

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. – Chair
Harvey Portner – Vice Chair
Baron B. Holland - Member
Charles D. McKeown, Sr. - Member
Daniel B. Norris - Member
Ann L. Rappoport – Member
J. Andrew Sharkey - Member

**Wednesday, August 5, 2015
8:00 PM
Curtis Hall**

AGENDA

1. Action on Zoning Hearing Board Agenda items for August 10, 2015 (See attached).
2. Receipt of the Planning Commission Meeting Minutes dated July 27, 2015 (See attached).
3. Review of Zoning Hearing Board decisions (See attached).
4. Report of the Building Inspector for July, 2015 (See attached).
5. Old Business.
6. New Business.
7. Citizens' Forum.
8. Adjournment.



Bryan T. Havir
Township Manager

**Review of the
Zoning Hearing Board Agenda
for August 10, 2015**

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 100 Central Avenue, 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, July 27, 2015, 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, August 5, 2015, 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, August 10, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 15-3526: Appeal of Jacqueline Latronica, owner of the premises known as 100 Central Ave, Cheltenham, PA 19012 from the Decision of the Zoning Officer for a variance from Section 295-223, fences and walls in order to allow for the erection of a 6' high board on board solid fence in the front yard of the corner lot in place of the required 4' high open fence in the C-3 Commercial Zoning District.

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 ext. 230, five (5) days prior to the meeting.

**ZHB #15-3526
Zoning Officer**

Block 68

Block 63

GROVE

AVE.

AVE.

AVE.

STREET

PHILADELPHIA

Block 67

ELM

AVE.

BEECHER

JEFFERSON

COTTMAN

CITY OF

CENTRAL

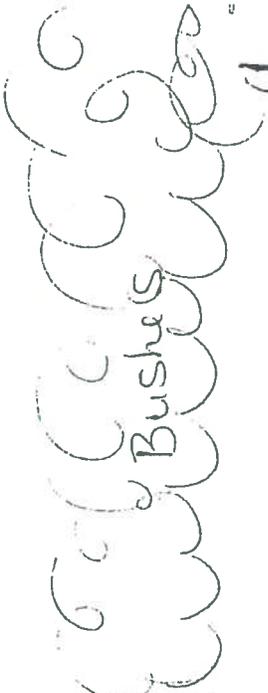
AVE.

66

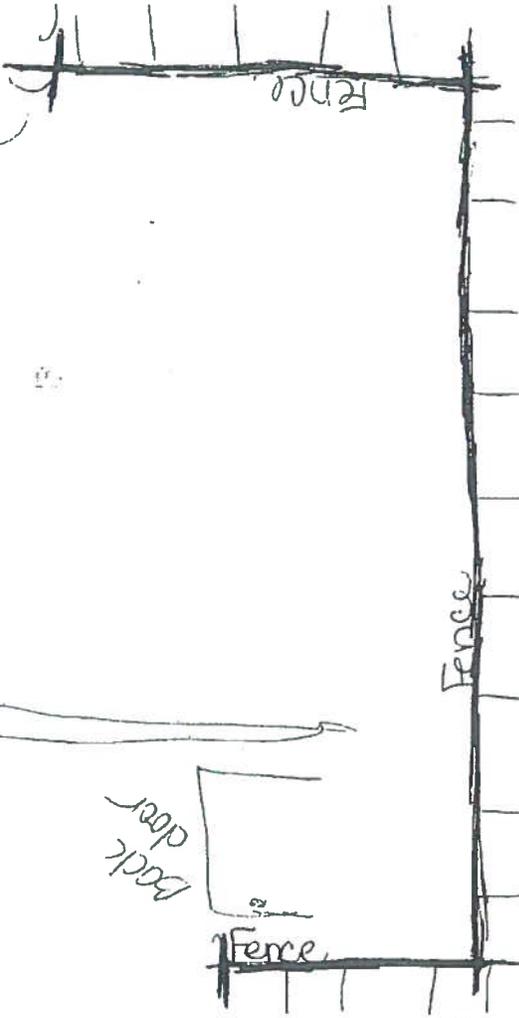
100 central Avenue Block 65

CHELTENHAM TOWNSHIP
 MONTGOMERY CO PA
 REAL ESTATE REGISTRY
Block 64
 SCALE 1" = 33' DRAWN BY H. L. K.
 JULY 1, 1928 CHECKED BY H. L. K.

REVISED



Bushes



Back door

Fence

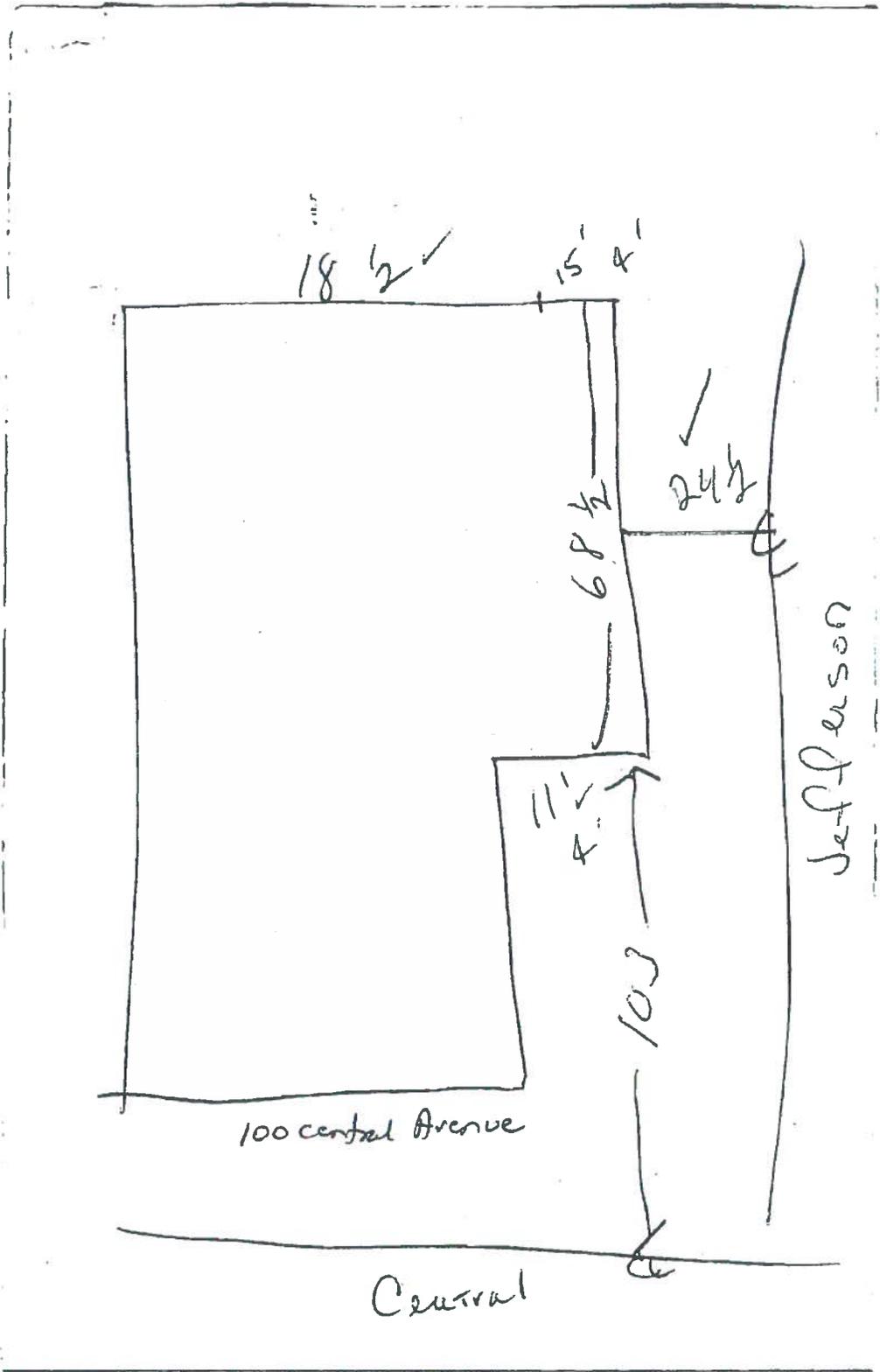
Front door

100 Central Avenue

Central Ave

Jefferson Ave





Friday, June 12, 2015

To Whom This May Concern:

I am writing to you in regards to the fence that was placed at 100 Central Ave. First, I would like to apologize for placing the fence without a permit. This is my first house I bought and was unaware that a permit was needed. I chose Cheltenham because of the school district. I value my children's education and their safety and due to my research about the different townships, I found that Cheltenham would be the best fit.

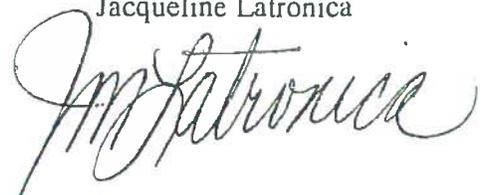
I received my Welcome packet to the neighborhood the same day that I received my letter regarding the violation for the fence (the height and type of fence). The letter reported that the fence that was placed was a hazardous condition and needs to be taken down. I did speak to Bryan Moss and submitted my permit request; finding out that it was not in compliance and I would need to take the fence down, make it compliant, or submit an appeal. I decided to submit my appeal.

I put the fence up to ensure that my children had a safe place to play and our family dog has a place to run and not have to worry about them being hit by a car. Not only do my children play in the yard, so do the neighborhood children. They have a safe place to play. The cars that travel down Jefferson Ave. travel at high rates of speed. They have no regard for the many children that live on the block that are playing outside. A child is going to get hurt. There is no signs down the street making drivers aware that there are children at play. Our dog Bella is a Yorkie weighing about 7 pounds. She is able to run and play outback also. Another issue is the fact that there are pit bulls in the area. There have been multiple times they are walked down Jefferson Ave. and Central Ave. These dogs can be aggressive and can also cause a lot of damage when they attack. I am a nurse at Hahnemann and work in the ER, I have seen many traumas regarding adults and children being hit by cars as well as dog bites. Some have lived and some have passed. I could not imagine something happening to my children or a neighbor's child that could have been prevented. My intent was to provide a safe place for the children, never to break rules.

I do have pictures that are attached. One of the pictures show a woman walking her pit-bull on the corner of Jefferson and Central carrying a large wooden stick. There are a few pictures of a fence on belonging to the corner property of Hasbrook that is a six foot fence with a white fence overlapping it and it looks like it could fall down. This fence looks hazardous. There are a few pictures of the fence across the street from my property that is also a corner property that has the same fence as the one I have, but a different height. Lastly there are a few pictures of the fence on my property. There are different angles of the fence. One of the pictures is taken from the back, and the others are taken from the side. If you look at the fence, you are able to see through it even though I was told it is a solid fence. The fence covers 3 sides of the property.

Please reconsider your decision regarding the fence that was placed and understand that I was not intentionally breaking rules and that my intentions were the safety of my children, the neighbor's children, and our dog.

Sincerely,
Jacqueline Latronica





← 100 central Avenue Fence

100 central Avenue Fence →





← 100 Central Avenue Fence



100 Central Avenue Fence →



← 100 Central Avenue Fence



Applicant's Dog Bella →



← Corner property across street



Corner property Hasbrouck →

Pictometry Online 1.11.3

Address: 100 Central Ave, Chatham, PA

Workspace
Workspace (Active)
Annotations
Bookmarks
Layers
 US Parcels

Properties	Name	Value
Selections	US Parcels	100 CENTRAL AVE

Line Distance: 141.83 Feet | Total Distance: 3



100 central Avenue

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 1313 Ashbourne Road, 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, July 27, 2015, 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, August 5, 2015, 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, August 10, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

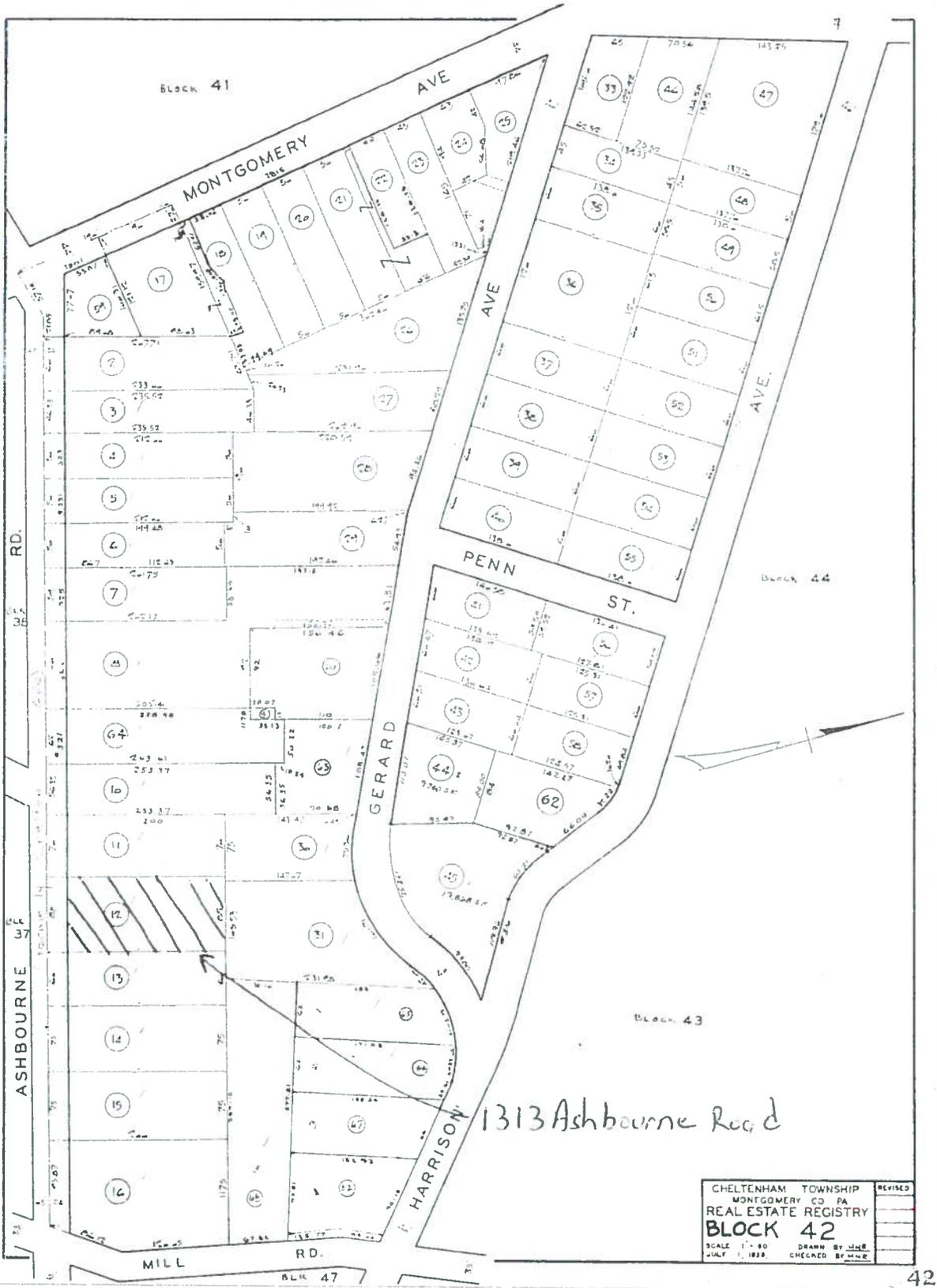
APPEAL NO. 15-3527: Appeal of Donald Spiller, owner of the premises known as 1313 Ashbourne Road, Elkins Park, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to use the single family dwelling as a multi-family use of two (2) apartments, with up to five (5) unrelated people, including the owner, in Apt. A & three (3) unrelated people in Apt. B in the R-5 Residential Zoning District:

- a.) A reasonable accommodation from Section 295-2, definition and word usages, to allow for two (2) disabled people to live at the premises and not be counted with the other unrelated people.
- b.) An appeal of the Zoning Violation letter dated May 15, 2015 regarding the total number of unrelated people that can live at the premises.
- c.) A variance from Section 295-43., use regulations, to allow for a multi-family use in place of the allowed single-family use.
- d.) A determination that the parking spaces are compliant per Section 295-221.H, parking and loading, which calls for one space for each bed, plus one for each eight beds for guest parking and in the alternate a variance.

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 ext. 230, five (5) days prior to the meeting.

**ZHB #15-3527
Zoning Officer**



Block 41

MONTGOMERY AVE

AVE

RD.

ASHBOURNE RD

PENN ST.

Block 44

GERARD AVE

Block 43

1313 Ashbourne Road

HARRISON AVE

MILL RD.

BLK 47

CHELTENHAM TOWNSHIP
 MONTGOMERY CO PA
 REAL ESTATE REGISTRY
BLOCK 42
 SCALE 1" = 40' DRAWN BY J.M.E.
 JULY 1, 1928 CHECKED BY W.H.Z.

42

Township of Cheltenham

Montgomery County, Pennsylvania

Board of Commissioners

Harvey Portner, *President*
Morton J. Simon, Jr., *Vice President*
Baron B. Holland
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

CERTIFIED AND REGULAR MAIL

MAILED ON 5/15/15 BY HT

May 15, 2015

Donald G. Spiller
1313 Ashbourne Road
Elkins Park, PA 19027

RE: 1313 Ashbourne Road – T.M.P. 310000721004

Dear Mr. Spiller,

In response to a violation notice issued to you on April 10, 2015 you granted the Township access to your property on May 14, 2015 for a physical inspection of your property. As part of this inspection, it was observed that existing dwelling is being used as two (2) separate dwelling units with six (6) unrelated persons living/boarding/rooming in one (1) dwelling unit and one (1) person living in the second dwelling unit in the R-5 Zoning District.

This use of the building as existing is a Violation of the following Zoning Appeal and Sections from the Cheltenham Township Code. (Pages attached)

- 1) Appeal # 739 which granted an exception to convert an existing one family dwelling into a dwelling for three families. Also attached please find copies of the site and floor plans submitted with Appeal # 739 for your reference.
- 2) 295-2.C. Definition for family which states, "any number of individuals living and cooking together as a single housekeeping unit, provided that not more than two of such number are unrelated to all of the other by blood, marriage or legal adoption."
- 3) 295-43. which states a building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other. The use of a rooming/boarding house is not specifically listed.

- 4) 295-233.2.B. which states the following uses shall not be deemed a home business;...rooming house,....
- 5) 295-221.H. Parking requirements by land use, boarding/rooming homes.
 - a) One space for each bed, plus one (1) for each eight beds for guest parking.

You are hereby given thirty (30) days from the date of this Notice of Violation to bring your property into compliance by:

- a) Ceasing to have more than two unrelated people plus you as the owner, living in the building, or
- b) Appealing this Notice of Violation to the Cheltenham Township Zoning Hearing Board.

If you are in compliance, no further Zoning action will be taken; if you submit an Appeal Application for Zoning Relief, prosecution will be stayed until the Zoning Hearing Board renders a decision.

If you fail to either correct the violation or apply for Zoning relief within thirty (30) days of the date of this letter, this will constitute a Violation of the Cheltenham Code and we will commence legal action which could result in a fine up to \$500 per day for each day the Violations continue, together with the costs of prosecution and attorneys fees.

Please feel free to contact the Township if there are any questions.

Very truly yours,



Robert J. Habgood
Assistant to the Planning and Zoning Director

CC: Morton J. Simon, Commissioner*
Bryan Havir, Township Manager*
Joe Bagley, Township Solicitor*
Henry Sekawungu, Director of Planning and Zoning*
John Norris, Police Chief*
Joseph O'Neill, Township Fire Marshal*
Mike Fleming, Code Official/Public Works Coordinator*
Bryan Moss, Building Inspector*
File: 1313 Ashbourne Road

*Sent via e-mail

May 16, 2015

TO THE CHELTENHAM TOWNSHIP ZONING HEARING BOARD:

Thank you for considering my situation, (RE: 1313 Ashbourne Rd.--formerly 313 Ashbourne Rd before street numbers changed by township)--T.M.P.-310000721004.

The former owner ---as you can see from documents included here--had a zoning variance granted in 1956 which permitted division of the house into three "apartments"--basically two completely separated homes--side A and B--front door, back door, kitchens, bedrooms, baths and utilities including heat, (basement under complete control of side A--each side has its own heat with separate billing. The third floor of side A was to be apartment C but was not considered possible for such use.

I bought this property in 1968 and have had no zoning complaints until now.

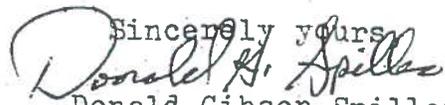
I am 82 years old and in reasonably good health. I have a family history living in Cheltenham Township--Grandmother a graduate of the Ogontz school--Grandfather a graduate of the former Cheltenham Academy.

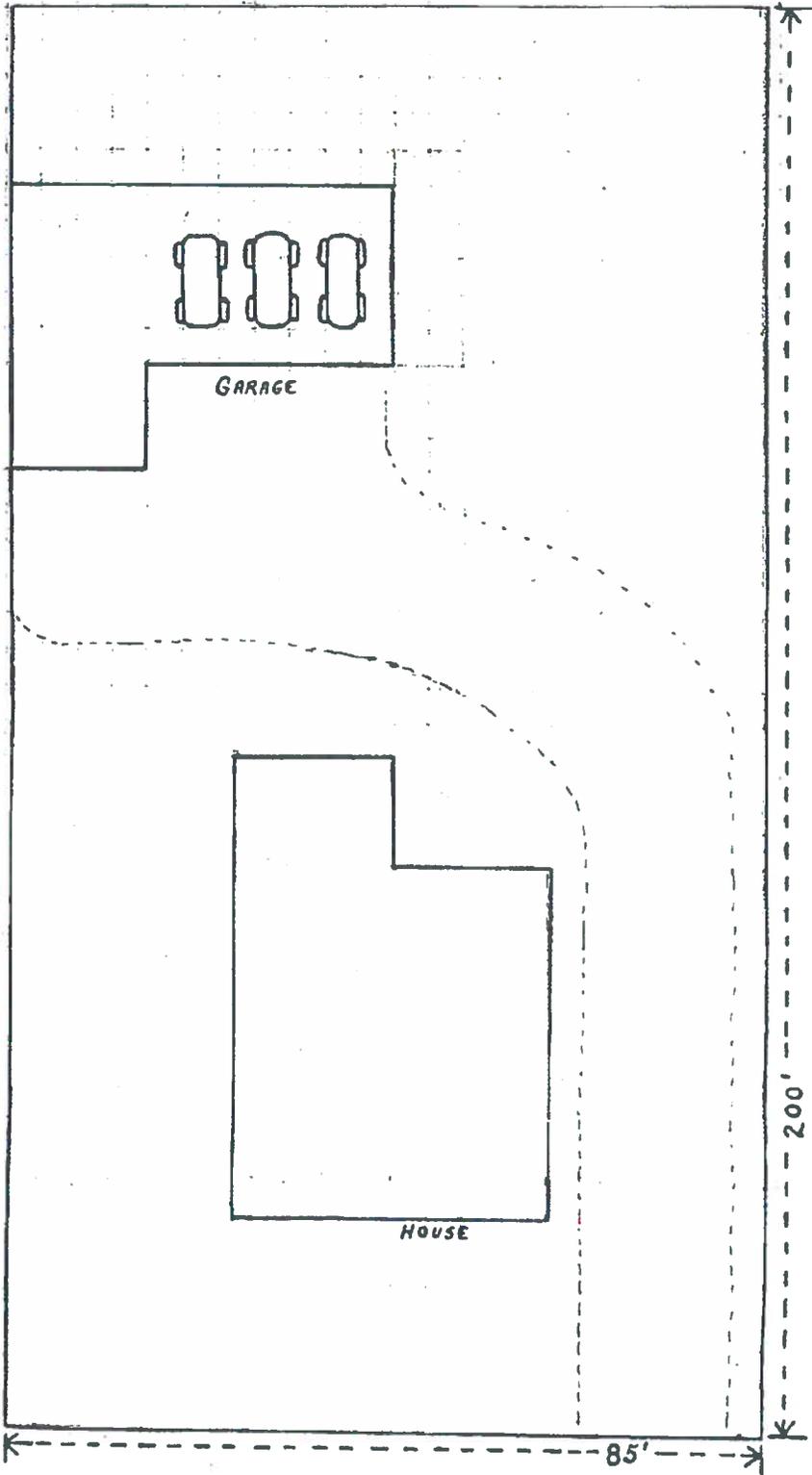
I am currently in chapter 13 bankruptcy--12-17197 MDC and need every penny for the Cheltenham taxes and fee.

Virtually all of the zoning regulations that are affecting me now were passed long after I purchased this property.

I depend on you for zoning relief.

Sincerely yours,


Donald Gibson Spiller



85
 200

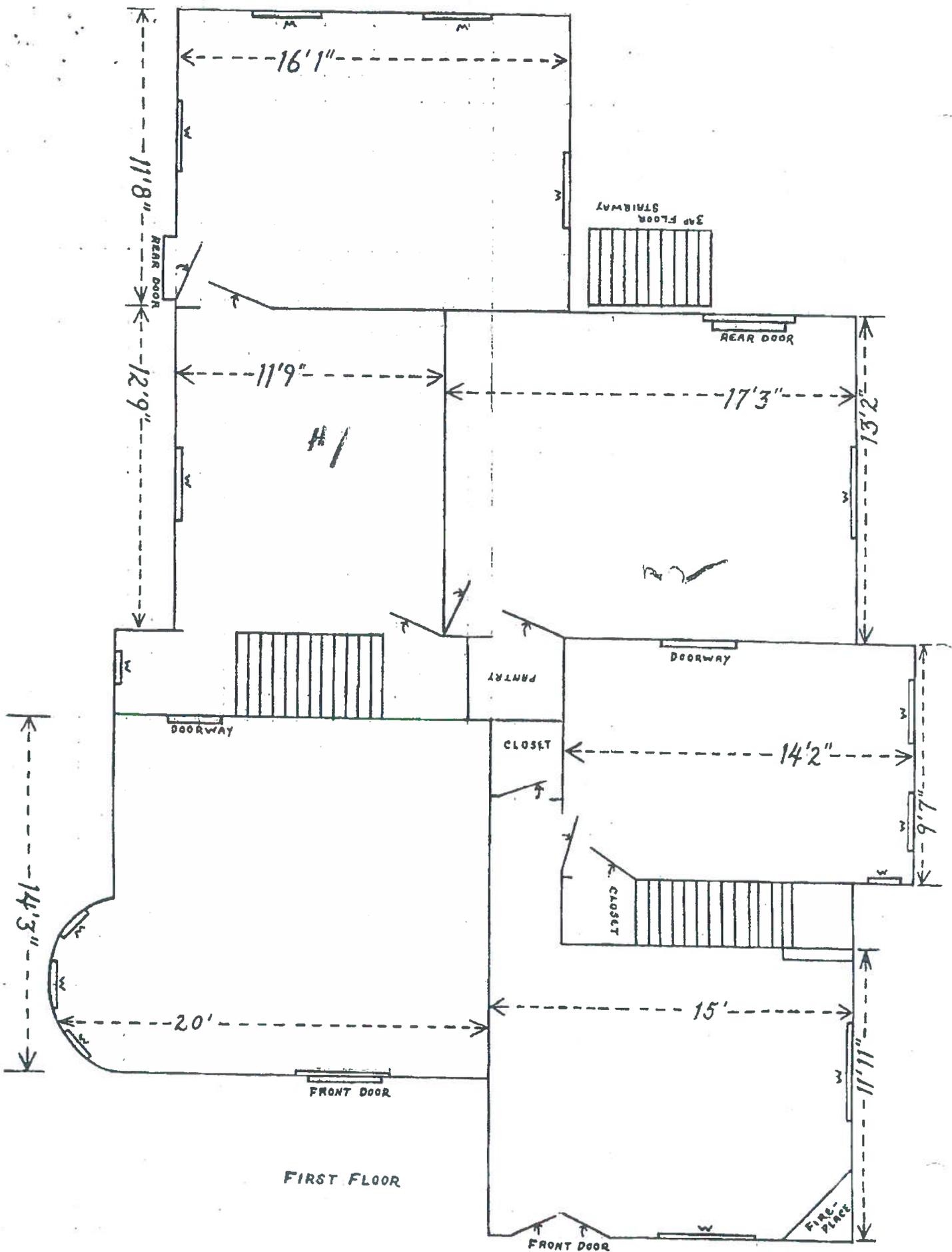
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 22500

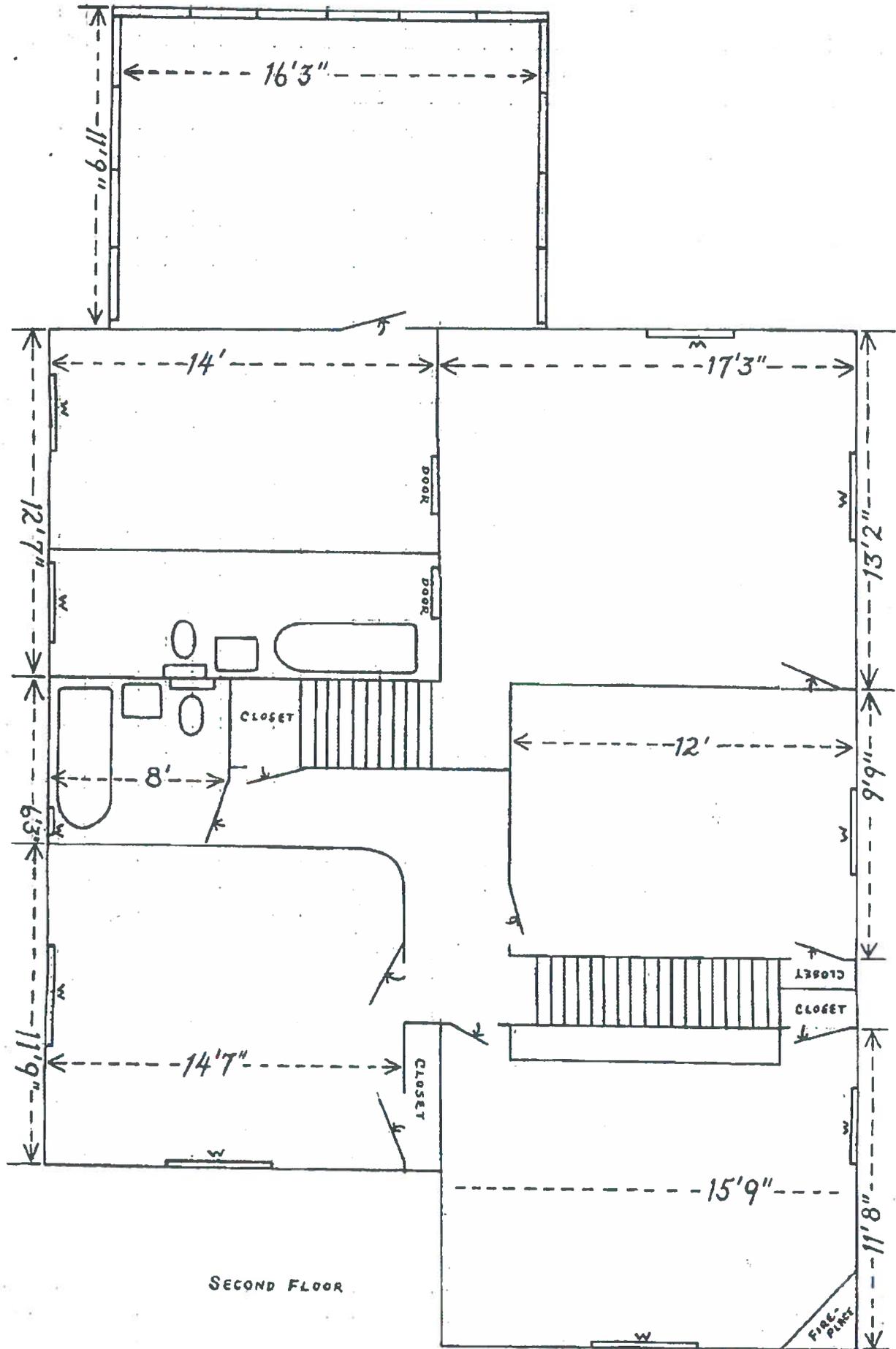
ASHBOURNE ROAD

H/



FIRST FLOOR

167

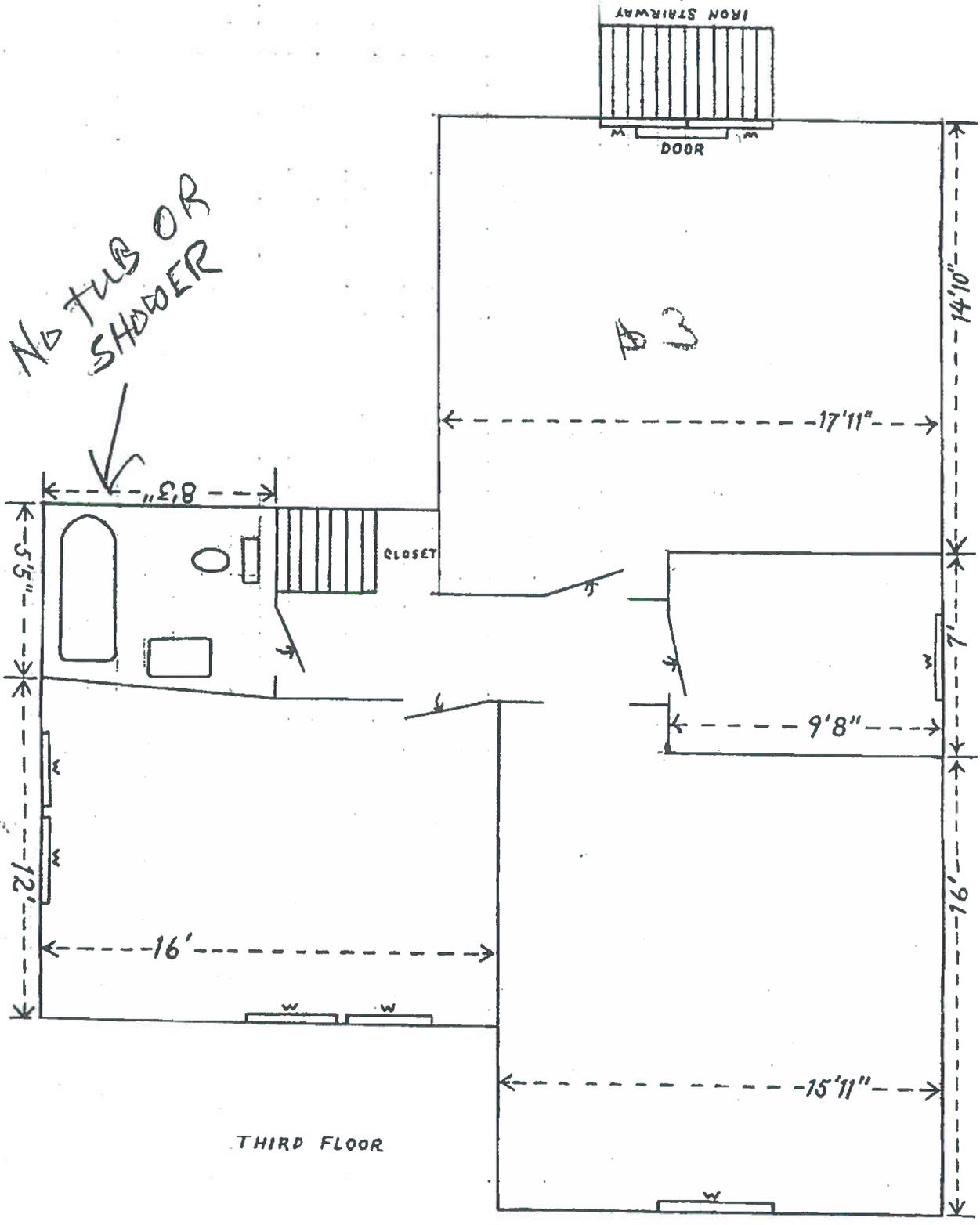


SECOND FLOOR

143

NOT DONE

NO TUB OR SHOWER



THIRD FLOOR

44

Township of Cheltenham

Montgomery County, Pennsylvania

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Administration Building
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Elkins Park, PA 19027-1589

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

June 16, 2015

Via Registered/Certified Mail

Mr. Donald Spiller
1313 Ashbourne Road
Elkins Park, PA 19027

RE: Use of 1313 Ashbourne Road as other than a one or two family dwelling.

Dear Mr. Spiller:

I am aware the Planning and Zoning Department has notified you that the use of your property at 1313 Ashbourne Road is not in compliance with zoning. I was in attendance during the inspection of your property along with the Township's Planning and Zoning Department personnel on Thursday, May 14, 2015 that led to the notice being sent. Below are my observations, comments and the fire code requirements from the site visit that you will also need to address. Many are based on the use of the location as a boarding home.

The location has two distinct dwelling units that at one time appeared to have been one large dwelling. Each unit was accessed via their own entrance door located off the same wrap around porch. You indicated one entrance was considered 1313 Ashbourne Road and the other 1315 Ashbourne Road. Both units had interior access and shared the same non-separated basement area. 1315 had access to two stories of the building. Each story was separated from 1313. The third story above 1315 could only be accessed from 1313.

During the walk through of the interior of the unit you considered as 1313 Ashbourne Road you indicated numerous rooms that were being rented out to borders. This includes one room on the first floor, two rooms on the second floor and three rooms on the third floor. You indicated a third bedroom on the second floor was your bedroom. There was an additional room in the basement that was apparently previously in use as a bedroom. At this particular time you indicated that there were five borders presently living at 1313 Ashbourne Road. There was also one shared kitchen, one shared bathroom and one powder room for occupant use. Access and egress from the entrance to the upper floors was via one stairway in a shared living room.

During the walkthrough of 1315 Ashbourne Road you indicated only one person occupied the unit.

Occupancy of a dwelling by more than 3 unrelated individuals would constitute an occupancy change from a single family dwelling to what is considered an R2 use group by both the 2009 International Building Code, (IBC), and the 2009 International Fire Code, (IFC). Basically it is a boarding house where the occupants are relatively permanent in nature. The location is no longer regulated by the Residential Building Code and must meet the requirements and provisions of the IBC and IFC as well as local Township building and fire prevention code requirements that pertain to this use and change in use.

The question of whether the location can or is permitted to be used as other than a one or two family dwelling is a matter for the Township's Planning and Zoning Department to handle. However, upon being permitted access to inspect the location by you, the location is indeed being used as a boarding house. As such, the fire code requires the following to be addressed:

1. Installation of a NFPA 13 compliant automatic sprinkler system throughout the building. (Township Code Article III Chapter 151-18 C. (1.) (e))
2. Installation of a hardwired automatic fire alarm system that serves all common areas (halls, common rooms, basement, etc.) with smoke detectors. Additionally each separate dwelling unit shall have a heat detector installed and connected to the building fire alarm system. The system is required to be monitored by an approved central station. (Township Code Article III Chapter 151-18 F., H. and I. (4))
3. Installation of a second egress from the third floor. As an existing building this can be in the form of an exterior fire escape that meets the requirement of the IBC and IFC. A second means of egress may not be required in a sprinklered R2 occupancy depending on the distance to the exit. (IBC and IFC Chapter 10 Table 1021.2)
4. Winder stairs cannot be used as a means of egress. (Third floor stairs) (IBC and IFC Chapter 10 Section 1009.4.3)
5. Stairs connecting more than two stories but less than five stories must have one hour fire rated enclosures. This is not required in a building that is sprinklered. (IFC Chapter 46 Section 4603.3.2)
6. Residential occupancies, including R2 uses, require smoke detectors to be installed in every room used for sleeping. This is in addition to the required hardwired monitored system indicated above in item 2. (IBC and IFC Chapter 9 Section 907.2.11.2)

You did indicate in various rooms single station smoke detectors had been installed. These smoke detectors were mounted on the walls. However in all instances these detectors were at least three feet below the ceiling. These detectors need to be mounted within six inches of the ceiling or on the ceiling.

7. Extension cord use in basement, second hall and third floor hall. Extension cords cannot be a substitute for permanent wiring, affixed to the structure, extended through walls or doors. Extension cords must be maintained in good condition. (IFC Chapter 6 Section 605.5)

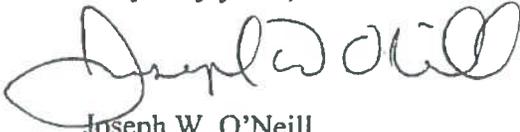
The above address *fire and safety* violations within the fire and building codes. There would also be additional building code requirements that apply if a change of use were approved via zoning.

Additionally, the soot staining throughout the location is an indication of a problem with a fuel fired appliance or heater. There is obviously a heater for the structure, hot water heater and a gas fired fireplace insert on the first floor. All need to be inspected by a qualified contractor to ensure proper operation and venting. Provide documentation of same. (IFC Chapter 6 Section 603.7)

Compliance should be made within (30) days. Whether you pursue the R2 use via zoning is not a matter for the fire code. The continued R2 use is. Discontinuing the use as a boarding house relieves you of the requirements to comply with many of the requirements you are in violation of. If you discontinue the use as a boarding house, I will need to confirm the same via written documentation and a reinspection for compliance.

I am available to answer any questions you may have on these matters.

Very truly yours,



Joseph W. O'Neill
Fire Marshal

cc: T. Schuck, CT FMO
H. Sekawungu, CT Director, P&Z
B. Moss, CT Building Inspector
R. Habgood, CT P&Z

1313 Ashbourne Rd.
Elkins Park, Pa. 19027
June 18, 2015
215-635-5932

Mr. Joseph O'Neill, Fire Marshal
Cheltenham Township
8230 Old York Rd.
Elkins Park, Pa. 19027

Dear Mr. O'Neill:

I currently have your violation letter concerning 1313 Ashbourne Rd. Elkins Park received on June 16 2015. Please consider the following:

I am applying for a zoning variance, (see enclosed section from application enclosed) from section 295-43 use regulation for R5 to allow for 2 family use--one on side A, one on side B with two unrelated persons allowed on each side.

1- Granting of the variance would permit the 2 family use you state in capital letters at the top of your letter.

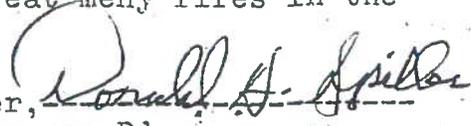
2-In your letter you state ".....and shared the same non-separated basement area". The basement is under the complete control of side A, (Side 1313). Since utilities that are all divided between the two sides--except water, (separate fuse boxes, gas heaters--stove and gas heat). I do have an access door on side B for emergency access to the basement. This door is not for regular use and is bolted and locked. Side A does not have access. The hot air heating system is strictly for side A with ducts to side B closed except for extreme cold and emergencies.

3-Side B (1315) has no access to either the second floor or 3rd floor of side A. Side B has no access to side A other than the emergency door to the basement which I am willing to board up if you or zoning so request. Side A does not share anything with side B--no shared kitchen bedroom or lavatory.

4-I am glad to raise the bedroom smoke alarms to within 6 inches of the 12 foot ceilings--making them hard to reach for testing-at your demand.

Thank you for your thorough inspection. I respect your concern since there seem to be a great many fires in the township.

CC: Zoning

Donald G. Spiller, 
Owner, 1313 Ashbourne Rd.

February 28, 1956.

APPEAL NO. 739 - LEONARD PETERSON - 313 ASHBOURNE ROAD, ELKINS PARK

The petition of Leonard Peterson, owner of 313 Ashbourne Road, Elkins Park, Pa., for exception to the rules and regulations of Class "B" Residence District, as outlined in Article 5, Section 502 and Article 14, Section 1409 of the Cheltenham Zoning Ordinance, to convert an existing one family dwelling into a dwelling for three families, is hereby approved.

ZONING BOARD OF ADJUSTMENT OF CHELTENHAM TOWNSHIP

Earle K. Wagner

EARLE K. WAGNER, Chairman

Norman Harper

NORMAN HARPER, Secretary

Gordon J. Mertz

GORDON J. MERTZ

CCR

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 382 Church Road, 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, July 27, 2015, 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, August 5, 2015, 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, August 10, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

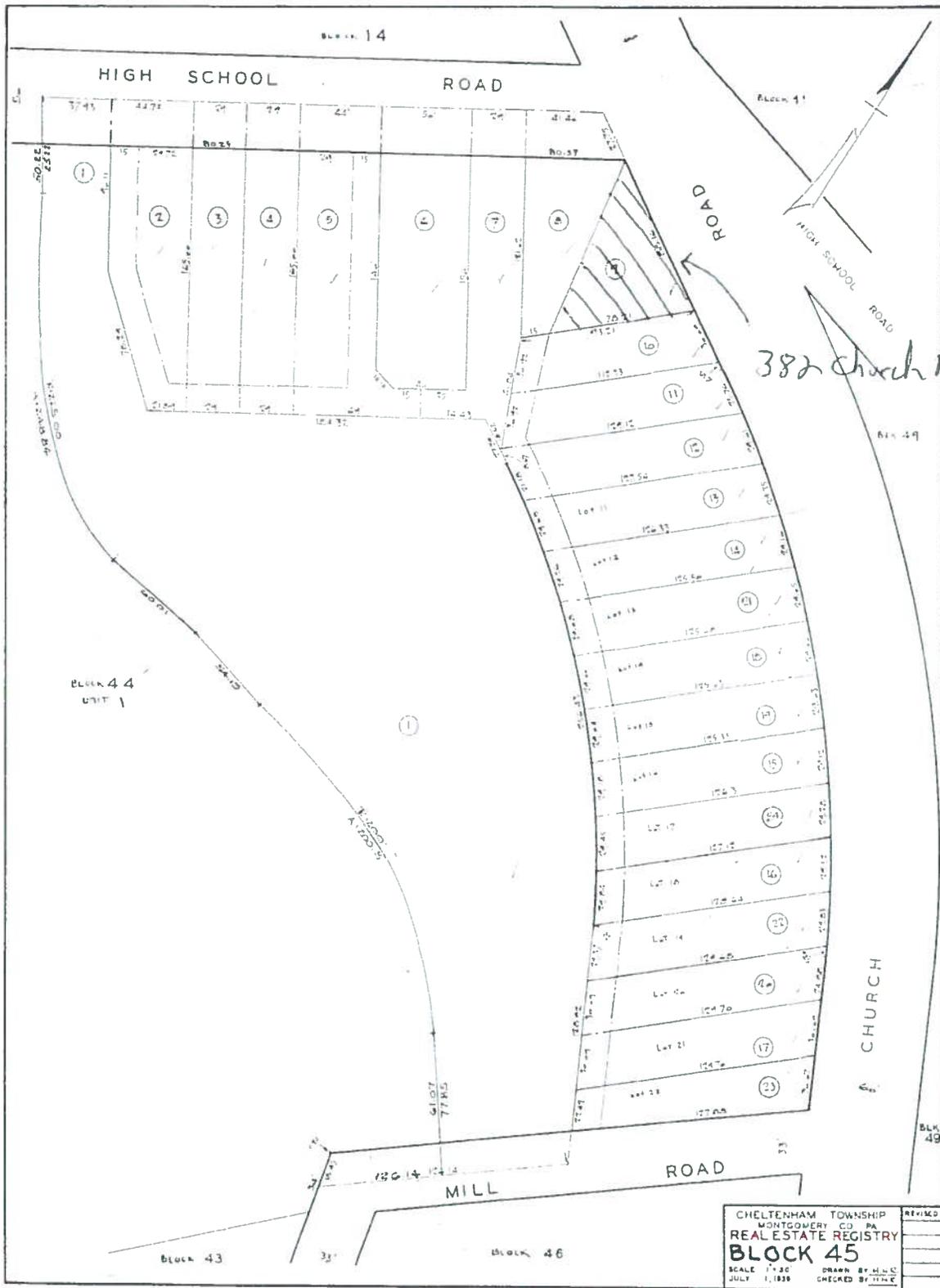
APPEAL NO. 15-3528: Appeal of Marc & Amy Johnson, tenants of the premises known as 382 Church Road, Elkins Park, PA from the Decision of the Zoning Officer in order to allow for the installation of an above ground pool on the left side of the dwelling to encroach into the yard facing Church Road on the corner lot in the R-7 Residential Zoning District:

- a.) A variance from Section 295-60.A.(2), yard regulations, to allow for a 14' setback of the above ground pool in place of the required 25' for the front yard of the corner lot.**
- b.) A variance from Section 295-220.B., yard regulations, to allow for a swimming pool to be erected within the side yard.**

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 ext. 230, five (5) days prior to the meeting.

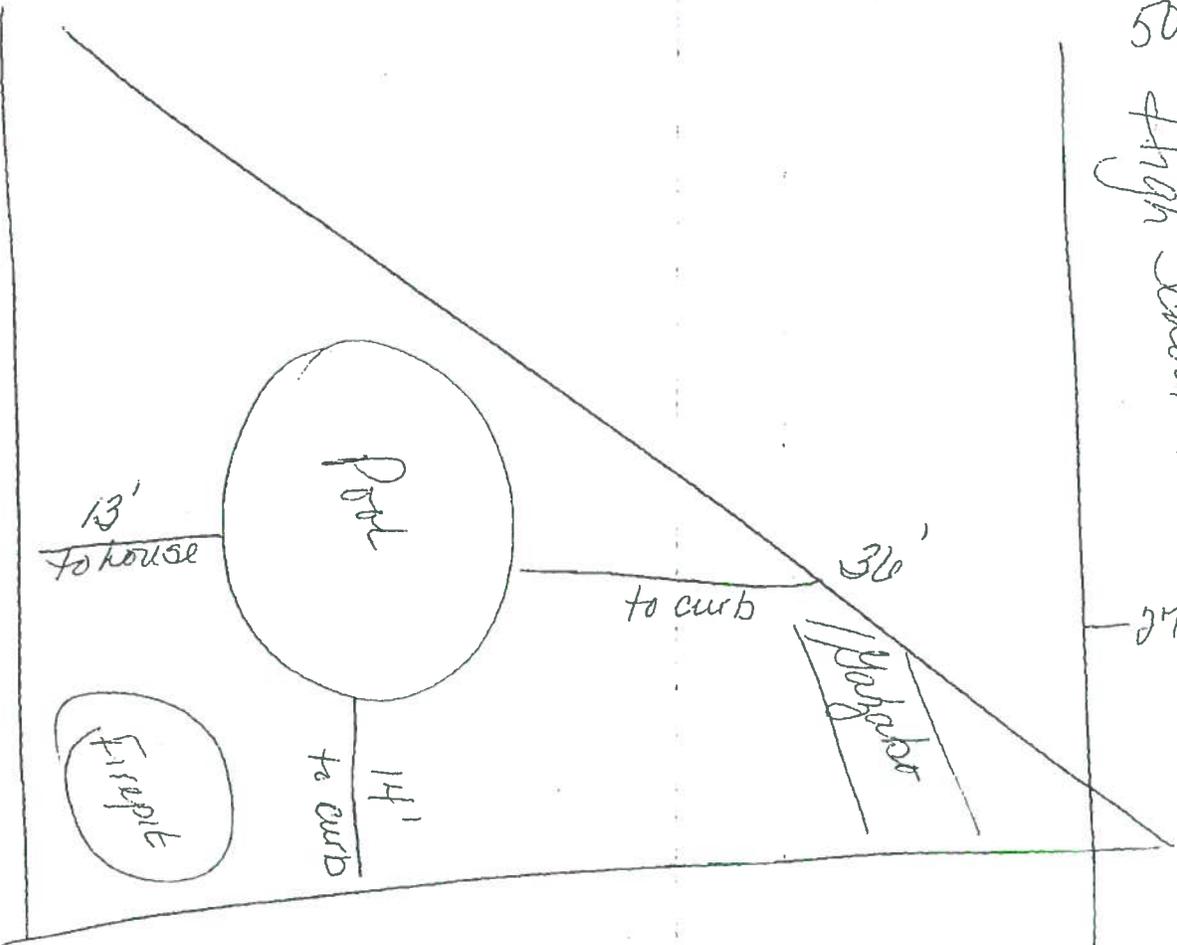
**ZHB #15-3528
Zoning Officer**



CHELTENHAM TOWNSHIP
 MONTGOMERY CO PA
 REAL ESTATE REGISTRY
Block 45
 SCALE 1" = 30'
 JULY 1, 1936
 DRAWN BY H.L.C.
 CHECKED BY J.H.C.

382 Church Road

50' High School Rd



CHURCH Rd

40'

Pictometry Online 1.11.13

MasterView Home Geocode Address First search criteria

Workspace
Workspace (Auto)
Annotations
Bookmarks
Layers
 US Parcels

Properties
Name Value

Selections

Search Accuracy PARCEL

382 Church Road

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 1719 Ashbourne Road, 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, July 27, 2015, 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, August 5, 2015, at 8:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

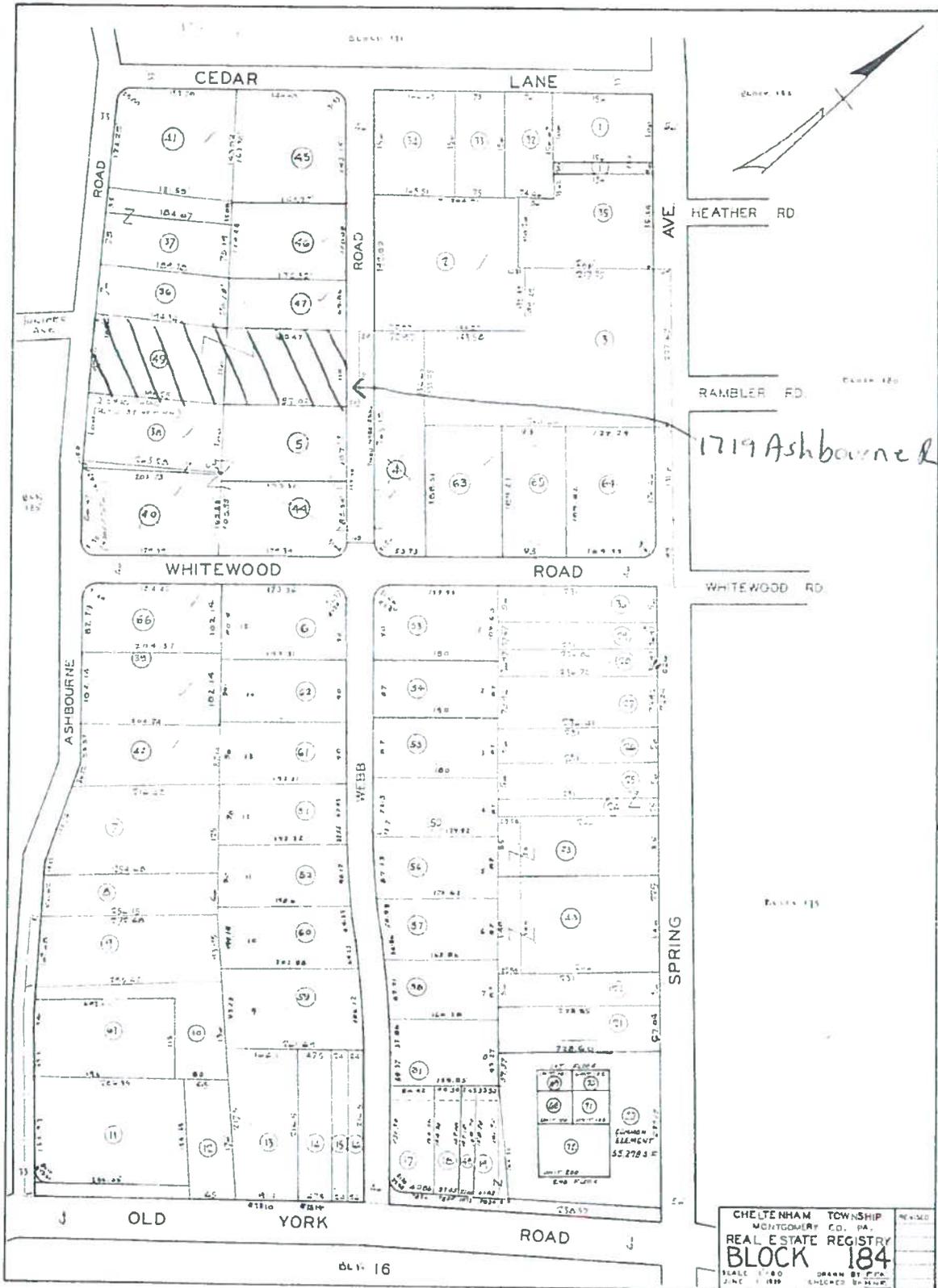
This application will be heard by the Zoning Hearing Board on Monday, August 10, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 15-3529: Appeal of Yulanda McAllister, owner of the premises known as 1719 Ashbourne Road, Elkins Park, PA from the Decision of the Zoning for a variance from Section 295-221.B.(5)(a), location of surface parking, to allow for an approximately 40' x 58' parking area in the front yard to remain between the front of the dwelling and the street in the R-4 Residential Zoning District.

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 ext. 230, five (5) days prior to the meeting.

**ZHB #15-3529
Zoning Officer**



1719 Ashbourne Road

CHELTENHAM TOWNSHIP
 MONTGOMERY CO. PA.
 REAL ESTATE REGISTRY
BLOCK 184
 SCALE 1" = 100' DRAWN BY P.J.M.
 DATE 1-1-1999 CHECKED BY H.W.P.

184

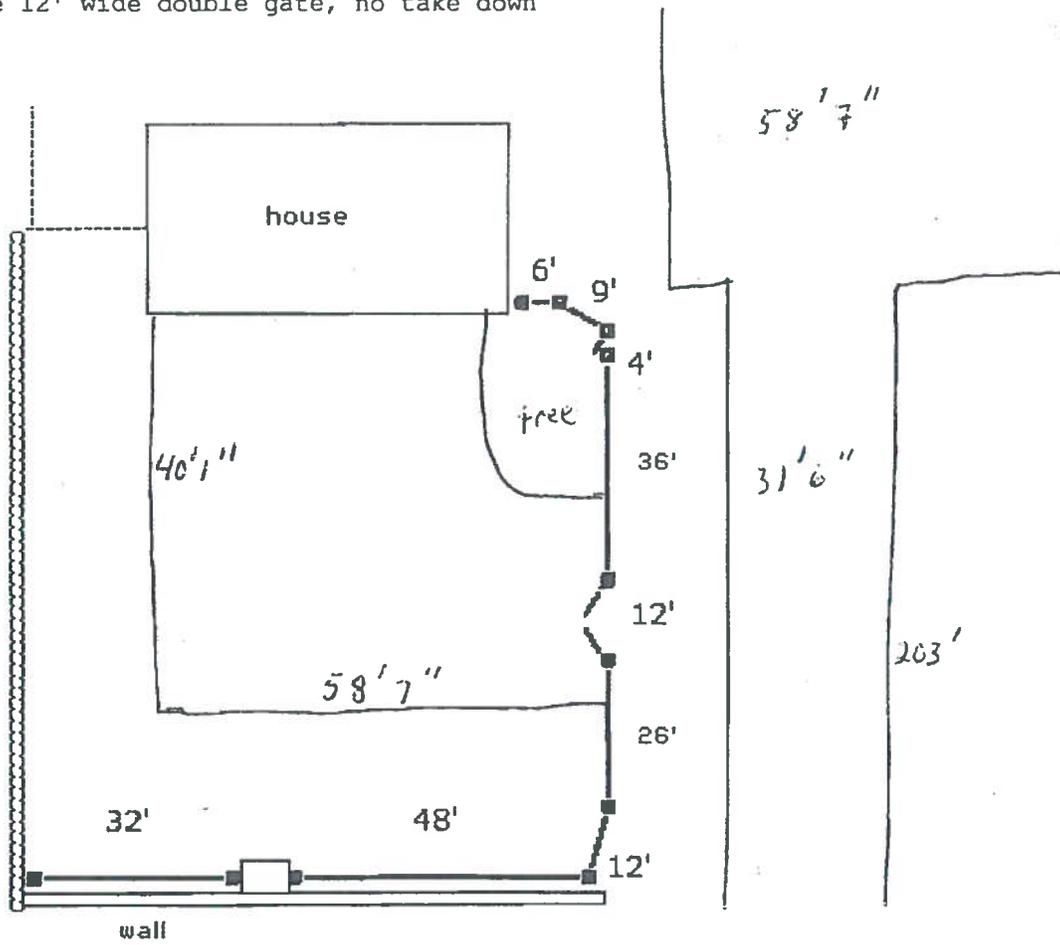
7. Due to my health getting worse the additional parking would make it easier for me to get in and out of the house so I won't have to do much walking. Also it would be used for extra parking during gatherings so people won't have to park on the grass.

Thank You,
Y. McAllister

JOB SKETCH

Yulanda McAllister
1719 Ashbourne Red
Elkins Park, PA 19027

193' 36" h X 72" w Activeyards BLACK GRANITE HOME series aluminum fence, one 4' wide arched gate, one 12' wide double gate, no take down



Pictometry Online 1.11.3

Map navigation and tool icons: Home, Address, Prior Search Results, D, H, A, E, L, R, Q, T, and other utility icons.

Workspaces (Auto):
 Annotations
 Bookmarks
 Layers
 US Parcels

Properties	
Name	Value

Selections

Search Accuracy: PARCEL

1719 Ashbourne Road

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 8000 Old York Road, 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, July 27, 2015, 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, August 5, 2015, 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, August 10, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 15-3530: Appeal of AU 8000, LLC, owner of the premises known as 8000 Old York Road, Elkins Park, PA from the Decision of the Zoning Officer for a special exception from Section 295-36 use regulations, to allow for a dental office use in the existing building that was previously used as an accounting and legal office, including the removal of 221 sq. ft. of the existing building and construction of an 804 sq. ft. addition with a basement in the rear of the building for a total increase of 194 sq. ft. in the R-4 Residential Zoning District.

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 ext. 230, five (5) days prior to the meeting.

**ZHB #15-3530
Zoning Officer**



Photo 1 – Front (West) Elevation. Looking from Chelton Hills Drive



Photo 2 – Rear Elevation



Photo 3 – North-West Elevation



Photo 4 – South- East elevation. Looking from Church Road

8000 Old York Road Pictures



8000 old York Road Pictures



8000 old York Road Pictures



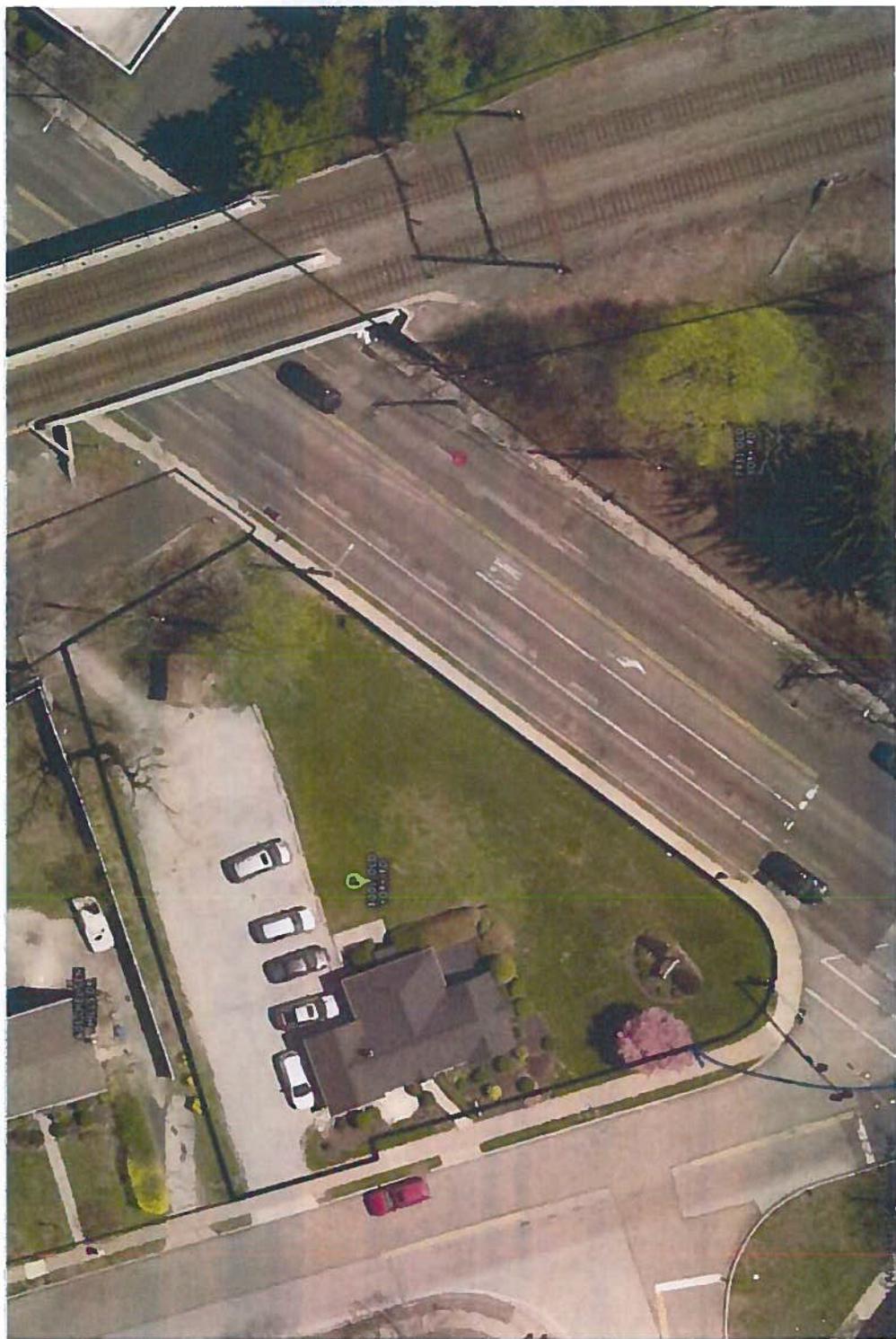
Pictometry Online 1.11.3

Home Measure Measure Area Measure Volume Measure Length Measure Perimeter Measure Slope Measure Area Measure Volume Measure Length Measure Perimeter Measure Slope

Workspace
 Workspace (Author)
 Annotations
 Bookmarks
 Layers
 US Parcels

Properties	Name	Value
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Selections
 US Parcels 8000 OLD YORK RD



8000 Old York Road

Line Distance: 84.65 Feet | Total Distance: 84.65 Feet

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 606 Elkins Avenue, 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, July 27, 2015, 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, August 5, 2015, 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, August 10, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

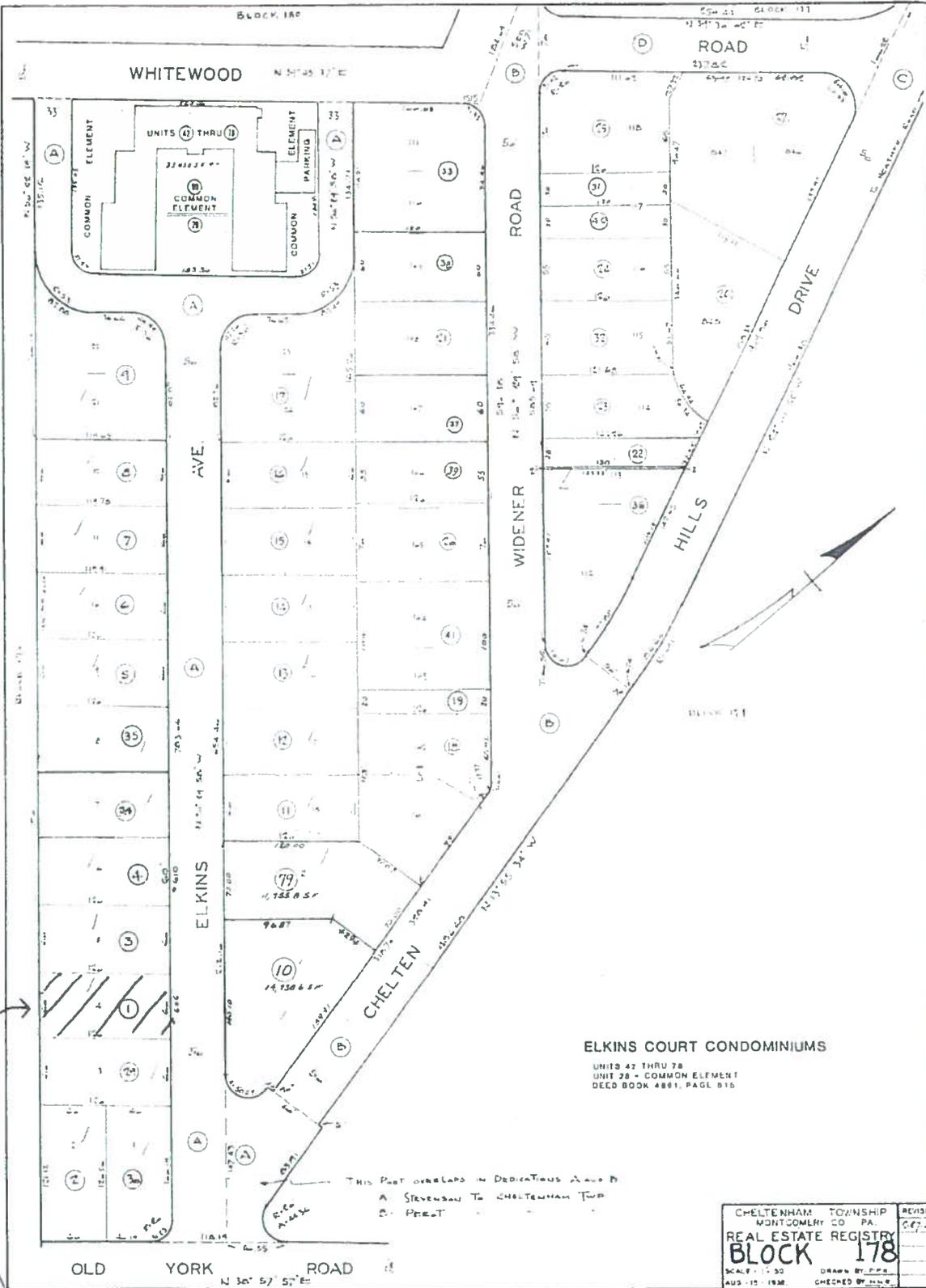
APPEAL NO. 15-3531: Appeal of Michelle Ciarlo-Hayes & Martin Hayes, owners of the premises known as 606 Elkins Avenue, Elkins Park, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for a 10' x 14' shed to encroach within the minimum side and rear yard setbacks and to exceed the maximum allowable building coverage in the R-4 Residential Zoning District:

- a.) A variance from Section 295-38., building area, to allow for an increase in the building area from 27% to 29% in place of the required 20%.**
- b.) A variance from Section 295-39.B.(1), yard regulations to allow for a side yard setback of 8' in place of the required 10'.**
- c.) A variance from Section 295-220.C., yard regulations, to allow for a rear yard setback of 1' in place of the required 15'.**

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 ext. 230, five (5) days prior to the meeting.

**ZHB #15-3531
Zoning Officer**



ELKINS COURT CONDOMINIUMS
 UNITS 42 THRU 78
 UNIT 28 - COMMON ELEMENT
 DEED BOOK 4861, PAGE 816

CHELTENHAM TOWNSHIP MONTGOMERY CO. PA.	REVISION
REAL ESTATE REGISTRY	
BLOCK 178	
SCALE: 1/32	DRAWN BY: P.P.S.
AUG. 15, 1988	CHECKED BY: J.H.R.

606 Elkins Ave

ELKINS PARK HOUSE PARKING LOT

trees/grass

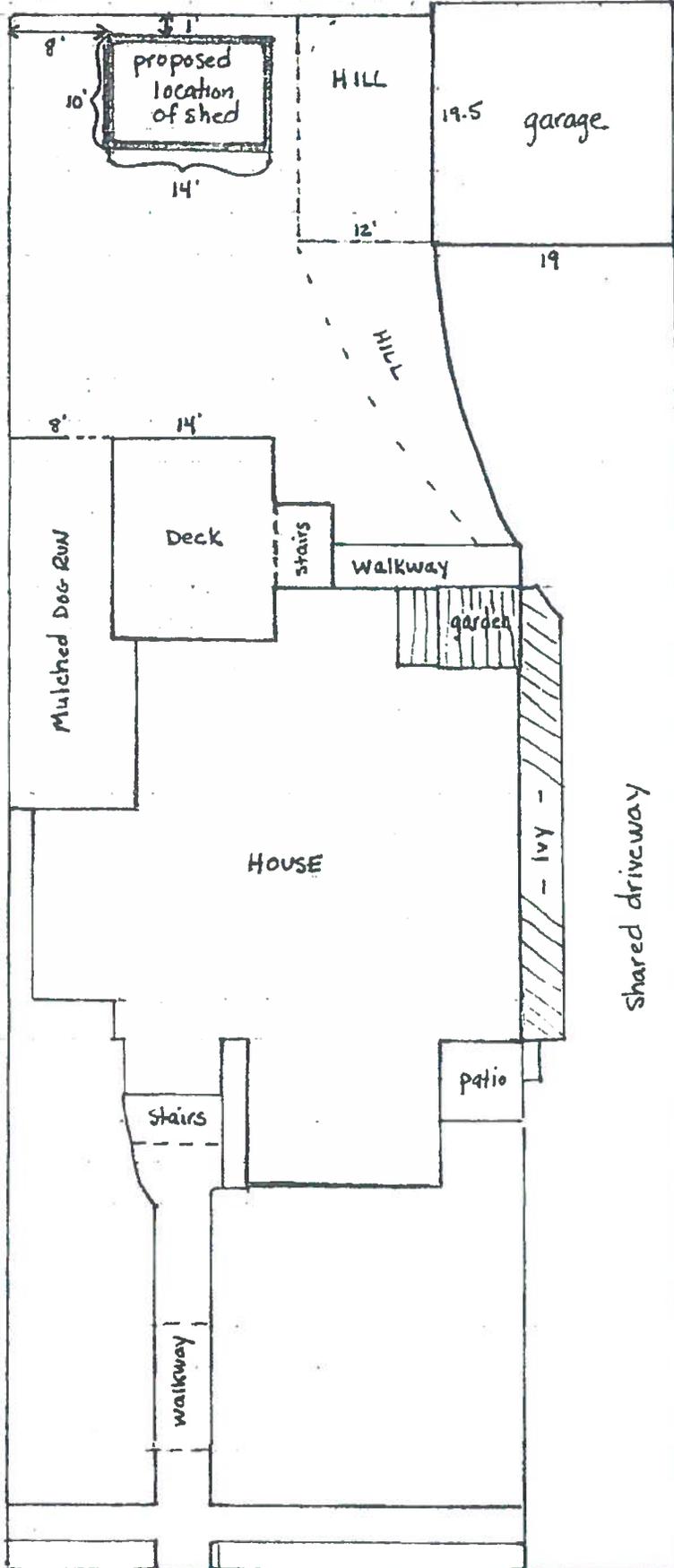
36'

trees/grass

SCALE: 1 block = 3.5 ft

Neighbors: 608 Elkins Ave
Robert + Kay Schaffer

604 Elkins Ave
Rachel + Allan Cabrera



604

608

← ELKINS AVE →

July 1, 2015

To the Zoning Hearing Board Members:

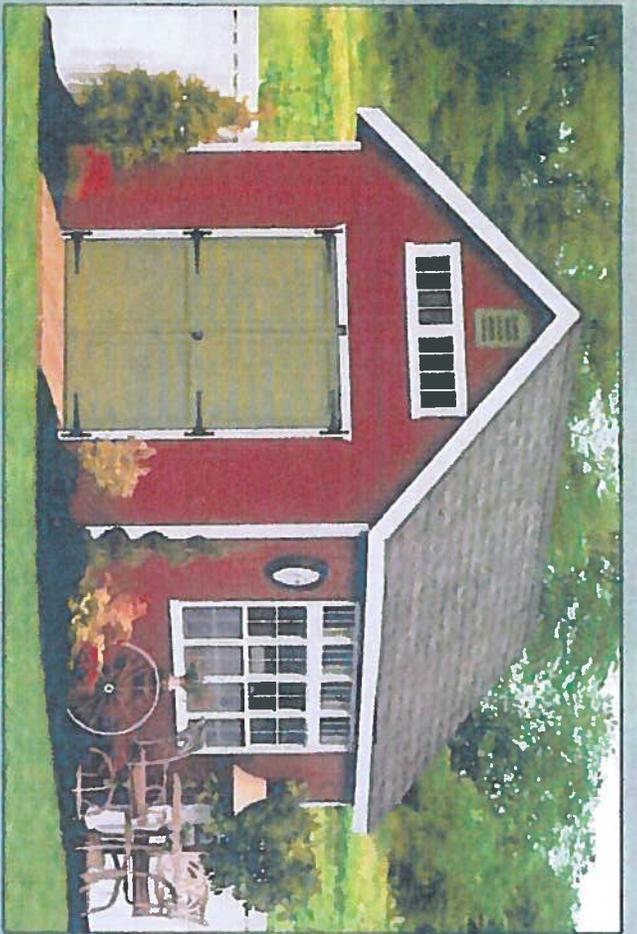
We are aware that our next-door neighbors, Michelle Ciarlo-Hayes and Martin Hayes, are applying for a zoning relief variance in order to construct a garden shed on their property. They have provided us with details regarding both the proposed appearance of the shed and the proposed location, and we have no objections to this application for variance.

Sincerely,

Signature: Kay Schaffer Robert L Schaffer

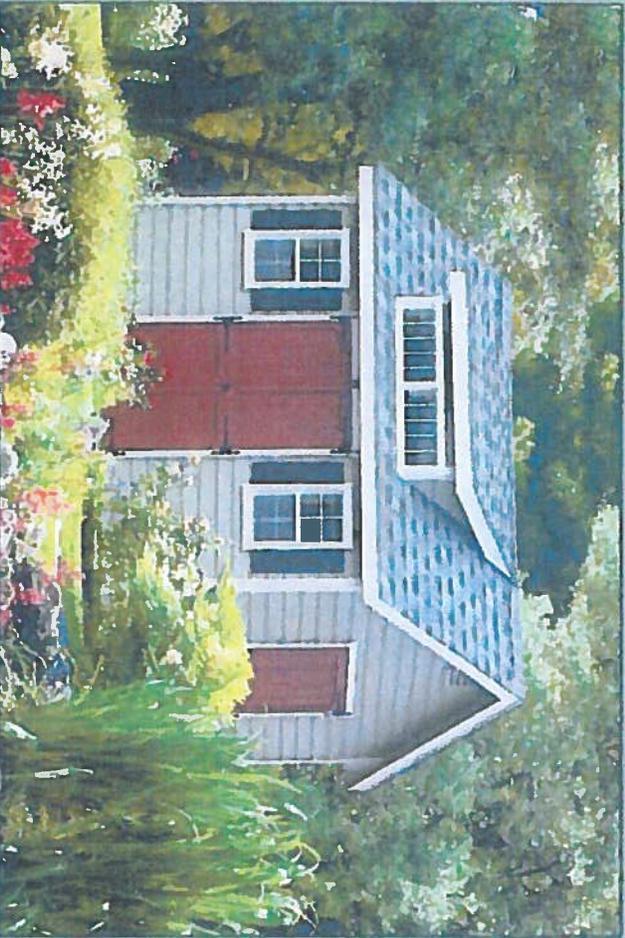
Name (printed): KAY SCHAFFER Robert L. Schaffer

Address: 608 Elkins Ave. S Arre
Elkins Park, Pa.
19027



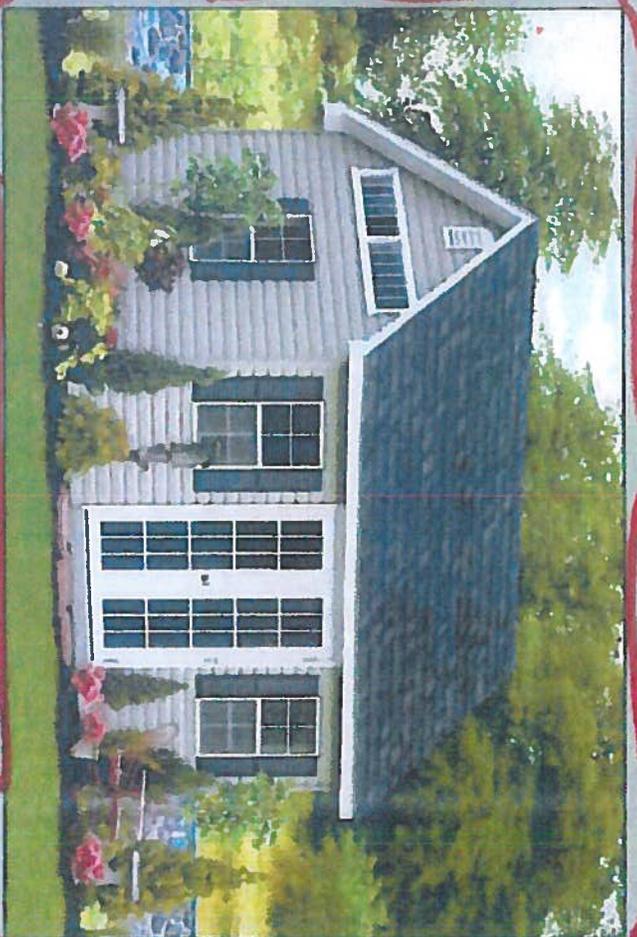
10X16 Premier Garden Shed TM

Paint: Red - Trim: White/Avocado Green - Roof: Dark Brown



8X12 Premier Garden Shed Clapboard Siding

Paint: Sage Green - Trim: White/Black/Red - Roof: Light Gray



10X14 Premier Garden Shed Vinyl

Vinyl: Clay - Trim: White/Black - Roof: Black



10X16 Premier Garden Shed TM

Paint: Buckskin - Trim: White/Black - Roof: Weatheredwood

Pictometry Online 1.11.3

Map interface showing an aerial view of a residential property. The interface includes a toolbar with navigation and measurement tools, a search bar with the address "606 ELKINS AVE", and a sidebar with layers and properties. A red line on the map indicates a measurement of 99.03 feet.

Map toolbar: Home, Search, Address, 606 elkins ave/606
Layers: US Parcels
Properties table:

Name	Value
US Parcels 606 ELKINS AVE	

Line Distance: 99.03 Feet | Total Distance: 354.17 Feet

proposed
shed location

Planning Commission Minutes

Dated July 27, 2015

A regular meeting of the Planning Commission was held this evening at the Township Administration Building. The following Planning Commission members were present: Thomas Cross, Scott Laughlin, Eric Leighton, Sheila Perkins and Irwin Goldfarb. Also present were Brian Olszak, County Planner, Henry Sekawungu, Director of Planning & Zoning and Robert Habgood, Assistant to the Planning & Zoning Director.

Chairman Cross called the meeting to order at 7:30 p.m.

1. Acceptance of minutes of the Planning Commission meeting dated June 22, 2015. Mr. Cross motioned to accept the minutes with a request that future approvals or denials of appeals be noted in the minutes as recommendations. Ms. Perkins seconded and the motion passed unanimously.

2. Review of CTDA # 15-08. Mr. Habgood stated this project is for the proposed Cheltenham Mall preliminary/final plan of subdivision located at 2385 W. Cheltenham Avenue, Philadelphia, PA of the existing 53.7 acre lot into seven separate lots encompassing existing uses on the site.

Mr. Hercules Griegos, Esq. representing the Applicant gave an overview of the proposed subdivision plan. He presented plans and discussed the two phase project. Phase I addressed the legal subdivision of seven parcels to generate financing for the project. Phase II will focus on rebuilding and occupancy of the mall. Mr. Griegos stated that the mall is 50% vacant and performing poorly. The plan is to “de-mall” or abandon the traditional mall model, reduce the total square footage and create additional parking. Discussion ensued. Mr. Griegos stated that the Land Development Plan will be finalized in the next few months and will include their traffic engineer’s recommendations to resolve traffic concerns on Ogontz and Cheltenham Avenues and the location of storm water inlets and leveling of multiple grades in the parking lot.

Mr. Cross made a motion to recommend approval of the subdivision plan as submitted. Mr. Laughlin seconded, and the motion passed unanimously.

3. Review of the Zoning Hearing Board Agenda for August 10, 2015.

APPEAL NO. 15-3526: Mr. Habgood summarized the applicant’s request for a variance from Section 295-223 of the Zoning Ordinance, fences and walls, in order to allow for the erection of a six foot high board on board solid fence in the front yard of the corner lot in place of the required four foot high open fence in the C-3 Commercial Zoning District at 100 Central Avenue, Cheltenham.

Ms. Jacqueline Latronica, the Applicant stated that, as a first time home owner in the Township, she was unaware that a permit was required when she built the fence. She was also unaware that the height of the fence was in violation of the ordinance and apologized for her mistake. Ms. Latronica stated that the purpose of the fence was for safety and containment of her dog and small children, and also presented letters of support from neighbors. There were no comments from the public. Mr. Cross informed her that the reason for the four foot height limitation is to prevent walls and barriers in the community.

Mr. Laughlin made a motion to recommend approval since the fence does not obstruct traffic sight lines. Ms. Perkins seconded, and the motion passed unanimously.

APPEAL NO. 15-3527: Mr. Habgood summarized the applicant's request for Zoning Relief in order to use the single family dwelling as a multi-family use of two apartments with up to five unrelated people including the owner, in Apartment A, and three unrelated people in Apartment B in the R-5 Residential Zoning District at 1313 Ashbourne Road, Elkins Park.

Mr. Donald Spiller, the Applicant stated that the original owner of his property filed an appeal in 1956 requesting zoning relief for three apartments. Though the zoning relief was granted, the property was never used as approved. Mr. Spiller stated he wants to use it as a two-family dwelling, housing one family per apartment, with no occupants in the basement, including a reasonable accommodation request for two additional occupants with disabilities to live in Apartment A with him for a total of five (5) occupants. Discussion ensued with respect to the following:

- Number of residents occupying the property and their relationship to one another.
- Expiration of the zoning relief granted in 1956.
- The current zoning of the property, i.e. single family versus multi-family.
- The grave safety concerns raised by the Fire Marshall in his letter dated June 16, 2015, including installation of a fire escape and sprinkler system.
- Whether the residence is currently being operated as a boarding house.
- The reasonable accommodation request.

Numerous neighbors were in attendance against the requested zoning relief and discussion ensued with respect to their multiple concerns including:

- Police and Emergency Medical activity.
- Condition of the property.
- History of some of the occupants.
- Noise.
- Disability status of the two occupants.

One neighbor was present who expressed support for Mr. Spiller's zoning relief.

Mr. Cross made a motion to recommend the Planning Commission take no action on Mr. Spiller's appeal. Mr. Laughlin seconded, and the motion passed unanimously.

APPEAL NO. 15-3528: Mr. Habgood summarized the applicant's request for Zoning Relief in order to allow for the installation of an above ground pool on the left side of the dwelling to encroach into the yard facing Church Road on the corner lot in the R-7 Residential Zoning District at 382 Church Road, Elkins Park.

Neither the applicant nor neighbors were present. Mr. Habgood stated that the pool has already been installed without a permit.

Mr. Leighton made a motion to recommend denial. Ms. Perkins seconded, and the motion passed unanimously.

APPEAL NO. 15-3529: Mr. Habgood summarized the applicant's request for a variance from Section 295-221.B.(5)(a) of the Zoning Ordinance, location of surface parking, to allow for an approximately

40' x 58' parking area in the front yard to remain between the front of the dwelling and the street in the R-4 Residential Zoning District at 1719 Ashbourne Road, Elkins Park.

Ms. Yulanda McAllister, the applicant stated she was unaware that it was considered a parking lot. She has a large front lawn, often muddy, which she dislikes. Because her driveway is small and she is disabled, it is difficult to turn her car around which is why she had the front lawn paved. Mr. Cross informed Ms. McAllister that the size of the parking lot she had installed could result in enormous run-off causing drainage problems for her neighbors and suggested she consider a circular driveway or another alternative.

Mr. Leighton made a motion to recommend denial. Ms. Perkins seconded, and the motion passed unanimously.

APPEAL NO. 15-3530: Mr. Habgood summarized the applicant's (AU 8000, LLC) request for a special exception from Section 295-36 of the Zoning Ordinance, use regulations, to allow for a dental office use in the existing building that was previously used as an accounting and legal office, including the removal of 221 square feet of the existing building and construction of an 804 square foot addition with a basement in the rear of the building for a total increase of 194 square feet in the R-4 Residential Zoning District at 8000 Old York Road, Elkins Park.

A representative of the Applicant stated the addition will be used for increased office space. Additionally, a retaining wall would be constructed in the rear of the parking area to make it more level and allow for a total of 10 parking spaces.

Mr. Leighton made a motion to recommend approval. Ms. Perkins seconded, and the motion passed unanimously.

APPEAL NO. 15-3531: Mr. Habgood summarized the applicant's Appeal for Zoning Relief in order to allow for a 10' x 14' shed to encroach within the minimum side and rear yard setbacks and to exceed the maximum allowable building coverage in the R-4 Residential Zoning District at 606 Elkins Avenue, Elkins Park.

Ms. Ciarlo-Hayes, the Applicant presented photographs of the shed demonstrating where it will be situated in the yard and a letter signed by her neighbors who have no issues with the requested relief.

Mr. Laughlin made a motion to recommend approval. Ms. Perkins seconded, and the motion passed unanimously.

4. Review of CTDA # 15-09: Mr. Habgood stated the Sketch Plan Review for the Enclave at Kerlin Farms located at 1050 Ashbourne Road, Cheltenham, PA is for the proposed development of the existing 7.49 acre lot, into three buildings, each four stories high, with 79 age-restricted dwelling units with a community room and kitchen in one of the buildings.

Mr. David Plante of Plante Ruggiero Land Design and Mr. John DiBenedetto of Associates Architects, Inc., both representing the Applicant, gave an overview of the sketch plan as submitted and existing conditions at the site. They advised that there were approximately 600 trees on the property and that except for the area needed for the new driveway along Ashbourne Road, the stone wall as well as the majority of the trees around the perimeter and four larger trees would be preserved.

Mr. Olszak went over each line item in his review letter dated July 22, 2015 and discussion ensued. Mr. DiBenedetto stated the proposed location of the buildings maintains the maximum amount of existing vegetation preserves the large several hundred year-old tree and avoids problems with the existing steep slopes. Mr. Plante agreed to incorporate Mr. Olszak's courtyard design recommendations and stated they were considering the proposed walkway for Cheltenham Elementary School. Mr. Plante further stated that they were amenable to building a bus shelter on Oak Lane Road as long as the existing stone wall would not need to be torn down. He advised that the traffic engineer would address pedestrian and vehicular access as part of the Land Development Plan.

Mr. Cross thanked the applicant for the information submitted on their Sketch Plan and stated that the Planning Commission would like to see the courtyard design and the bus shelter on their Land Development Application.

5. **Old Business – None**
6. **New Business – None**
7. **Adjournment**

As there was no further business to discuss, Mr. Cross made the motion to adjourn. Mr. Laughlin seconded and the motion passed unanimously. The meeting adjourned at 9:40 p.m.



Bryan Havir
Township Manager

As per Carol Hughes
Secretary, Planning and Zoning

PLANNING COMMISSION SIGN-IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>APPEAL NO</u>
Maurine Daggott	1310 Ashbourne	
Carol Zorber	7741 Mill Rd	1313 Ashbourne
Nick & Peg Sciortino	1267 Ashbourne Rd.	
James Thacker	1310 Ashbourne Rd	
Derek Spiller	1313 Ashbourne Rd.	
Patty Fisher	1302 Ashbourne	
Jacqueline Latorica	100 Central Ave.	
Christie Harrington	214 Passmore St	
Michelle Carlo-Hays	606 Ellens Ave	
RANDALL & ANITA WINGARD	1258 ASHBURNE RD	
Carol & Michael Cornelison	1316 Ashbourne Rd	.

**Review of the
Zoning Hearing Board Decisions**

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

IN RE: Application of AA Olympic Cheltenham LLC

APPEAL NO. 15-3518

ORDER

AND NOW, this 26 day of May, 2015, upon consideration of the application of AA Olympic Cheltenham LLC, owners of the premises known as 2385 W. Cheltenham Avenue, Philadelphia, PA 19150 (Cheltenham Mall), Applicant seeks the following relief in order to allow for the subdivision of the existing 48.49 acre parcel into seven (7) separate lots in the C-2 Commercial, R-3 and R-4 Residential Zoning Districts:

For Lots #1, #4, #5, #6 and #7 the continuance of the following variances previously granted under ZHB Appeal #3236.

- a.) Section 295-111.B. for a reduced side yard setback.
 - b.) Section 295-114. for a reduced parking setback and landscape buffer within the green area.
 - c.) Section 295-115. for a reduced buffer area along the Zoning District boundary and existing public highway.
 - d.) Section 295-221. for reduced parking setback along the R.O.W. to have parking between a building and street and to have parking extend more than 70' along a pedestrian street frontage with no outdoor café, urban garden, plaza, square, courtyard or landscape feature with seating.
- and new variances for Lots #1 through #7 as listed:

- a.) Section 295-109. for a lot width of 0' in place of 124' at the street line.
- b.) Section 295-110. for a building area of 78.6% in place of 35%.

c.) Section 295-111. for a reduced front, side, and rear yard setback in place of the required 40', 15' and 25' respectively.

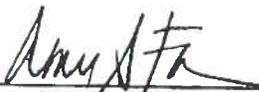
d.) Section 295-114. for a reduced percentage of green area and landscape buffer in
The Board approved Applicant's requests with the condition that per Exhibit# A-4 the landscaping be installed as part of phase one.

All material representations made by the Applicants on the record at the hearing shall be treated as conditions of the grant and be binding on the Applicants. Material representations include, but are not limited to, lighting, size of buildings, construction material and grading. During any subsequent land development/subdivision process, the Board of Commissioners may require or allow changes to these representations.

All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicants, unless inconsistent with any specific conditions imposed by this Board, in which case the specific conditions shall take precedence.

The property involved is 2385 W. Cheltenham Avenue, Philadelphia, PA 19150 (Cheltenham Mall) and is located in the C-2 Commercial, R-3 and R-4 Residential Zoning Districts.

CHELtenham TOWNSHIP ZONING HEARING BOARD



AMEE FARRELL, CHAIRPERSON



ALAN S. GOLD, VICE CHAIRPERSON



PETER R. LABIAK, BOARD MEMBER

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

IN RE: Application of Stonemor Partners, L. P., owner
of premises known as Holy Sepulchre Cemetery

APPEAL NO. 15-3520

ORDER

AND NOW, this *26* day of *May*, 2015, upon consideration of the application of Stonemor Partners, L.P., owner of premises known as Holy Sepulchre Cemetery, Applicant, for the property located at W. Waverly road and Cheltenham Avenue, Glenside, PA, Applicant seeks the following relief in order to convert an existing maintenance building into a permanent sales office and construct a 1,302 square foot addition to the existing building for use as further sales office:

1. A variance from Section 295-7, Use Regulations, to allow for the continuation of the existing non-conforming use.
2. A variance from Section 295-227.C.(2), Nonconforming uses, to allow for the extension n excess of 25% of the existing nonconforming building use.

The Board approved Applicant's request.

All material representations made by the Applicants on the record at the hearing shall be treated as conditions of the grant and be binding on the Applicants. Material representations include, but are not limited to, lighting, size of buildings, construction material and grading. During any subsequent land development/subdivision process, the Board of Commissioners may require or allow changes to these representations.

All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicants, unless inconsistent with any specific conditions imposed by this Board, in which case the specific conditions shall take precedence.

The property involved is W. Waverly Road and Cheltenham Avenue, Glenside, PA 19038 and is located in the R-1 Residential Zoning District.

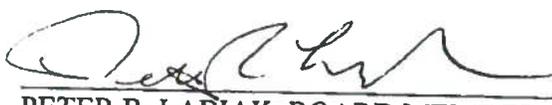
CHELtenham TOWNSHIP ZONING HEARING BOARD



AMEE FARRELL, CHAIRPERSON



ALAN S. GOLD, VICE CHAIRPERSON



PETER R. LABIAK, BOARD MEMBER

All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicants, unless inconsistent with any specific conditions imposed by this Board, in which case the specific conditions shall take precedence.

The property involved is 827 Glenside Avenue, Wyncote, PA 19095 and is located in the G Manufacturing and Industrial Zoning District.

CHELtenham TOWNSHIP ZONING HEARING BOARD

AMEE FARRELL, CHAIRPERSON

ALAN S. GOLD, VICE CHAIRPERSON

PETER R. LABIAK, BOARD MEMBER

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

IN RE: Application of MORE Shopping Center LP

NO. 15-3525

ORDER

AND NOW, this day of , 2015, upon consideration of the application of MORE Shopping Center LP, Applicant, for the property located at 7320 Old York Road, Elkins Park, PA, Applicant requested the following relief in order to allow for the construction of 31,000 square foot addition for a food market and two level parking structure with 161 parking spaces and conversion of part of the existing shopping center into parking spaces:

- a.) A variance from Section 295-221.K.(1) loading, to allow for loading docks to be located on the main street in front of the building instead of the side and rear of the building.
- b.) A determination that the existing non-conforming screening of the parking area be allowed to continue albeit to a lesser degree, and in the alternative, a variance from Section 295-221.B.(3), general parking regulations, to allow for screening as depicted on the plan in place of being continuously screened.
- c.) A determination that the existing non-conforming parking in front of the building be continued, and in the alternative, a variance from Section 295-221.B.(5)(a), location of surface parking, to allow for parking within 10' of the legal right-of-way as depicted on the plan.

d.) A determination that the parking on the corner lot is an existing non-conformity, and in the alternative a variance from Section 295-221.B.(5)(b), location of surface parking, to allow for parking on a corner lot as depicted on the plan.

e.) A determination that the existing non-conforming parking that extends more than 70' without interruption by an outdoor café, urban garden, etc. be continued, and in the alternative a variance from Section 295-221.B.(5)(c), location of surface parking to allow for the surface parking to extend more than 70' without interruption by an outdoor café, urban garden, plaza, square, courtyard or landscaping feature with seating.

f.) A variance from Section 221.C.(2)(c), surface parking space design standards, to allow for a driveway width of 35' when crossing sidewalks in place of the required 24'.

g.) A variance from Section 295-196.A.(3) signs exempt from permits, to allow for two new directional signs of a size greater than 4 sq. ft.

h.) A variance from Section 295-197.C.(1)(a), commercial districts, to allow for 7 new wall mounted signs totaling 950 sq. ft. in place of the required one wall sign totaling 100 sq. ft.

i.) A determination that the food market use can be continued and parking deck use be permitted, and in the alternative a variance from Section 295-127., use regulations, to allow for the food market and parking deck use.

The Board approved the above requests with the following conditions:

1. Loading/deliveries shall take place between 6:00 – 9:00 a.m. and 8:00 – 10:00 p.m.
2. The pylon sign on Cheltenham Avenue and the wall signs other than the tower signs are to be removed.

The Board denied Applicant's request in (j.) for a continuation of any non-conforming use or condition already existing and request for any other interpretations, special exceptions or variances necessary for the development of the shopping center as depicted on the plan.

All material representations made by the applicant on the record at the hearing shall be treated as conditions of the grant and be binding on the applicant. Material representations include, but are not limited to, lighting, size of buildings, construction material and grading. During any subsequent land development/subdivision process, the Board of Commissioners may require or allow changes to these representations.

All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicants, unless inconsistent with any specific conditions imposed by this Board, in which case the specific conditions shall take precedence.

The property involved is 7320 Old York Road, Elkins Park, PA and is located in the C-4 Commercial Zoning District.

CHELTENHAM TOWNSHIP ZONING HEARING BOARD

AMEE FARRELL, CHAIRPERSON

ALAN S. GOLD, VICE CHAIRPERSON

PETER R. LABIAK, BOARD MEMBER

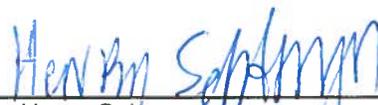
Report of the Building Inspector
for July, 2015

July 29, 2015

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTOR FOR JULY, 2015

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	60	16,960	998,000
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	0	0	0
COMMERCIAL			
RENOVATIONS / ALTERATIONS	3	14,485	724,250
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	1	1,310	65,500
FENCE	4	448	448
JULY, 2015	68	33,203	1,788,298
JULY, 2014	99	23,501	1,144,817
YEAR-TO-DATE 2015	391	213,196	10,805,877
TOTAL 2014	889	242,178	13,037,971
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HEATING & AIR CONDITIONING			
JULY, 2015	9	4,045	202,250
JULY, 2014	23	4,248	212,400
YEAR-TO-DATE 2015	58	17,868	988,901
TOTAL 2014	115	32,826	1,637,850
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ELECTRICAL			
JULY, 2015	10	1,996	99,800
JULY, 2014	27	3352	167,600
YEAR-TO-DATE 2015	74	22,215	1,211,000
TOTAL 2014	147	42,731	2,136,550
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PLUMBING			
JULY, 2015	7	1,665	83,250
JULY, 2014	26	2,721	136,050
YEAR-TO-DATE 2015	67	14,064	791,950
TOTAL 2014	161	36,262	1,778,793
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FOG PERMITS, JULY, 2015	7	1,750	1,750
GRADING PERMITS, JULY, 2015	2	600	600


Henry Sekawungu
Director - Planning and Zoning