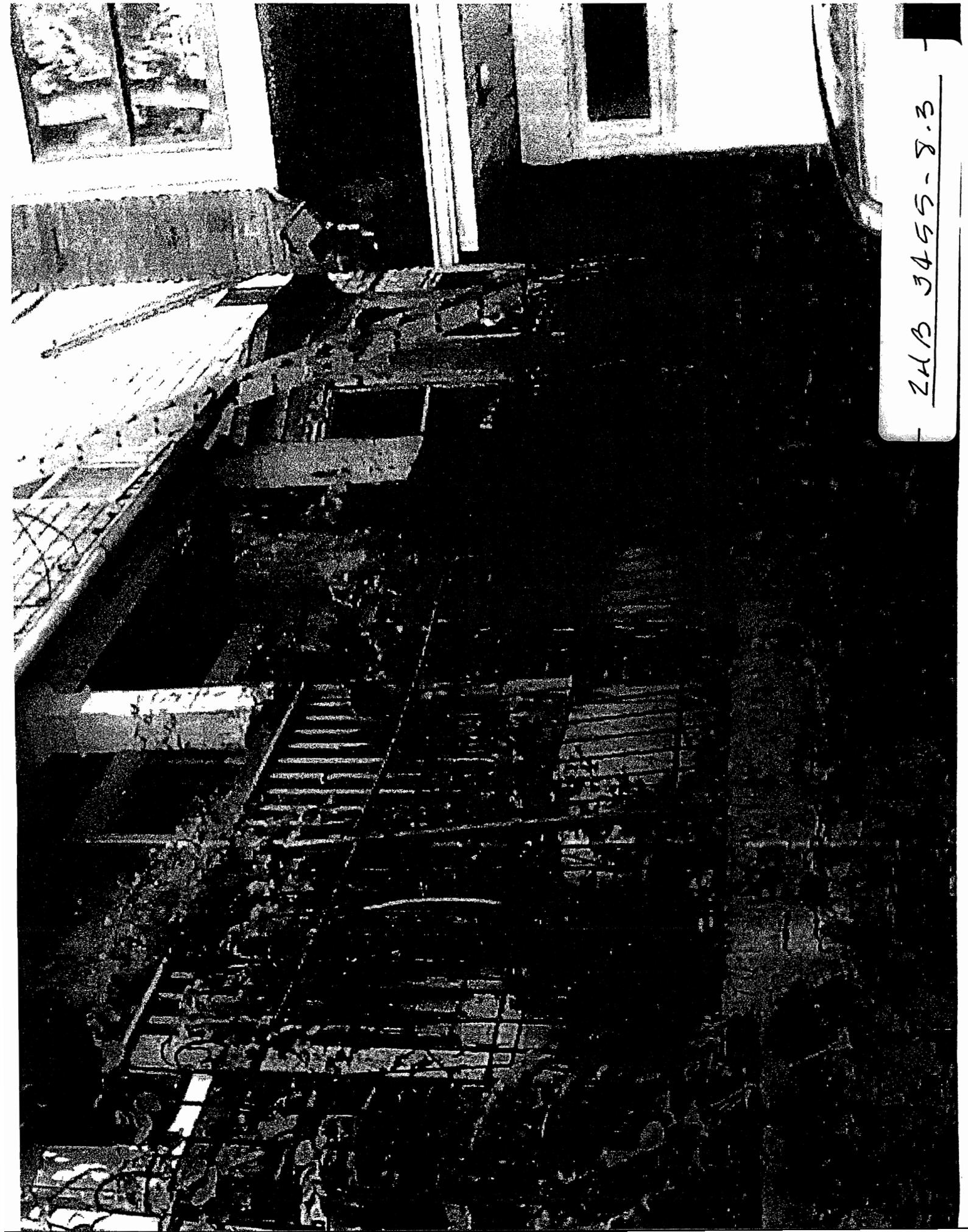
MILITARY

ZMB 3455-8.1



21B 3455-8.2

ZHB 3455-8.3



The Planning Commission (“PC”) meeting was held tonight. The following Planning Commission members were present: Messrs. Cross, DiBeneditto, Gordon, Greenberg, Leighton, and Winneberger. Also present was ex-officio member Laughlin. Staff present was Carmen Reitano, Assistant to Director of Engineering, Zoning & Inspections.

1. Acceptance of the minutes of the October 22, 2012 Meeting.

The minutes of October 22, 2012 were accepted without comment. Mr. Winneberger made the motion and it was seconded by Mr. Gordon.

2. Review of Zoning Hearing Board Agenda for December 10, 2012.

APPEAL NO 3455 – Appeal of Young Suk Jeon, owner of premises known as 560 E. Church Road, Elkins Park, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to allow a 21% expansion of an existing facility in a Class C-4 Commercial and Business District.

- a. A Special Exception in accordance with Article XXIX of Chapter 295 of the Cheltenham Code as follows:
 - i. A Special Exception in accordance with CCS 295-227B. for an existing nonconforming building.
 - ii. A Special Exception in accordance with CCS 295-227C.(2), an addition to a nonconforming building not to exceed 25% of original building.
 - iii. A Special Exception in accordance with CCS 295-227C.(3) for a nonconforming use not to increase the number of employees by more than 25%.
- b. In the alternative to a. i, ii, iii, above, a Variance from CCS 295-133 for a lesser buffer area 0’ instead of the required 8’.

Mr. Reitano discussed the Nail Salon which is set back along the Church Road Street frontage. He stated that it was in the C4 Zoning District and had the advantage of being adjacent to a public parking lot.

Mr. Reitano introduced the Application and called on Mr. Hal Lichtman, the Architect for the applicant, to discuss the proposed project in detail.

Discussion ensued regarding the parking spaces indicated on the photo and the fact that two public parking spaces could also be used.

Mr. Lichtman described the existing stone retaining wall located along the property line as having an eight foot (8') grade differential between the two properties. He also stated that it was the intent to repair the retaining wall as a part of this project.

Mr. Lichtman presented two schemes for review by commission members.

In response to questions raised about each one of the proposed schemes, Mr. Lichtman described the preferred scheme to include a roof deck that would bring additional light and ventilation to the adjacent property. The applicant would also be able to use the roof deck as an open space; they do not want to enclose this deck.

Mr. Cross stated that this scheme (Scheme No. 1) was better than Scheme No. 2 and it would bring light and add flavor to this property.

Mr. Cross asked if the Township Staff had a chance to review this application and visit the site.

Mr. Reitano said that he had inspected the building when they completed their building upgrade and that the space was tight at that time. He discussed the ownership of the wall. He said that part of the conditions should include that the retaining wall be restored.

Discussion ensued regarding the parking situation and confirmation of the size of the parking spaces indicated on the exhibit. The parking size was indicted to be 9' wide x 18' long for each of the two parking spaces.

Mr. Laughlin also discussed the parking along with Mr. Cross discussing the greening of the old parking lot.

Mr. Greenberg discussed esoteric upgrades.

Mr. Cross talked about stone over brick for the exterior wall finishes.

Mr. Winneberger asked if the owners would be updating the signage and Mr. Lichtman said no.

Mr. Leighton talked about the doors on the side. Mr. Lichtman said there was a canopy over the door.

Mr. Laughlin asked if a larger vehicle was parked in the spaces in the front of the building, would any portion of the vehicle infringe on the sidewalk? Mr. Lichtman said there was room for the vehicle and it would not restrict the sidewalk.

As previously discussed, that there would be no wheel stops and there would be room for a car to pull forward, discussion ensued that the retaining wall was fixed to the curb and would remain fixed.

Mr. Cross discussed storm water drainage for the property.

Mr. Lichtman agreed to the elimination of the asphalt and install a small seepage bed to handle the storm water run off.

It was noted the 420 square foot addition should be considered in the storm water impervious area calculations.

Mr. Reitano discussed if air conditioning equipment is to be installed, it will be controlled by a permit and a sound test conducted by the Township. Sound baffling would be required to be installed if it is determined there is excessive noise.

Mr. Lichtman said there are existing condensers on the ground. If one additional was necessary, then it would be handled by a permit.

Mr. Laughlin stated that he was not in favor of having the condensing unit on the ground floor and if one additional one was necessary, then it would be installed on the second floor.

Mr. DiBeneditto talked about the owner of the adjacent side porch. He also discussed the potential for turning over the roof top deck in the future and keeping the sight line of the adjacent property with a window well. He felt they should go with Scheme No. 1 and approach the neighbor to make it acceptable.

The Commission discussed recommended conditions to be considered for this application:

1. The existing stone and paved area on the side yard be removed and turned into a green area.
2. The Township Engineer should make a determination if a seepage bed is required and that it be made a part of the application.
3. Repair and restore existing stone retaining wall as required subject to Township Engineer's inspection.
4. If any additional HVAC equipment is required for this expansion, than it should be planned for installation on the second level and not on grade.

The applicant's representative agreed to these conditions.

Mr. Cross made a motion to take no action. Mr. Winneberger seconded the motion. Motion was approved subject to the conditions being accepted as noted above.

3. Old Business

Discussion ensued regarding term members interested in continuing on the Planning Commission and members needed for other committees.

4. New Business

None.

5. Adjournment

Mr. Winneberger made a motion for adjournment. Mr. Gordon seconded the motion. The meeting adjourned at 8:00 P.M.



Bryan T. Havir
Acting Township Manager

Per Marie Henger

November 28, 2012

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

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

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	41	16,319	815,950
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	1	570	28,500
COMMERCIAL			
RENOVATIONS / ALTERATIONS	2	12,300	615,000
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	0	0	0
FENCE	0	0	0
NOVEMBER, 2012	44	29,189	1,459,450
NOVEMBER, 2011	51	13,378	662,400
YEAR-TO-DATE 2012	573	211,999	10,370,481
TOTAL 2011	428	114,275.9	4,267,138.9
HEATING & AIR CONDITIONING			
NOVEMBER, 2012	3	1,547	77,350
NOVEMBER, 2011	4	728	36,400
YEAR-TO-DATE 2012	39	18,917	974,900
TOTAL 2011	63	12,591	459,400
ELECTRICAL			
NOVEMBER, 2012	4	1,520	76,000
NOVEMBER, 2011	5	1,338	66,900
YEAR-TO-DATE 2012	72	18,312	900,657
TOTAL 2011	108	11,975	427,442


David Jones
Director - Engineering, Zoning & Inspections