

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

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, July 2, 2014

8:00 PM

Curtis Hall

AGENDA

1. Action on Zoning Hearing Board Agenda items for July 14, 2014; see attached.
2. Receipt of the Planning Commission Minutes dated June 23, 2014; see attached.
3. Review of the Economic Development Task Force Recommendations for issuance of Certificates of Appropriateness for signage; see attached.
4. Consider recommending to the Board a request by Roberts Block, LLC to schedule a public hearing for transfer of a restaurant liquor license from Horsham Township to Cheltenham Township for the property at 6 Roberts Block, Glenside; see attached.
5. Report of the Building Inspector for June, 2014; see attached.
6. Review of Recent Decision(s) of the Zoning Hearing Board.
7. Old Business
8. New Business
9. Citizens' Forum
10. Adjournment



Bryan T. Havir
Township Manager

ZONING HEARING BOARD

AGENDA

FOR

JULY 14, 2014

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 641 Ashbourne 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, June 23, 2014, at 7:30 P.M. at the Township Board Room, at 8230 Old York Road, Elkins Park PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, July 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, July 14, 2014 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3487 (Continued): Appeal of Miguel Burgos, owner of premises known as 641 Ashbourne Rd., Cheltenham, PA 19012 from the Decision of the Zoning Officer for the following zoning relief in an R-4 Residential District:

- a. Variance from "Fences and Walls" as outlined in CCS 295-223, in order to install 145± feet of 6' high, solid fencing within the Ashbourne Rd. street frontage required setback area instead of the permitted 4' high 50% open fencing.
- b. Variance from "Use regulations" as outlined in CCS 295-36.F, in order to install (2) two 2' by 2' by 6' high brick pillars adjacent to the driveway in the front yard setback that will support a 6' high wrought iron entrance gate instead of one of the enumerated permitted uses.
- c. Variance from CCS 295-39(A)(1) for a structure 5+/- feet from the front yard setback, instead of the required 40' front yard setback,
- d. Variance from CCS 295-39(B)(1) for a structure 4+/- feet from the side yard setback instead of the permitted 10' side yard setback.

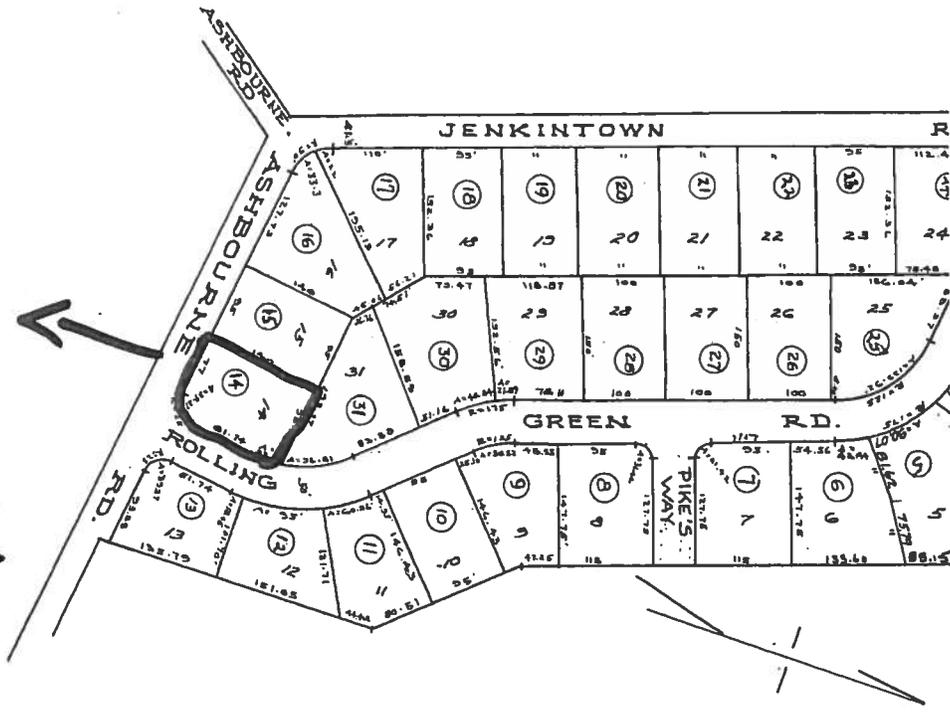
The above application, including site plans, is on file in the Township Administration Building, Planning and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

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 #3487

Zoning Officer

641 Ashbourne



SEE BLK NO 620

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for Westminster Theological Seminary, owners of premises known as 2960 W. Church Road, Glenside, PA 19038, will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, June 23, 2014, at 7:30 P.M. at the Township Board Room, at 8230 Old York Road, Elkins Park PA 19027.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, July 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, July 14, 2014 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

Appeal No. 3491: Appeal of Westminster Theological Seminary, owners of premises known as 2960 W. Church Road, Glenside, PA 19038 from the Decision of the Zoning Officer for the following Zoning Relief of an existing single family residence in an R3 Residence District:

- A. An interpretation that the front setbacks are legal and non-conforming and existing parking is legal and non-conforming.
- B. A variance from the Rules and Regulations of the Cheltenham Township Zoning Code for the following:
 - i. From CCS 295-21 "Use Regulations" to allow the conversion of a single family dwelling unit to a two unit dwelling with two distinct living spaces.
 - ii. In the alternative, a variance from CCS 295- 221 "Parking and Loading" requirements, and
 - iii. In the alternative, an interpretation of CCS 295-227 "non-conforming uses" that the existing residential use is a non-conforming use.

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.

ZHB # 3491
Zoning Officer

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 101 Juniper Associates, owners of premises known as 1400 Willow Ave. La Mott, 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, June 23, 2014, at 7:30 P.M. at the Township Board Room, at 8230 Old York Road, Elkins Park PA 19027.**
- b. Cheltenham Township Building and Zoning Committee on Wednesday, July 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, July 14, 2014 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3493: Appeal of 101 Juniper Associates, owner of premises known as 1400 Willow Ave., La Mott, PA 19027, from the Decision of the Zoning Officer for a variance in accordance with the rules and regulations of the Class R7 Residence District in order to replace an area of the building used by a school and increase the Adult Day Care from the approved 50 persons to 200 persons. The following zoning relief is required:

- a. A variance from CCS 295-57. "use regulations", for a use other than one of the permitted enumerated uses, and**
- b. A special exception from CCS 295-227 C. "non-conforming", for the expansion of a non-conforming use.**

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.

ZHB #3493

Zoning Officer

PLANNING COMMISSION

MINUTES

DATED

JUNE 23, 2014

June 23, 2014
Township Administration Building

A regular meeting of the PLANNING COMMISSION was held this evening at the Township Administration Building Boardroom. The following Planning Commission members were present: Chairman Thomas Cross, Irwin Goldfarb, Tom DiBenedetto, Eric Leighton, and William Winneberger. Also present were Joseph Nixon, Montgomery County Planner; and Carmen Reitano Assistant to the Director of Planning & Zoning.

Mr. Cross called the meeting to order at 7:35 p.m.

1. Acceptance of the Minutes of the May 27, 2014 Meeting.

Mr. Winneberger made a motion for acceptance of the May 27, 2014 Planning Commission minutes; Mr. Cross seconded the motion. The motion passed.

2. Review of the Zoning Hearing Board Agenda for July 14, 2014

APPEAL NO. 3487: Appeal of Miguel Burgos, owner of premises known as 641 Ashbourne Rd., Cheltenham, PA 19012 from the Decision of the Zoning Officer for the following zoning relief in an R-4 Residential District:

- a. Variance from “Fences and Walls” as outlined in CCS 295-223, in order to install 145+/- of 6 high, solid fencing within the Ashbourne Rd. street frontage required setback area instead of the permitted 4’ high, 50% open fencing.
- b. Variance from Use Regulations as outlined in CCS 295-36.F, in order to install (2) two 2’ by 2’ 6’ high brick pillars adjacent to the driveway in the front yard setback that will support a 6’ high wrought iron entrance gate instead of one of the enumerated permitted uses.
- c. Variance from CCS 295-39(A)(1) for a structure 5+/- feet from the front yard setback, instead of the required 40’ front yard setback.
- d. Variance from CCS 295-39(B)(1) for a structure 4+/- feet from the side yard setback instead of the permitted 10’ side yard setback.

This appeal came before Planning Commission in May, 2014; however, Mr. Burgos did not appear before the Zoning Hearing Board on June 9, 2014 and was granted a continuance. Mr. Reitano reviewed the neighbors’ objections and observed that Mr. Burgos was not present at tonight’s meeting.

Mr. Winneburger made a motion to reaffirm the Commission's previous recommendation of denial; Mr. Cross seconded the motion; the motion passed.

APPEAL No. 3491: Appeal of Westminster Theological Seminary, owners of premises known as 2960 W. Church Road, Glenside, PA 19038 from the Decision of the Zoning Officer for the following Zoning Relief of an existing single family residence in an R3 Residence District:

- a. An interpretation that the front setbacks are legal and non-conforming and existing parking is legal and non-conforming.
- b. A variance from the Rules and Regulations of the Cheltenham Township Zoning Code for the following:
 - i. From CCS 295-21 "Use Regulations" to allow the conversion of a single family dwelling unit to a two unit dwelling with two distinct living spaces.
 - ii. In the alternative, a variance from CCS 295- 221 "Parking and Loading" requirements, and
 - iii. In the alternative, an interpretation of CCS 295-227 "non-conforming uses" that the existing residential use is a non-conforming use.

Michael Yanoff, Esq. represented Arcadia University, and gave the background of the building, presently a single family dwelling to be converted into two distinct living spaces, for visiting professors or officials and six spaces for seminary students.

When asked if there would be any changes to footprint or appearance of building, Mr. Yanoff said there would be no changes. All work being done would be internal. No additional parking would be necessary; this has been confirmed by the Township.

Mr. Leighton recused himself from voting. Mr. Winneberger made a motion to recommend approval; Mr. Cross seconded the motion; the motion passed.

APPEAL NO. 3493: Appeal of 101 Juniper Associates, owner of premises known as 1400 Willow Ave., La Mott, PA 19027, from the Decision of the Zoning Officer for a variance in accordance with the rules and regulations of the Class R7 Residence District in order to replace an area of the building used by a

school and increase the Adult Day Care from the approved 50 persons to 200 persons. The following zoning relief is being requested:

- a. A variance from CCS 295-57. “use regulations”, for a use other than one of the permitted enumerated uses, and
- b. A special exception from CCS 295-227 C. “non-conforming”, for the expansion of a non-conforming use.

Hal Lichtman, representing the owner, presented the application. The owner received a variance to use one part of the building for adult day care, and now wants to expand that from the approved 50 to 200 persons. There is sufficient parking on site; they are seeking a special exception to expand a non-conforming use and in the alternate, seeking a use variance. They are doing extensive interior renovations but no exterior changes or change of signage.

Mr. Reitano noted that this property is located in the LaMott Historical District, but because there is no exterior change, it did not fall under BHAR review requirements.

A resident asked how it would impact parking and traffic, but both Mr. Cross and Mr. Lichtman affirmed that there would be no increase in either.

Mr. Winneberger made a motion to approve; Mr. Goldfarb seconded the motion; the motion passed.

3. Old Business

There was no old business.

4. New Business

- a. **Genesis Health Care Land Development – Hopkins Center**, 8100 Washington Lane, Wycote, PA
CTDA #14-0512-02 Staff Recommendations dated June 9, 16, and 17, 2014.

Anthony Hibbeln representing Genesis Health Care (GHC), appeared before the Planning Commission, and stated that nothing significant had changed since their previous appearance before the Commission last year when they sought zoning variances for their parking lot expansion. Some minor changes that had been made in response to suggestions included the following - GHC would be creating a sidewalk and steps up to the front door ending with a landscaped seating area; GHC had been asked for six (6) additional bicycle parking spots, so they are proposing to accommodate a bike rack.

GHC will be presenting landscape and tree options to the Shade Tree Commission on June 26, 2014. In regards to the stormwater BMPs, they will not be disturbing over an acre and are presenting a stormwater management plan per the Township code. There is no stormwater management plan in place now for the subject property. The entire improvements to the site are to the front of the property and support on-site infiltration.

Mr. Reitano stated that providing adequate access and turning radii for EMS vehicles and trucks is one of the highest priorities. GHC received templates for these radii from the Fire Marshall and were awaiting his approval. Mr. Hibbeln stated that the turning radii was up to code and that the Fire Marshall had inspected the site.

In reference to the Township Engineer's memo, Mr. Hibbeln made the following comments:

The applicant would request that the Township Engineer will accept an aerial photo in lieu of a 400' survey.

GHC will comply with the Engineer's comments in reference to stormwater management.

Items #25 and #26 – GHC is requesting waivers from these two requirements regarding drainage onto PennDOT property and infiltration facility sizing calculations. GHC will wait for the Township Engineer to make the decision.

Items #30 and #35 - GHC will provide blanket easement.

Items #36-70 - GHC will comply.

Mr. Hibbeln would like to meet with the Director of Planning & Zoning and the Township Engineer to clarify and finalize the application before final presentation to the Public Works Committee. Mr. Cross stated that the Planning Commission has not heard anything they disagree with. He advised GHC to proceed and come to agreement with the recommendations of the Township Engineer, Fire Marshall, and Planning & Zoning Staff. The applicant agreed to comply.

- b. Arcadia University Land Development – Elevators, 450 South Easton Road, Glenside, PA**
CTDA #14-0513-03 Staff Recommendations dated June 16, 17, and 18, 2014.

Hal Lichtman, representing Arcadia, stated that this proposal was all about accessibility. There is no space inside the buildings to install the elevators, so they would have to build external elevators. The buildings are concrete, which is very difficult to cut through to install internal elevators. Arcadia would like to install them over the summer when students are not there; the equipment has been ordered. The impact of four elevators is minimal; two of the elevators are paired. Mr. Lichtman stated that there was a full analysis of parking spaces required and available which was submitted with the application.

In reference to the Township Engineer's recommendations of June 18, 2014, Arcadia would be requesting waivers for Items 5, 6, 7c, 7e, and 13. Arcadia agreed to comply with Items: 1, 2, 3, 4, 7a, 7b, 7f, 7g, 7h, 8, 10, 11, 12, 14-22.

Arcadia will be appearing before the Shade Tree Commission and the Public Works Committee and would like to proceed in an expedited fashion. Arcadia is asking the Planning Commission to allow them to proceed without coming back with revised drawings.

After discussion of the request, Mr. Cross made a motion for a recommendation for conditional approval if Arcadia comes into compliance with the Township and engineering review letters and waivers. Mr. Winneberger seconded the motion. The motion passed.

**c. 1333 Cheltenham Avenue Sewage Facilities Planning Module
Application and Municipal Planning Agency Review**

David Citro from Mainstay Engineering Group, represented 1333 Cheltenham Avenue. This location is currently an office use being converted to a restaurant use. There will be no new sewer connections, no exterior sitework, no land development. The shared parking plan has been reviewed and approved by the Township. The applicant needs additional EDUs, and is preparing a DEP application. Component 4A of the Application references that a sewage facilities planning module needs to be completed by the Township Engineer, contingent upon review and approval by the Municipal Planning Agency.

Part of the application process requires that the Planning Commission review and approve, with the Chair signing off on the Application. Mr. DeBenedetto requested clarification about exactly what the Planning Commission's role was. Mr. Citro said it is simply to affirm that the Planning Commission believes this is a worthy project and that is consistent with the Township's existing sewage facilities plans and ordinances.

The Planning Commission agreed for Mr. Cross to sign off on the sewage facilities planning module when it is completed by the Township Engineer.

d. Distribution of Planning Commission Agendas – In the interest of saving paper and manpower hours, Mr. Reitano requested that hard copies of the Planning Commission Agenda be dropped off at community centers or libraries for Commission Members to pick up, if desired. Community centers are open later; libraries are more convenient. The members said that libraries are preferred. Several members said they are fine with an electronic copy only.

A request was made to include a tribute to David Harrower for his community service on the Planning Commission in last month's minutes.

5. Adjournment

Mr. Cross made a motion for adjournment; Mr. Goldberg seconded the motion. The meeting adjourned at 9:00 p.m.



Bryan T. Havir
Township Manager

as per Diana Jordan

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



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

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

MEMORANDUM

TO: Henry Sekawungu, Director of Planning & Zoning

FROM: Bryan T. Havir, Township Manager 

RE: Signage Applications

DATE: June 18, 2014

The following signage permit applications filed with your department were reviewed on June 17, 2014 at the Economic Development Task Force (EDTF) meeting and below is a summary of the recommendations:

- 1.) **155 Yorktowne Plaza, Elkins Park- for facade signage.** Upon favorable recommendation of the Design Committee of the information submitted, the EDTF Committee recommended that the content and style of the sign be accepted as submitted. The recommendation was unanimously approved for issuance of a Certificate of Appropriateness.
- 2.) **49 Cheltenham Avenue, Cheltenham – for facade signage.** The Design Committee commented on the number of different colors on the sign and expressed concern about the longevity of the proposed vinyl wrap on the sign and would prefer that the teal colored material be hard plastic. Following discussion, the EDTF recommended to accept the materials of the proposed sign as submitted. The recommendation was unanimously approved for issuance of a Certificate of Appropriateness.

Memorandum

-2-

June 18, 2014

Please schedule this matter accordingly for consideration of issuance of a Certificate of Appropriateness (COA) on the July 2, 2014 Agenda of the Commissioner's Building and Zoning Committee as it relates to Items 1 and 2.

Thank you.

BTH/km

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



GOLDSTEIN & McHUGH, P.C.

Matthew N. Goldstein*
Edward B. McHugh*
Michele Wynn, Paralegal

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Philadelphia, PA 19106
215.985.9494
215.985.3292 fax

June 20, 2014

Bryan T. Havir, Township Manager
Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027

**RE: ROBERTS BLOCK, LLC
6 ROBERTS BLOCK, GLENSIDE, PA**

Dear Mr. Havir:

Please be advised that our office represents a client who wishes to open a restaurant at the premises located at 6 Roberts Block, Glenside, PA. Pursuant to such interest, my client has secured a restaurant liquor license from Horsham Township and would like to transfer it into Cheltenham Township. In order to accomplish this, the receiving municipality must hold at least one public hearing for the purpose of receiving comments and recommendations of interested individuals residing within the municipality. 47 P.S. § 4-461(b.3).

Please consider this letter as a formal request for a hearing before the Board of Commissioners.

Please call me if you have any questions.

Thank you for your time and consideration.

Very truly yours,

EDWARD B. MCHUGH

EBM:mw
Enclosure

RECEIVED

JUN 23 2014

CHELTEHAM TOWNSHIP

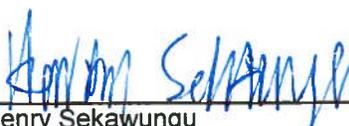
**BUILDING INSPECTOR'S
REPORT
FOR JUNE, 2014**

June 26, 2014

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

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

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	54	20,015	1,000,750
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	0	0	0
COMMERCIAL			
RENOVATIONS / ALTERATIONS	2	3,867	193,350
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	0	0	0
FENCE	8	425	425
JUNE, 2014	64	24,307	1,194,525
JUNE, 2013	48	4,723	227,183
YEAR-TO-DATE 2014	456	127,613	6,362,525
TOTAL 2013	794	336,313	16,810,520
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HEATING & AIR CONDITIONING			
JUNE, 2014	12	4,260	213,000
JUNE, 2013	5	985	49,250
YEAR-TO-DATE 2014	46	16,099	804,950
TOTAL 2013	56	28,678	1,502,607
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ELECTRICAL			
JUNE, 2014	15	7,895	394,750
JUNE, 2013	6	315	15,750
YEAR-TO-DATE 2014	64	23,963	1,198,150
TOTAL 2013	98	37,164	1,843,207
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PLUMBING			
JUNE, 2014	18	2,883	144,150
JUNE, 2013	3	415	20,750
YEAR-TO-DATE 2014	74	19,737	952,543
TOTAL 2013	105	25,255	1,261,750
<hr/>			
FOG PERMITS, JUNE 2014	0	0	0
GRADING PERMITS, JUNE 2014	1	400	400
<hr/>			


Henry Sekawungu
Director - Planning and Zoning

**IN AND BEFORE THE ZONING HEARING BOARD
OF CHELTENHAM TOWNSHIP, PENNSYLVANIA**

**IN RE: Application of Arcadia University
 NO. 3483**

FINDINGS OF FACT, OPINION AND ORDER

I. PETITION

This matter is before the Board on the application of Arcadia University for property located at 1601 Church Road, Glenside, Philadelphia, PA 19038. Applicant requested the following:

- a. A variance from Section 295-21F in order to erect and maintain a non-conforming sign;
- b. A variance from Section 295-197A(1) and (4) to install a 3'4" by 15'0" banner sign instead of one of the permitted signs allowed in this district.

The property is located in the R3 Residential Zoning District.

II. HEARINGS

Hearings on the subject application were held on the following dates:

March 10, 2014:	Hearing left open.
May 12, 2014:	Hearing completed.

The Hearings were held before Ameer Farrell, Esq., Chairperson; Alan S. Gold, Vice Chairperson; Peter R. Labiak, Board Member of the Zoning Hearing Board; Solicitor at the

March 10, 2014 Hearing was Neil Sklaroff, Esq.: Solicitor at the May 12, 2014 Hearing was Carol M. Lauchmen, Esq.

Throughout the proceedings the Applicant was represented by William F. Kerr, Esquire.

III. FINDINGS OF FACT

The following findings were made following competent testimony before the Board.

1. The subject property is 1601 Church Road, Glenside, and is located in the R3 Residential Zoning District. (ZHB Exhibit 1)
2. The owner of the subject property is Arcadia University. (ZHB Exhibit 1)
3. The site is improved with a building that houses offices, no classrooms, and is the home of Arcadia's College of Overseas Studies. (N.T. 3/10/14, p. 5,6)
4. The Applicant wanted the banner sign because the building couldn't be identified when traveling on Church Road. (N.T. 3/10/14, p. 7)
5. Applicants propose a fabric banner sign to hang flush against the building's wall. (ZHB Exhibit 1).
6. There was a question whether at a prior Hearing on the property the Applicant was restricted as to signage. Applicant's attorney said he'd find and produce prior to April's Hearing, any items; i.e., Notes of Testimony of prior Hearing, to answer the question. (N.T. 3/10/14, p. 14)
7. Applicant showed, before the next Hearing on May 12, 2014, that signage was allowed, per the Zoning Ordinance Regulations, in appeal #2870. (N.T. 5/12/14, p. 3)
8. On this site, a freestanding sign had been approved, built, and then removed by Arcadia University. (N.T. 5/12/14, p. 5)

IV. DISCUSSION

The Board denied the Applicant, Arcadia University, removed a permitted sign. The banner sign hangs down the side of the building. Both these facts belie the Applicant's stated need for the building to be easily identified. There is no hardship of any kind sufficient to clear the required variance hurdle.

V. ORDER

WHEREFORE, on May 12, 2014, the Cheltenham Township Zoning Hearing Board votes to deny Applicant's requests for said variances.

CHELtenham TOWNSHIP ZONING HEARING BOARD



AMEE FARRELL, CHAIR



ALAN S. GOLD, VICE CHAIR AND SECRETARY



PETER R. LABIAK, MEMBER