

BUILDING AND ZONING COMMITTEE

Art Haywood - Chair
Morton J. Simon, Jr. - Vice Chair
Charles D. McKeown, Sr. - Member
Daniel B. Norris - Member
Ann L. Rappoport - Member
J. Andrew Sharkey - Member
Harvey Portner - Ex-Officio Member

Wednesday, April 2, 2014

8:00 PM

Curtis Hall

AGENDA

1. Action needed on Zoning Hearing Board Agenda for April 21, 2014 (see attached).
2. Action needed on Zoning Hearing Board Agenda for April 29, 2014 (see attached).
3. Review of the Planning Commission Minutes dated March 24, 2014 (see attached).
4. Review of the Economic Development Task Force Recommendations for issuance of Certificates of Appropriateness for signage (see attached).
5. Review of recent Decision(s) of the Zoning Hearing Board (see attached).
6. Report of the Building Inspector for March, 2014 (see attached).
7. Old Business
 - a. Laverock "Falcon Hill" proposed 93 lot Single Family Dwelling Development. Information available for review on the Township website.
8. New Business
 - a. Review of proposed Floodplain Conservation District Overlay Ordinance. Information available for review on the Township website.
 - b. Discuss Selection of a Zoning Hearing Board Solicitor in accordance with the municipalities Planning Code.
9. Citizens' Forum
10. Adjournment



Bryan T. Havir
Township Manager

ZONING HEARING BOARD

AGENDA

FOR

APRIL 21, 2014

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 546-552 Township Line Rd., Cheltenham, PA 19012 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, March 24, 2014, at 7:30 P.M. at the Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**
- b. Cheltenham Township Building and Zoning Committee on Wednesday, April 2, 2014 at 8:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on Monday, April 21, 2014 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO 3484 – Appeal of Excel Auto Repair and Collision lessee of premises known as 546-552 Township Line Rd., Cheltenham, PA 19012 from the Decision of the Zoning Officer for Zoning Relief in order to operate a used motor vehicle sales agency from their existing non-conforming auto repair and collision service business at this location which is zoned Class C-3 Commercial and Business District.

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.

Anyone requiring a special accommodation to participate in the meeting should notify the Public Information Officer at 215-887-1000 5 days prior to the meeting.

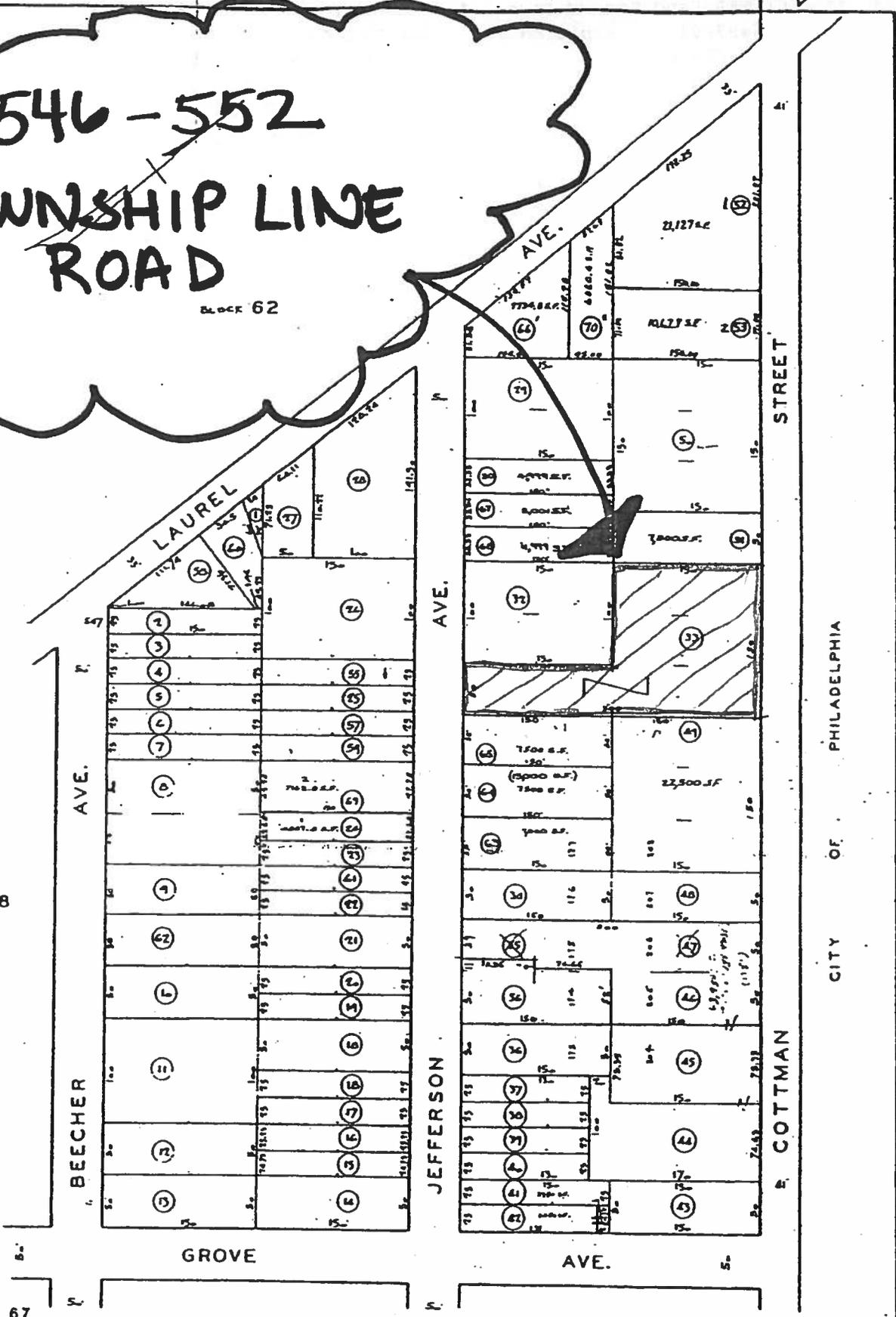
ZHB #3484

Zoning Officer

546-552
 TOWNSHIP LINE
 ROAD

Block 62

Block 68



Block 64

CHELTENHAM TOWNSHIP
 MONTGOMERY CO PA
 REAL ESTATE REGISTRY
 BLOCK 63
 SCALE 1" = 50' DRAWN BY M.L.E.
 JULY 1, 1930 CHECKED BY M.L.E.

24B 3484-4.1 23

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 7741 Union Ave., Elkins Park, PA 19027 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, March 24, 2014, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**
- b. Cheltenham Township Building and Zoning Committee on Wednesday, April 2, 2014 at 8:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on Monday, April 21, 2014 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3485: Appeal of Christopher Keiner and Susan Van Horn, owners of premises known as 7741 Union Ave., Elkins Park, PA from the Decision of the Zoning Officer for a variance in accordance with the rules and regulations of the Class R-5 Residence District as outlined in CCS 295-46.B.(1) for a lesser side yard of 2.4' instead of the required 8' in order to construct a single story addition with basement and partially covered porch at the rear of the residence. The house is an existing non-conforming structure.

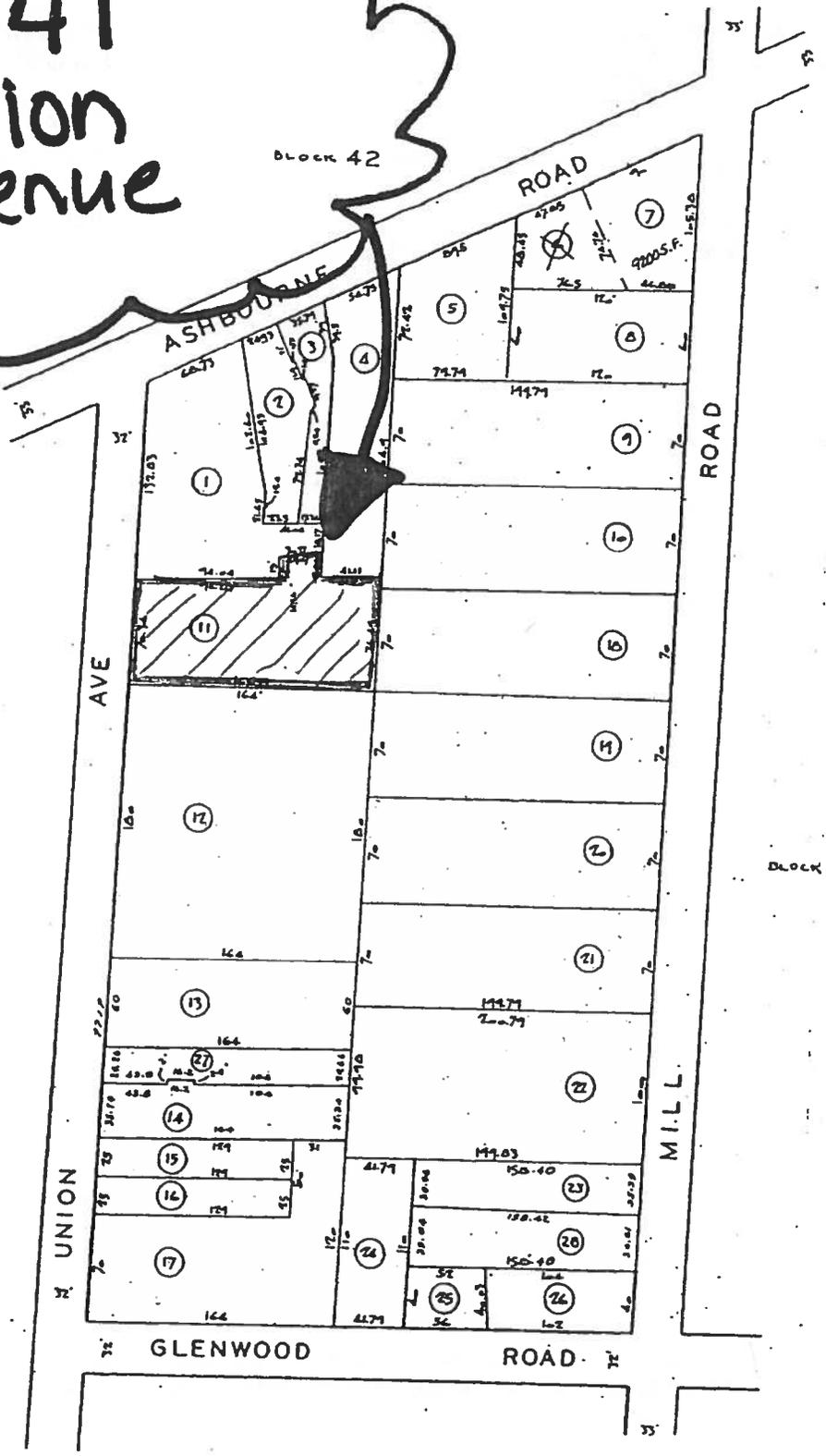
The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Anyone requiring a special accommodation to participate in the meeting should notify the Public Information Officer at 215-887-1000 5 days prior to the meeting.

ZHB #3485

Zoning Officer

7741
Union
Avenue



Block 38

Block 36

Block 33

CHELtenham TOWNSHIP
MONTGOMERY CO PA
REAL ESTATE REGISTRY
Block 37
SCALE 1"=50'
JULY 1, 1987. DRAWN BY [NAME] CHECKED BY [NAME]

24B-3485-4.1 37

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 8232 Cadwalader Ave., Elkins Park, PA 19027 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, February 24, 2014, at 7:30 P.M. at the Township Board Room, at 8230 Old York Road, Elkins Park PA.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, March 5, 2014 at 8:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on Monday, March 10, 2014 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3482 (Continued): Appeal of Dale & Kristen Stirzel, owner of premises known as 8232 Cadwalader Ave., Elkins Park, PA, from the Decision of the Zoning Officer for a variance in accordance with the rules and regulations of the Class R-4 Residence District for the following zoning relief in order to build a one story addition and deck at the rear of the house:

1. CCS 295-38 for a building area of 27.4 % instead of the maximum 20% allowed and;
2. CCS 295-39.B.(1) for a lesser side yard setback of 8' +/- on the northeast side and 3' +/- on the southwest side instead of the minimum 10' and aggregate 30' required.

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.

Anyone requiring a special accommodation to participate in the meeting should notify the Public Information Officer at 215-887-1000 5 days prior to the meeting.

ZHB # 3482
Zoning Officer

ZONING HEARING BOARD

AGENDA

FOR

APRIL 29, 2014

NOTICE

NOTICE IS HEREBY GIVEN that an application for zoning relief for Good Pro Cheltenham, L.P. c/o Goodman Properties, 636 Old York Rd, 2nd Floor, Jenkintown, PA 19046 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, January 27, 2014 at 7:30 P.M. in Curtis Hall at Greenwood Avenue and Church Road, Wyncote, PA 19095.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, February 5, 2014 at 8:00 P.M. in Curtis Hall at Greenwood Avenue and Church Road, Wyncote, PA 19095.**

This application will be heard by the Zoning Hearing Board on Tuesday, February 18, 2014 at 7:30 P.M. at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3468: (Continued) Applicant is the equitable owner of a 3.65+ acre parcel of ground with frontage on Ogontz Avenue, Limekiln Pike, MacDonald Avenue and Clubhouse Lane. The property is located in a C1 Zoning District and is currently vacant.

Applicant proposes to develop the property for a WaWa Convenience Store containing 5,585 square feet with fueling stations. In this regard, Applicant requests the following zoning relief:

1. A variance under Section 295-98 of The Cheltenham Zoning Ordinance of 1929, as amended (the "Ordinance") so as to permit the property to be used as a Wawa convenience store containing 5,585 square feet with fueling stations;
2. A variance under Section 295-102 of the Ordinance for a reduction in the width of the 15 foot wide buffer along a public highway. The area between the proposed driveway and the Limekiln Pike right-of-way is 11.1 feet;
3. A variance under Section 295-101.A of the Ordinance to permit a canopy along Limekiln Pike to be located less than 60 feet from Limekiln Pike;
4. An interpretation under Section 295-221.B.(5)(a) of the Ordinance or, in the alternative, a variance under Section 295-221.B.(5)(a) of the Ordinance, to permit parking to be located between the building and the street;
5. A variance under Section 295-221.F of the Ordinance so as to increase the allowable parking area. The convenience store and the fueling stations use requires 31 parking spaces. Applicant is proposing 66 parking spaces, which is in excess of the maximum parking standard;

6. A variance under Section 295-221.K.(1) of the Ordinance so as to permit service and loading behind the building. Applicant proposes to have the loading on the side of the building (along Clubhouse Lane);
7. A variance under Section 295-196.A.(3) of the Ordinance so as to permit five (5) directional signs, each exceeding 4 square feet; and
8. Variances under Section 295-197.C.(1)(a) of the Ordinance, so as to permit: (a) two (2) free-standing, internally illuminated, double sided signs with LED price changer, one (1) containing 189.04 square feet with a height of 40 feet (located on Ogontz Avenue), and one (1) containing 99.94 square feet with a height of 25 feet (located on Limekiln Pike); (b) three (3) parallel wall signs with logo, one (1) containing 66.69 square feet (facing Limekiln Pike), one (1) containing 37.47 square feet on the rear of the building (facing the Clubhouse Lane/MacDonald Avenue intersection); and (c) an additional 3.92 square feet of parallel wall signage (pump signage), as per the attached signage plan, all of which parallel wall signs total 108.08 square feet, which total exceeds the maximum square footage permitted;
9. A variance under Section 295-221.B.(5)(b) of the Ordinance so as to permit off-street parking on the corner lots;
10. A variance under Section 225-221.C.(2)(c) of the Ordinance so as to permit the width of driveway entrance along Limekiln Pike to exceed 24 feet in width. The proposed driveway width is 30 feet;
11. A variance under Section 225-223 of the Ordinance so as to permit the trash enclosure to be located approximately 20 feet from the rear yard setback area. The rear setback requirement is 50 feet;
12. To the extent that it is determined that the right-of-way line is located on the conservation easement boundary, Applicant requests additional relief under paragraphs 2 and 3 above as the setbacks may change; and
13. Applicant seeks such other variances, special exceptions and interpretations as may be required in order to develop the property in accordance with the plans submitted by Applicant.

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 A.M. to 4:30 P.M.

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 days prior to the meeting.

PLANNING COMMISSION MINUTES

DATED

MARCH 24, 2014

Planning Commission Meeting Minutes
February 24, 2014
7:38 PM

The monthly meeting of the Cheltenham Township Planning Commission (“PC”) was held on March 24, 2014 at 7:30 at Curtis Hall, Chairman Cross presided. The following members were present: Eric Leighton, Scott Laughlin, David Harrower, and Irwin Goldfarb. Also present: Joseph Nixon, County Planner; David Jones, interim Director; Henry Sekawungu, Director of Planning and Zoning.

The meeting commenced at 7:38 p.m.

1. Acceptance of Planning Commission Minutes

Motion made by Scott Laughlin to accept Planning Commission Minutes of March 5, 2014 meeting. Seconded by Irwin Goldfarb.
Motion passed 5-0

2. Review of Zoning Hearing Board Agenda for April 21.2014 meeting

ZHB Appeal #3484 for a property located at 546-552 Township Line Rd, Cheltenham PA, owned by Biju Korah and Keith Gopie to operate a used motor vehicle sales agency from their existing non-conforming auto repair and collusion service business.

Mr. David Jones gave an update on the application and asked the applicant to expound on what is being proposed. Applicant stated that they currently have an auto repair and collusion site and are proposing adding a used motor vehicle sales agency, which would be a use variance.

Applicant was also asked by the Chairman to explain the parking layout. Parking will be laid on the side of the lot by the fence and in the front of the building. Per Mr. Jones, applicant may need to make some improvements to the site that may include lighting. Customer parking is proposed for the front of the building. Dimensions of the gate, turning areas and clearances need to be added to the sketch for clarity by their architect as suggested by Mr. Cross.

Applicant is not increasing the impervious area just adding sales to the business; this was challenged by Mr. Laughlin, who observed gravel in a photo at a portion of the lot where new paving will be required. Total number of cars would be 3 to 4 with a maximum of 14 cars.

The applicant confirmed that employee, customer and handicapped parking would be in the front of the building, in response to a question from Mr. Laughlin. Existing diagram shows 14 spaces. The PC questions the actual space count and there is a disparity in the pervious vs. impervious surfaces. Paving of the pervious will trigger stormwater

management. Mr. Jones stated that notices were sent out to residents within 300 ft of the site, in response to question by Mr. Laughlin.

Per Mr. Jones, if approval is given by ZHB, applicant may need Land Development approval.

Mr. Leighton suggested that if sketch is cleaned up, it should indicate the line where the lot meets the street. Mr. Harrower asked how the turns would be to access the street from the lot. There was no clarity on this on the sketch and the recommendation was to make this clear when this appeal is presented the Building & Zoning Committee and the ZHB. The chairman recommended that the applicant redo the plans to scale and show how this site relates to the street, ADA access, path of travel, and presented on a large board for the ZHB members. Mr. Harrower asked if there was a business plan for this business and if the use would be viable on this lot and would fit in: impact on neighbors etc. No plan had been done. Mr. Harrower made a motion to recommend denial, seconded by Mr. Cross. Motion passed 5-0. The recommendation to deny the variance was based on lack of information.

Mr. Jones added in conclusion that this would be going before the Building and Zoning Committee.

ZHB Appeal # 3485, located at 7741 Union Avenue, Elkins Park, PA by Christopher Keiner and Susan Van Horn. Requesting a variance from the rules and regulations of the Class R-5 Residence District as outlined in CCS-295-46.B(1) for a lesser side yard of 2.4' instead of the required 8' in order to construct a single story addition with basement and partially covered porch at the rear of the residence.

Mr. Leighton recused himself.

Susan Van Horn explained that they need space for their kitchen and are bringing the laundry room and bathroom to the 1st floor, and adding a room to the back for the kitchen. Applicant is proposing not to encroach on the existing side yards but extending the nonconformity. There will be a patio and a partial basement with a walkout from the lower level. There appear to be no building coverage or impervious issues. Mr. Cross asked if there had been some discussions with the neighbors, and the need to follow up on this prior to the ZHB meeting. Large sketch plans on a foam board would be helpful to explain to the neighbors and the ZHB if possible. Also photos of the site would be useful.

Mr. Harrower asked about the existing pad and patio. What would be its nature? Would there be any grading involved? The applicant responded that the grading would be sloping upward.

A motion was made by Mr. Laughlin recommending no action and seconded by Mr. Cross. Motion passed 4-0.

ZHB Appeal # 3482 by Dale and Christine Stirzel of 8232 Cadwalader Ave, Elkins Park, for a variance in accordance with the rules and regulations of the class R-4 Residence District in order to build a one story addition and deck at the rear of the house, per CCS 295-38 for a building area of 27.4% instead of the maximum allowed, and CCS 295-39.B(1) for a lesser side yard setback of 8' +/- on the northeast side and 3' +/- on the southwest side instead of the minimum 10' and aggregate 30' required.

Mr. Cross asked the applicant to walk them through application. The applicant apologized for not being available at the last meeting to present.

The applicant stated that their setback is now 5 ft. versus the 3 ft. they had at the last meeting. Applicant sent revised plans on March 8th with the new setback. The yard is angled and narrows towards the southwest side, making the 5 ft. a minimum.

Mr. Cross was concerned about the lack of space on the side where the deck is due to the shrubs that exist. There is a fence on the neighbor's side and after a survey they gained additional property. Neighbor appears to have placed a privacy fence on their property and some shrubs as well. They will be taking the part of the fence near the deck area down to allow for additional clear access. The adjacent neighbor's house is about 20 ft. from theirs, per applicant.

Mr. Cross and others on the Planning Commission strongly advise that the applicant provide an additional site sketch showing the footprint of the neighbor's home adjacent to the proposed deck with dimensions of the property line, clearances related to proposed fence removal, and landscape screening, as these features will help determine if the side yard emergency access will be adequate. The dimension of the clear distance between the new deck and the neighbor's house should also be indicated.

In response to a question by Mr. Cross, the applicant stated that they have already involved the neighbor and already have a letter from the neighbor allowing them to do whatever they want. Mr. Laughlin suggested to the applicant that they get their neighbor to put that assertion in writing before the zoning hearing. Mr. Cross affirmed that otherwise, the plans looked fine.

Mr. Goldfarb made a motion to recommend no action, Seconded by Mr. Leighton. The motion passed 5-0.

Mr. Jones announced that the next item was "Wawa" and no action was needed by the PC. It should be noted that the PC affirms its earlier recommendation of denial to the Building & Zoning Committee and The ZHB.

3. **New Business:** Draft Flood Plain Ordinance presentation by Mr. Nixon.

Mr. Nixon stated that this item came before the Zoning and Building earlier this month and it was requested by the Committee that the Planning Commission input be sought.

(See attached Power-Point presentation)

FEMA map modernization, National Flood Insurance Program (NFIP), Requirements, Current Municipal ordinances, DCED suggested provisions - general guidelines Model ordinance - exceeds FEMA minimum standards Ordinance category levels- Cheltenham is level d which is the highest Ordinance contents The importance of floodplain management issues for properties in the floodplain - over 2500 properties county wide. Design considerations Role of FEMA Ordinance structure Section 2.02 applicability Article III definitions Article v uses permitted in the floodplain conservation district Uses prohibited in the floodplain conservation district Article vi variances Article VII technical provisions in the event of a variance being granted.

Section 7.03 special technical requirements Article VII activities requiring special permits Article is administration

Mr. Laughlin asked whether a property would require a variance if in the floodplain. The response was in the affirmative. If a property is in the floodplain, but the building is not or suggested changes are not in the floodplain, does it require any variance? There was no clear answer and a clarification would be forthcoming. (2915 page 15). Mr. Nixon will check with Drew Shaw on this issue.

Mr. Jones verified that the Planning Commission was being asked to make a recommendation to the Building and Zoning Committee tonight.

Public comments on proposed Floodplain Overlay District

Robert Hyslop made the following comments:

1. Agenda was not online as of Friday, meeting location was listed as the Township Building and not Curtis Hall.
2. Issues with flooding in Cheltenham have even prevalent and this ordinance needs to have as much public input as possible. Stated that he has reported up to 29 cases of storms and solutions. Concerns about flooding in the Township are real. Potential areas include Waverly, Harrison, Bickley, Easton, Rock Creek and Rock Lane, Brookside and Shoemaker, High School Road, and Mill Road to mention but a few. Houses have even impacted and destroyed. Concerned with the minimum standards. Need clarification on what the Base Flood Elevation (BFE) is. Property owners need to be responsible for the stormwater from their own properties, and not assume that it's someone else's problem downstream.
3. Mr. Nixon responded that the FEMA minimum standards are less than what is being proposed.
4. Allowing under certain conditions a change in the BFE by 1% and were on pg 13, pg 18, page 19 b-3, pg 44
5. Variance requirement on pg 23
6. Properties undergoing substantial improvement, pg 11.

7. Minimum development standards pg 33, 330 properties listed in Cheltenham would be affected. Is there grandfathering for these properties that already have these conditions?
8. Timeline requiring that things had to be in place by a certain time and the potential impact.

Mr. Nixon stated that the draft ordinance is available on the county website and some of the questions raised may be answered on that site.

Mike Oswald noted the following:

Discrepancies in the floodplain notifications that went out, in that some neighbors got them and not others.

Mr. Nixon verified that the newer FEMA maps would have the correct information, when they are completed.

There was general concern by the Planning Commission members that the document needs further understanding and that there was not enough time tonight to make a recommendation. Mr. Jones recommended that Planning Commission members be present at the Building and Zoning Committee meeting on April 2nd.

Mr. Cross made a motion to table the proposed Ordinance until they had additional information. Seconded by Mr. Leighton, the motion passed 5-0.

4. Old Business

Review of Concept Plan for a proposed 93 Single Family Dwelling Development at 1725, 1727, 1729-35, 1777, 1797, and 1799 E. Willow Grove Avenue, Laverock, PA 19308 AKA Laverock Falcon Hill, presentation.

Mr. Cross stated that Mr. Laughlin, as an active member of the Save Laverock Hill Steering Committee has recused himself.

(See attached Power-point Presentation by Mr. Bud Hansen and Mr. Ross Weiss)

Where do we go for here? Q&A

Question by Mr. Cross was posed as to why the mansion was being removed? Response from the applicant was that it would cost too much to rehab, and for it to be rehabbed, there should be offered a density premium, since 15-20 units would be lost. The bottom line was that it was a funding and restoration/reuse issue.

A question was posed as to who attended the Ad Hoc Committee meeting in September 2013 and what if any concerns and comments came out of it. The response was that the Attendees included three Township Commissioners each from Springfield and Cheltenham, both Township managers, both Township Solicitors, and Amy Montgomery the Engineer for both Townships. It was later noted that Mr. Ken Amey, the Planner

tasked with studying acceptable compromise options for this property, was also present at the Ad Hoc meeting.

As part of the meetings held, Springfield requested that the developer get feedback from Cheltenham before making any presentation to them. Other questions pertained to the density per lot, design standards, the issue of a single access point to the development, meetings with neighborhood groups and outcomes. The response was that this was just a concept presentation and meetings with the neighbors had not occurred yet. As part of the Applicants last meeting with the Ad Hoc Committee, Springfield requested feedback from Cheltenham first, before any presentations were made to them. The applicant stated that they had attempted to meet with the but this did not come to fruition.

There was a clarification made by Mr. Laughlin, who indicated it was more of a timing issue as to why a meeting with the residents was not held.

Mr. Jones asked how many cars would be able to park on each lot. The applicant responded that it would be two cars per garage, and two in driveway.

Mr. Nixon expressed concerns about the demolition of the mansion and also concerns with the single entrance and potential traffic backup, including school buses, leaving the development and suggested other access points be explored.

Based on a question raised by Mr. Cross as to the advantage of this plan to Cheltenham Township, the developer responded that it was less dense than what was originally proposed when their by-right, age restricted overlay plan was initially presented 5 years ago.

Mr. Cross requested that since Mr. Amey's proposed site plan was alluded to a few times in the course of the discussion, that a copy of the plan be made available to the Planning Commission.

Mr. Cross asked if any trees were being kept in the disturbed building grid. The applicant responded that the existing perimeter tree stand would remain to accentuate the neighborhood but that trees in the grid between the proposed building strips would not. The developer further stated that existing grades would create inefficiencies which would require reworking the plan as shown in order to attain the 93 house count, so necessary to make their project financially viable.

Community comments were as follows:

- Gwen Panchard : “Appreciates the changes, disappointed that this has no wow factor. Why are sidewalks and street lights being proposed? This makes it look like a ghetto”. The response from the applicant was that sidewalks and lighting are a requirement by both townships as part of their ordinances.
- A near neighbor, who is a landscape architect & educator, stated that there is a need for the applicant to show more detail on their plans that include contours.

These would show lines of disturbance and would help with the site layout. The density is too high. He said, "Socially, two neighborhoods so demarcated with such character differences between Springfield and Cheltenham Townships, are not healthy. There is a need to mix up the populations not separate them...and no stormwater or water sheds are shown". If being presented by his students he would fail them. "Need to go back to the drawing board". He further stated that existing trees should be shown in the renderings. The applicant reiterated that the development process started 5 years ago. The developer is not trying to get a plan approved for construction, but still need to engineer it. They are presenting a scaled down use and concept plan and will be seeking a change in the zoning for the area before they can engineer the development plan.

- Mr. Collins: Commended the developer on persisting though this process but had concerns about the closed door meetings that had occurred in place actual public meetings. Also concerned about the one access point especially for emergency purposes. Site plan is not very creative, and the boulevard to nowhere does not make much sense. Troubled that the mansion is being proposed for demolition instead of being made a priority for preservation.
- Mike Human: Raised the question on the role of the Planning Commission. The response was that they made recommendations to the Building & Zoning Committee, and these vary from design, health, safety and welfare, all in the best interest of the community with a degree of sensitivity and sincerity. Mr. Human stated that he wanted to hear the Planning Commission's opinion on development. Mr. Cross stated that procedurally, for presentations like this it is customary for PC members to openly give their opinions after discussions are concluded between developer, the residents, experts and township staff.
- Joe Perelstein, a member of Laverock Neighborhood Association representing 200 plus residents, covered background on the development and proposals in the past. He stated that the association had not heard from the developer since October and not sure why. He further stated that the association hired a land use attorney who advised them that the property could be developed by right with a maximum of 40 single detached dwelling units total, over the entire site "Not sure why they are proposing 93 units when a by right plan would be reasonable and rational, with economical benefits. Would prefer a reasonable development of the property with open space".

Planning Commission Member comments as follows:

- David Harrower: Questioned if the applicant was aware of any developments of similar densities in the County and if they are selling? Applicant noted that there are two examples in Blue Bell. Mr. Harrower further expressed concerns about price points for these units and the applicants proposed demolition of the Laverock Mansion .

- Eric Leighton: Expressed concern about the density being proposed for units. He took no exception to the proximity of the houses from the street, but wished there was a porch. Seeing no evidence of that and assuming the footprint of the typical house shown on the lot plan represents only the building, then outdoor space of reasonable size at the rear of the houses would likely fill the setback, coming in close proximity to the backyard neighbors within the loop road. He further indicated he couldn't imagine this being pleasant for residents, and cannot see any way around this except with less density.

Mr. Leighton questioned if the proposal is something potential residents and neighbors would buy into, especially with the limited setbacks?

The Developer answered that from his perspective, he can build 216 to 229 units by right, per the allowed residential unit densities permitted in the Age-Restricted Overlay District.

- Mr. Cross: stated that this proposal had many troubling aspects they were as follows:
 1. Mr. Cross stated that only one access and egress to the proposed 93 house development was, in his view, grossly inadequate and will lead to serious back-ups loading onto a off Willow Grove Avenue on a regular basis. When asked by the developer if he preferred a second entrance off Willow Grove Avenue he answered "no".
 2. Mr. Cross stated that his overall sense is that the plan has been pressed to maximize density leaving us with single, detached dwellings that in footprint cover 42% of their individual, 6,000 SF plots (more than twice the norm for typical SFDD's) in the township. With grading and steep slopes that are going to create some in-efficiencies he would be against recommending approval to accept any plan supporting 93 single family plots on the overall site.
 3. Mr. Cross stated that the proposed site plan, on the Cheltenham Township side reminded him of many army bases he grew up on.
 4. He stated that he would strongly argue against the destruction of the mansion and that it was clear from the plan that there was very little interest or creative attention given to saving the structure and incorporating it into a useable asset of the development.
 5. In response to the developers frustration that this project has gone back and forth between the two Townships for 5 years without resolution, Mr. Cross answered that he cannot understand why it would take 5 years to produce a plan such as this.

Mr. Goldfarb offered no further comments on the proposal, but agreed to those of other PC members.

Mr. Jones made a closing statement that this was not an application that was pending before the Township and therefore did not require recommendation but that opinions by

the PC members would be useful to the Building and Zoning Committee. The PC requested that they be given the minutes to edit prior that submittal. Township staff agreed.

A Motion to adjourn was made by Mr. Laughlin, and seconded by Mr. Cross at 11:05 p.m.

Submitted by:
Henry Sekawungu



Bryan T. Havir
Township Manager

ECONOMIC DEVELOPMENT TASK FORCE

RECOMMENDATIONS

FOR ISSUANCE OF

COA'S FOR SIGNAGE

Township of Cheltenham

Montgomery County, Pennsylvania

Board of Commissioners

Harvey Portner, *President*
Morton J. Simon, Jr., *Vice President*
Art Haywood
Charles D. McKeown
Daniel B. Norris
Ann L. Rappoport
J. Andrew Sharkey

Township Manager

Bryan T. Havir



MEMORANDUM

Administration Building
8230 Old York Road
Elkins Park, PA 19027-1589

Phone: 215 887-1000
FAX: 215 887-1561
www.cheltenhamtownship.org

TO: David Jones, Interim Zoning Officer – Zoning & Inspections
FROM: Bryan T. Havir, Township Manager
RE: Signage Applications
DATE: March 19, 2014

The following signage permit application filed with your department was reviewed on March 18, 2014 at the Economic Development Task Force (EDTF) meeting and below is a summary of the recommendation:

- 1.) **9 Wesley Avenue, Glenside** - *for awning sign*. The EDTF recommended that based on the photograph and information submitted that the content and style of the awning was acceptable for issuance of a Certificate of Appropriateness.

Please schedule this matter accordingly for consideration of issuance of a COA on the April 2, 2014 Agenda of the Commissioner's Building and Zoning Committee.

Thank you.

BTH/km 

cc: Richard Parkes, Building and Zoning Department
Sue Drucker, Building and Zoning Department ✓
David Kratzer, EDTF Design Committee



TOWNSHIP OF CHELTENHAM, MONTGOMERY COUNTY, PENNSYLVANIA
BUILDING PERMIT APPLICATION

PERMIT NO. 14-9110

Montco. Parcel # 31-00- Zoned _____ Block _____ Unit _____

To the Township Manager:

This is to certify that I have examined the within detailed statement, with a copy of the plans relating thereto, and find them to be in accordance with the provisions of the Cheltenham Township Building Code; accordingly they have been approved and entered in the records.

RECEIVED

MAR 10 2014

CHELTENHAM TOWNSHIP

Building Inspector _____

(This permit is granted on the express condition that the said construction shall, in all respects, conform to the ordinances of this jurisdiction including the zoning ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances.)

Submittal Date _____ Cost \$ _____ Fee \$ _____ Check No. _____ Cash _____

The undersigned applies for a permit to construct the following described work:

1. Give the exact location: 9 WESLEY AVE., GLENSIDE PA 19038
2. General description of work AWNING

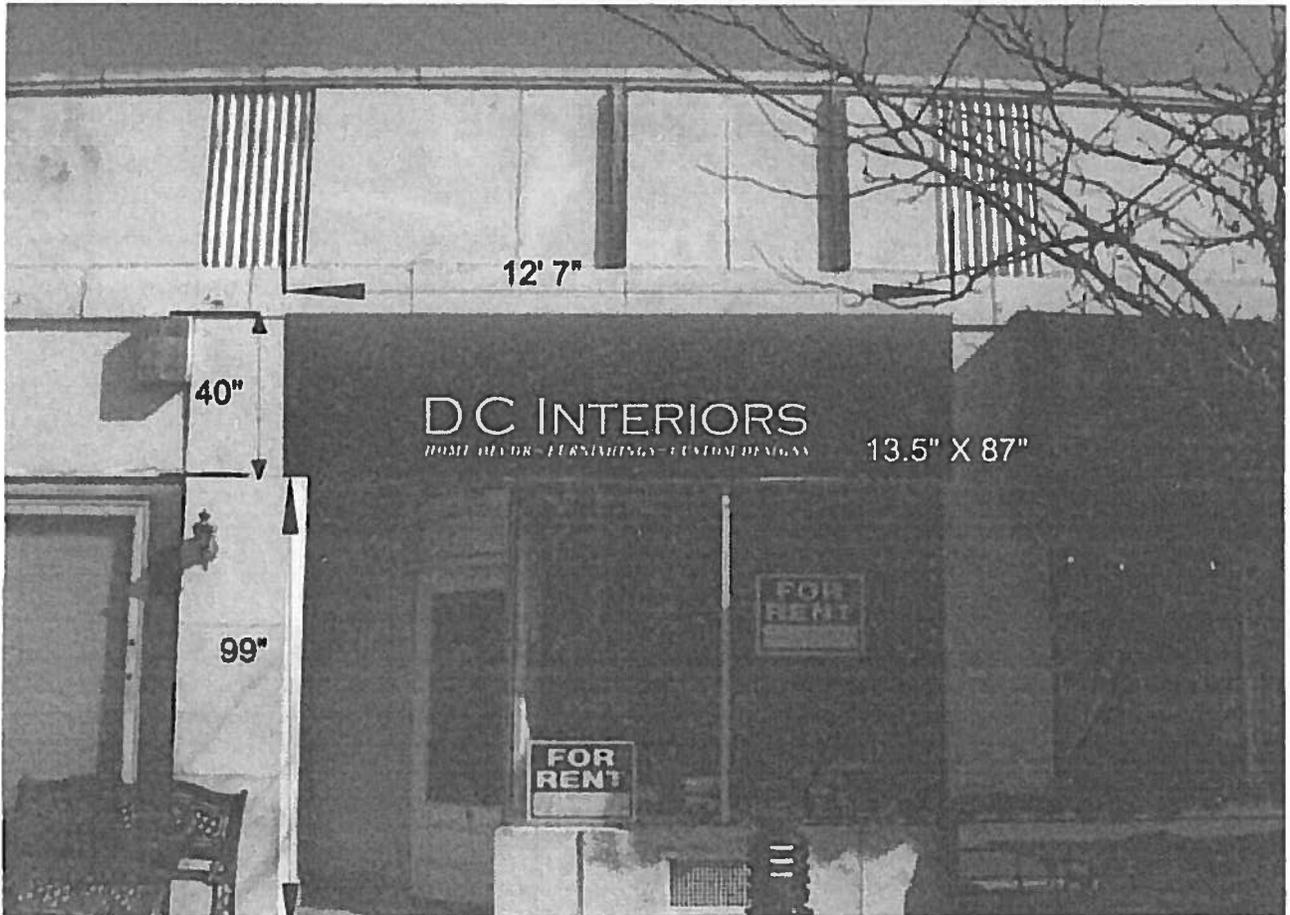
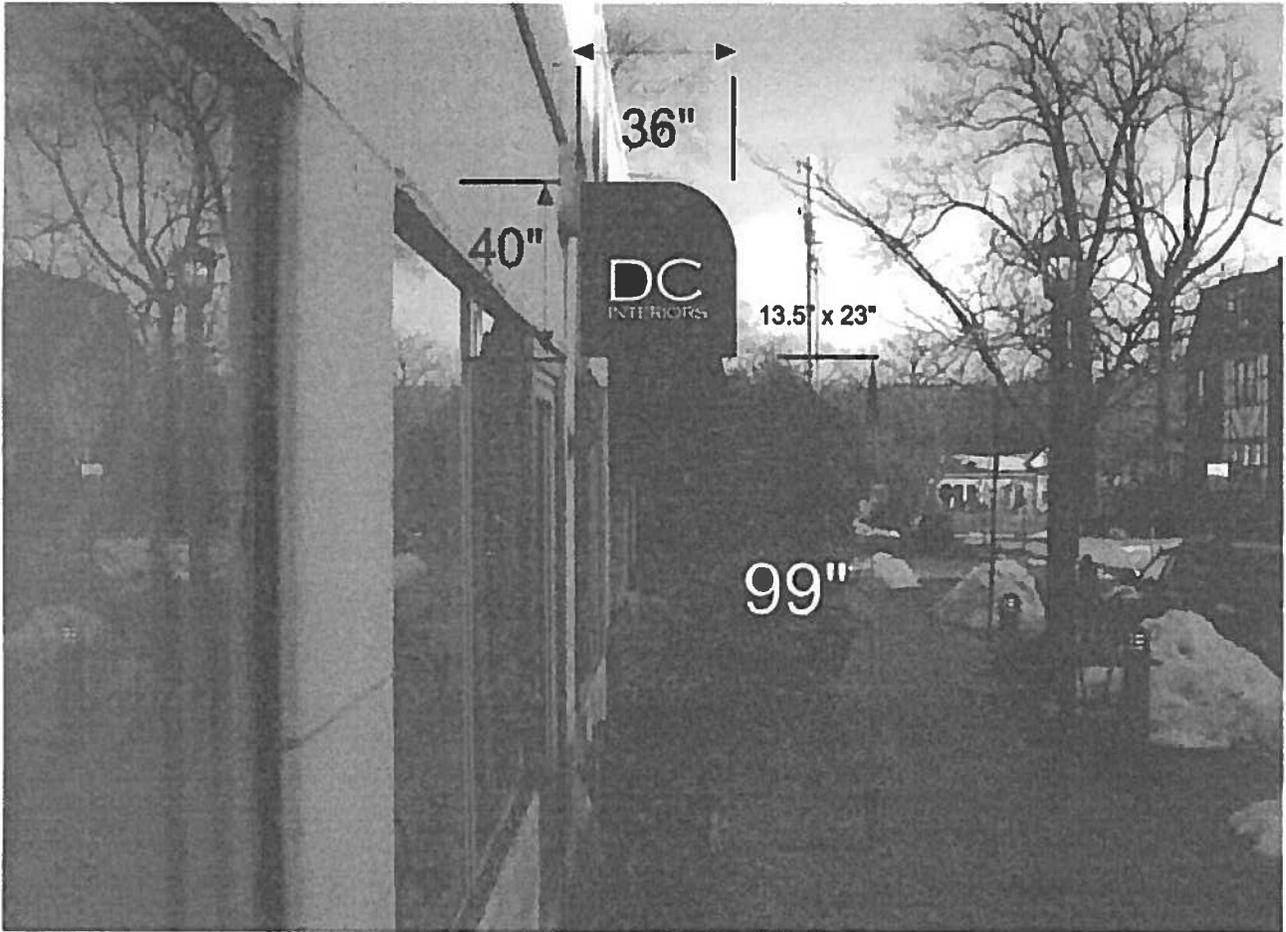
3. Applicant DEBBIE CAMPBELL As Applicant, your relationship to project is:
 Please Print Property Owner
 Address 2 HEMLOCK LAKE Contractor
Wyncote, PA 19095 Architect
 Tele. Nos. Business 215-962-5245 Other LESSEE
 Home _____
 Cell _____
 FAX 215-517-7581
 Email Address debb@dcinteriors.net

4. Property Owner Lauri Services LLC Address 7 Wesley Ave Glenside, PA
 Please Print 19038
 Tele. No. 215-887-1007
 Fax 215-882-4027

5. Architect / Engineer _____ Address _____
 Please Print _____
 Tele. No. _____ Fax _____

6. Contractor or Builder Shore Studio, Inc. Address 28 Brookside Rd
 Please Print Edenheim, PA 19038
 Tele. No. 215-872-7407 Fax _____

7. What is the present building used for? previous barber shop/office
8. If new building or new addition, what will it be used for? _____
9. Upon what kind of soil will any new foundation be laid? _____



**RECENT
ZONING HEARING BOARD
DECISIONS**

**ZONING HEARING BOARD
OF CHELTENHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

APPEAL NO. 3478

Applicants: Annie Nguyen
621 Boyer Road
Cheltenham, PA 19012

Subject Premises : 621 Boyer Road

Owner of Premises: Annie Nguyen

Nature of Application: Applicant appeals from the determination of the Zoning Officer finding that placement of an outdoor shed, measuring 8' by 16', at the property with a rear yard setback of three feet and a side yard setback of 7 feet would violate the Cheltenham Zoning Ordinance of 1929, as amended, and, specifically, Article VIII, Sections 295-46(B) and (C), regulating setbacks in an R-5 Residence District.

Applicant seeks (1) a variance from the rules and regulations of the R-5 Residence District, Section 295-46(B)(1) to allow placement of a shed with a side yard setback of 7 feet instead of the minimum required 8 feet, and (2) a variance from the rules and regulations of the R-5 Residence District and the General Regulations, Sections 295-46(C) and 295-220(C), to allow placement of a shed with a rear setback of 3 feet instead of the minimum required 15 feet.

Time and Place of Hearing: Monday, January 13, 2014 – 7:40 p.m.
Curtis Hall
Church Road and Greenwood Avenue
Wyncote, Pennsylvania

FINDINGS OF FACT

1. Applicant Annie Nguyen ("Applicant") is the owner of the premises known as 621 Boyer Road, Cheltenham, Pennsylvania (the "Property").

2. Prior to the holding of the hearing in this matter, an advertisement, noting the time and place of the hearing and the contents of the appeal, was placed in a newspaper of general circulation.

3. The Property is located in an R-5 Residence District and is improved by a twin (semi-detached) single-family dwelling.

4. The following documents were made a part of the record:

ZHB-1. a listing of exhibits;

ZHB-2. a copy of the legal notice with regard to the holding of the hearing;

ZHB-3. an Application to the Zoning Hearing Board, referenced as Appeal No. 3478;

ZHB-4. a location map marked as Real Estate Registry Block 85, showing the location of the property;

ZHB-5. MEA Land Record Parcel Information dated December 9, 2013;

ZHB-7. Applicant's annotated plan of the Property;

ZHB-8. letter in support of Application authored by Scott A. Parker; and

ZHB-9. a series of five photographs of the Property and proposed shed.

5. The Property had previously been improved by an outdoor shed.

6. The block containing the Property has a number of properties improved by twin, semi-detached homes, several of which have sheds and/or detached garages.

7. Applicant proposes to install a shed measuring 8 feet in depth and 16 feet in width, somewhat larger in width than the previous shed.

8. Applicant proposes to install the new shed at a point so that the rear property setback mirrors the setback created by the previous shed.

9. Applicant represented that she explained the plan to her neighbors, and none opposed the installation of the proposed shed. Indeed, Mr. Parker wrote a letter of support to the Commissioners' Building and Zoning Committee.

10. Applicant has demonstrated unnecessary hardship.

11. A grant of relief to allow the placement of an outdoor shed, measuring 8 feet in depth and 16 feet in width resulting in a rear yard setback of 3 feet and a side yard setback of 7 feet will not alter the essential character of the zoning district and will not impair the appropriate use or development of adjacent property.

12. A grant of relief to allow the placement of an outdoor shed, measuring 8 feet in depth and 16 feet in width resulting in a rear yard setback of 3 feet and a side yard setback of 7 feet will not be contrary to the public interest.

CONCLUSIONS OF LAW

1. Installation of an outdoor shed resulting in less than required rear and side yard setbacks is not permitted by the Cheltenham Zoning Code. However, in accordance with the Pennsylvania Municipalities Planning Code and the Cheltenham Zoning Ordinance, the Cheltenham Township Zoning Hearing Board is empowered to hear and decide requests for variances where it is alleged that strict conformance with the governing ordinances would result in unnecessary hardship.

2. Under the circumstances of this matter, Applicant has met her burden in establishing that, due to the unique physical circumstances of the Property and those imposed by surrounding properties, a failure to grant relief will result in an unnecessary hardship to the Property.

3. The variances as hereafter granted to allow use of the Property for an outdoor accessory shed are the minimum variances from the governing standards that will afford relief and the minimum modification of the applicable zoning regulations.

DECISION

WHEREFORE, this 13th day of January, 2014, the Cheltenham Township Zoning Hearing Board, by a 2-0 vote, grants the following variances to allow the placement and use of an outdoor shed:

(1) a variance from Article VIII, Section 295-46(C) and Article XXIX, Section 295-220(C) to allow a rear yard setback of 3 feet; and

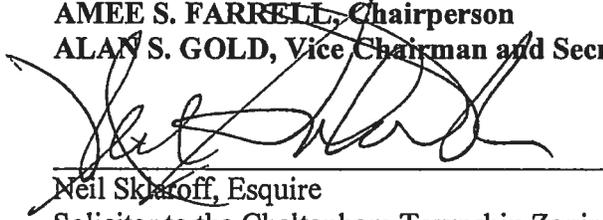
(2) a variance from Article VIII, Section 295-46(B)(1) to allow a side yard setback of 7 feet.

These grants of relief are conditioned upon Applicant providing to Cheltenham Township a copy of the recorded deed to the Property.

This grant of relief is not a waiver of any provision of the Cheltenham Zoning Ordinances not specifically addressed in this decision.

CHELtenham TOWNSHIP ZONING HEARING BOARD

AMEE S. FARRELL, Chairperson
ALAN S. GOLD, Vice Chairman and Secretary



A handwritten signature in black ink, appearing to read 'Neil Sklaroff', is written over a horizontal line. The signature is stylized and cursive.

Neil Sklaroff, Esquire
Solicitor to the Cheltenham Township Zoning Hearing Board

THIS DECISION IS OFFICIALLY ISSUED ON FEBRUARY 4, 2014.

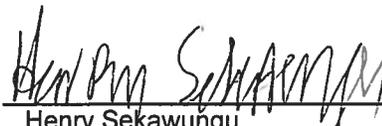
**REPORT OF THE
BUILDING INSPECTOR
FOR
MARCH, 2014**

March 26, 2014

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTOR FOR MARCH, 2014

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	55	16,003	800,150
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	0	0	0
COMMERCIAL			
RENOVATIONS / ALTERATIONS	3	660	33,000
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	3	12,390	619,500
FENCE	0	0	0
MARCH, 2014	61	29,053	1,452,650
MARCH, 2013	56	5,582	423,122
YEAR-TO-DATE 2014	139	61,415	3,070,750
TOTAL 2013	794	336,313	16,810,520
<hr/>			
HEATING & AIR CONDITIONING			
MARCH, 2014	10	3,384	169,200
MARCH, 2013	6	1,113	55,650
YEAR-TO-DATE 2014	17	6,020	301,000
TOTAL 2013	56	28,678	1,502,607
<hr/>			
ELECTRICAL			
MARCH, 2014	10	2,140	107,000
MARCH, 2013	5	1,070	53,500
YEAR-TO-DATE 2014	29	8,531	426,550
TOTAL 2013	98	37,164	1,843,207
<hr/>			
PLUMBING			
MARCH, 2014	15	3,315	165,750
MARCH, 2013	11	1,382	69,100
YEAR-TO-DATE 2014	33	7,858	358,593
TOTAL 2013	105	25,255	1,261,750
<hr/>			
FOG PERMITS, MARCH, 2014	1	500	500
GRADING PERMITS, MARCH, 2014	0	0	0
<hr/>			


Henry Sekawungu
Director - Planning, Zoning and Inspections

**OLD
BUSINESS**

NOTICE

NOTICE IS HEREBY GIVEN that a Concept Plan for a proposed 93 Single Family Dwelling Development at 1725, 1727, 1729-35, 1777, 1797 and 1799 E. Willow Grove Avenue, Laverock, PA 19038 (AKA: "Laverock Falcon Hill") will be reviewed by the following Township Committees:

- a. Cheltenham Township Planning Commission **on Monday, March 24, 2014 at 7:30 PM in Curtis Hall at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**
- b. Cheltenham Township Building and Zoning Committee **on Wednesday, April 2, 2014 at 8:00 PM in Curtis Hall at Curtis Arboretum, Greenwood and Church Road, Wyncote, PA 19095.**

This notice represents a rescheduling of dates from a previous notice as requested by the Developer.

The above Concept Plan 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. Anyone requiring a special accommodation to participate in the meeting should notify the Public Information Officer at 215-887-1000 5 days prior to the meeting.

**ZHB #3483
Zoning Officer**