

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, September 2, 2015
8:00 PM
Curtis Hall**

AGENDA

1. Action on Zoning Hearing Board Agenda items for September 29, 2015 (See attached).
2. Receipt of the Planning Commission Meeting Minutes dated August 24, 2015 (See attached).
3. Review of Zoning Hearing Board decisions (See attached).
4. Report of the Building Inspector for August, 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 September 29, 2015**

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 512 Glenside Avenue, Wyncote, PA 19095 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, August 24, 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, September 2, 2015, at 8:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

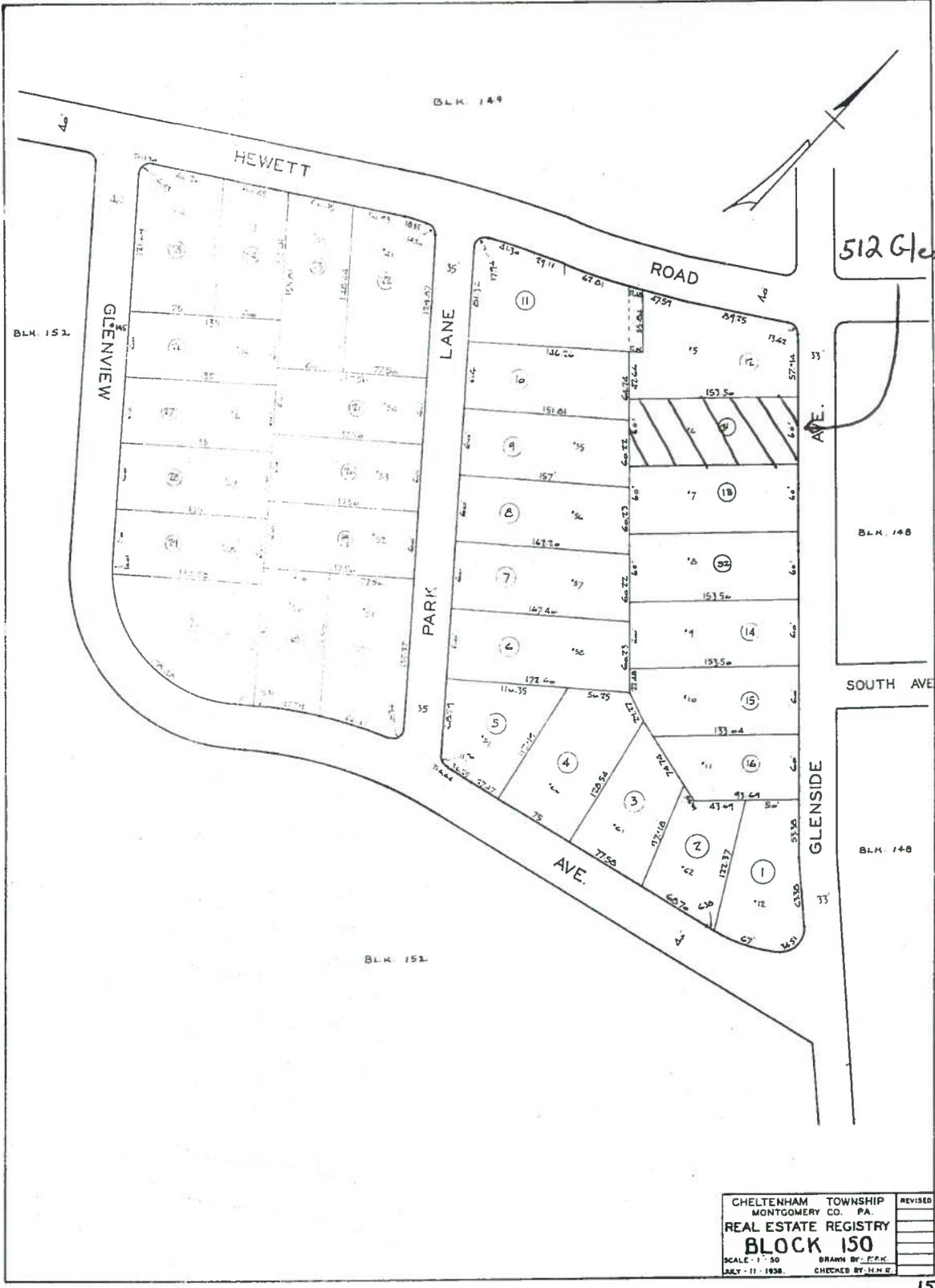
This application will be heard by the Zoning Hearing Board on Tuesday, September 29, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 15-3523 (Continued): Appeal of Jacob Ketter, owner of the premises known as 512 Glenside Avenue, Wyncote, PA from the Decision of the Zoning Officer for a variance from Section 295-39.B.(1), yard regulations, in order to allow for the construction of a 16' x 24' private detached garage with a 2' side yard setback in place of the required 10' 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 Thursday, 8:00 AM to 4:30 PM and Friday 8:00 AM to 12:00 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.

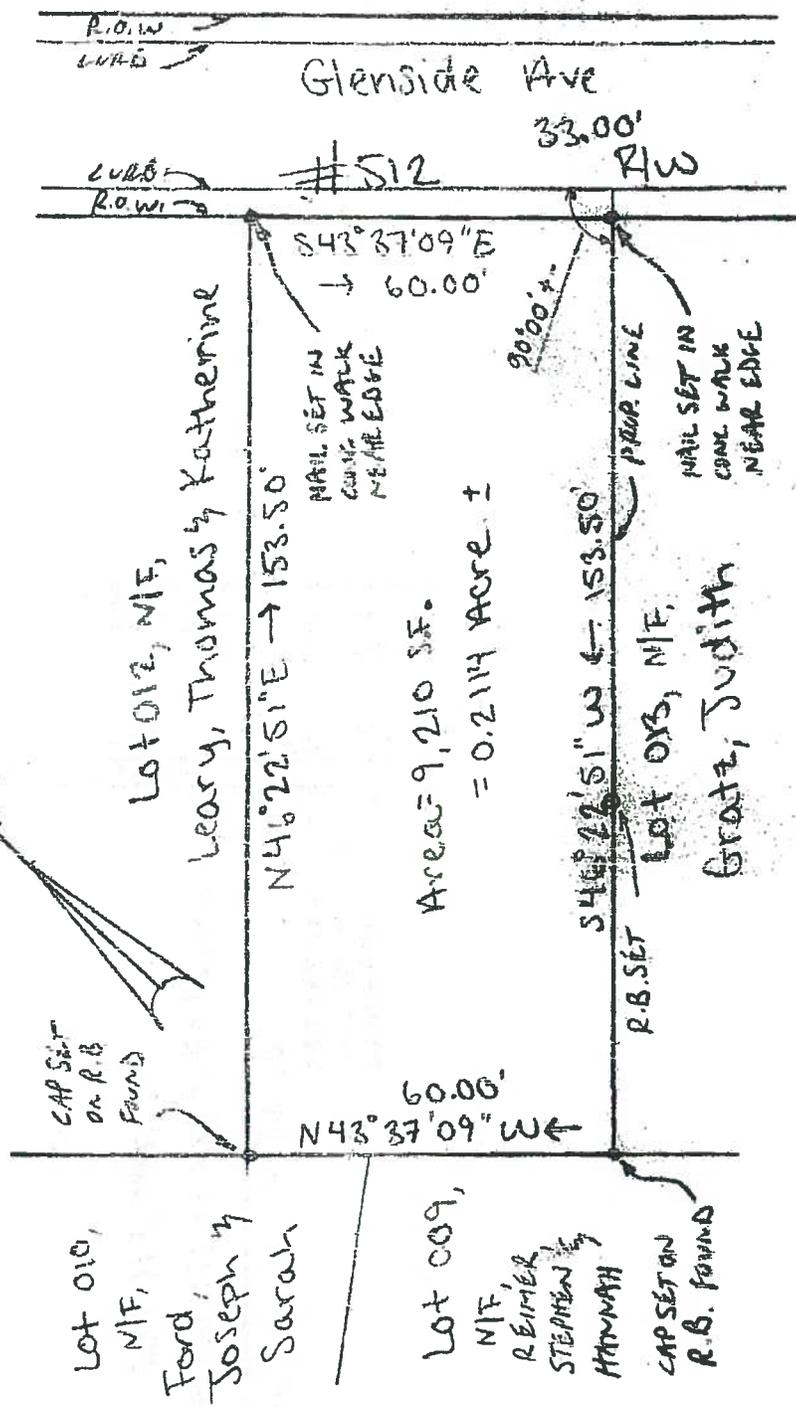
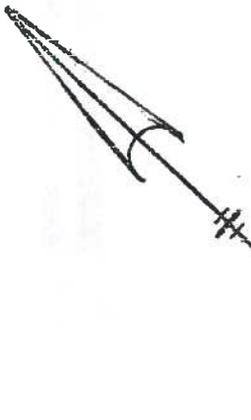
**ZHB #15-3523
Zoning Officer**



512 Glenside Ave

CHELTENHAM TOWNSHIP
 MONTGOMERY CO. PA.
REAL ESTATE REGISTRY
BLOCK 150
 SCALE - 1" = 50' DRAWN BY - P.P.H.
 JULY - 11 - 1936 CHECKED BY - H.H.G.

REVISED



Bear Gully Survey Company

FREE PRICE QUOTE - Mon.-Sat. 7 AM - 9 PM
 CALL 215-280-3520 or 215-776-4168

- Owner: Stephen P. Bryant, P.L.S.
- Serving Bucks, Montgomery, Delaware, and Chester Counties
- Land Boundary & Plan \$380 & Up
- Winter Discounts
- www.beargullysurveyco.com

P.O. Box 1156 • Norristown, PA 19404
 4323 Marple Street • Philadelphia, PA 19136

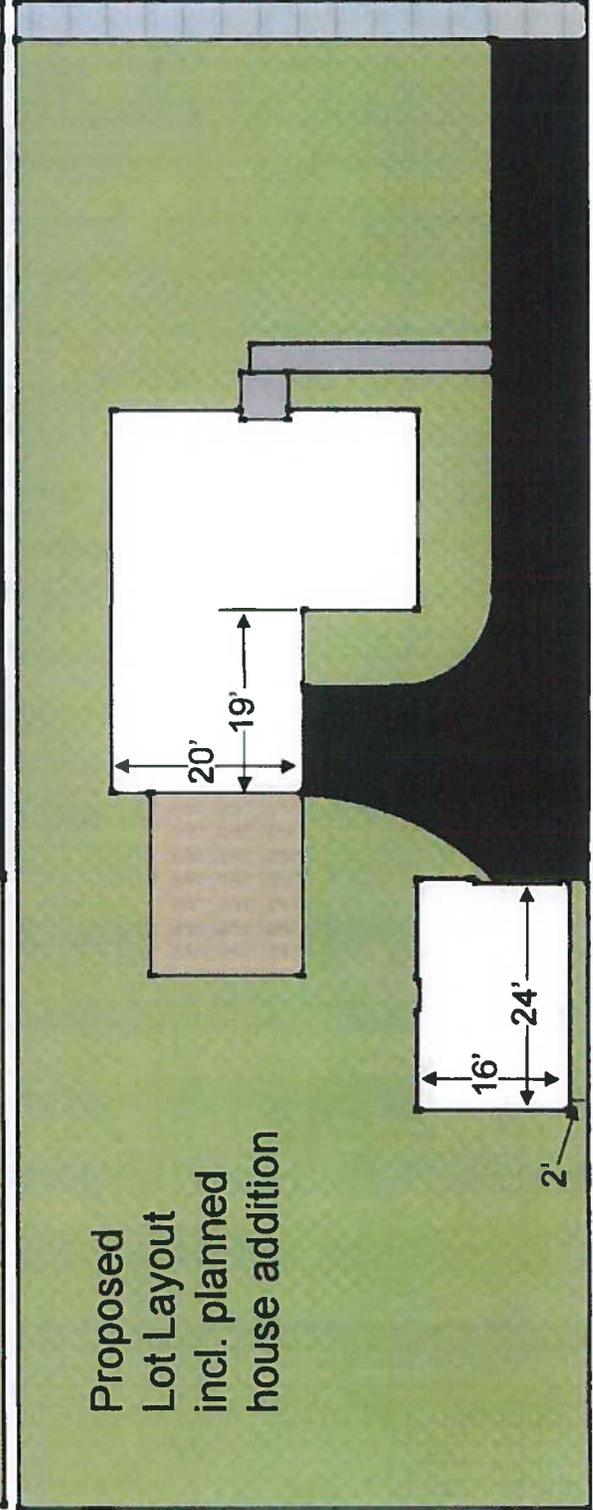
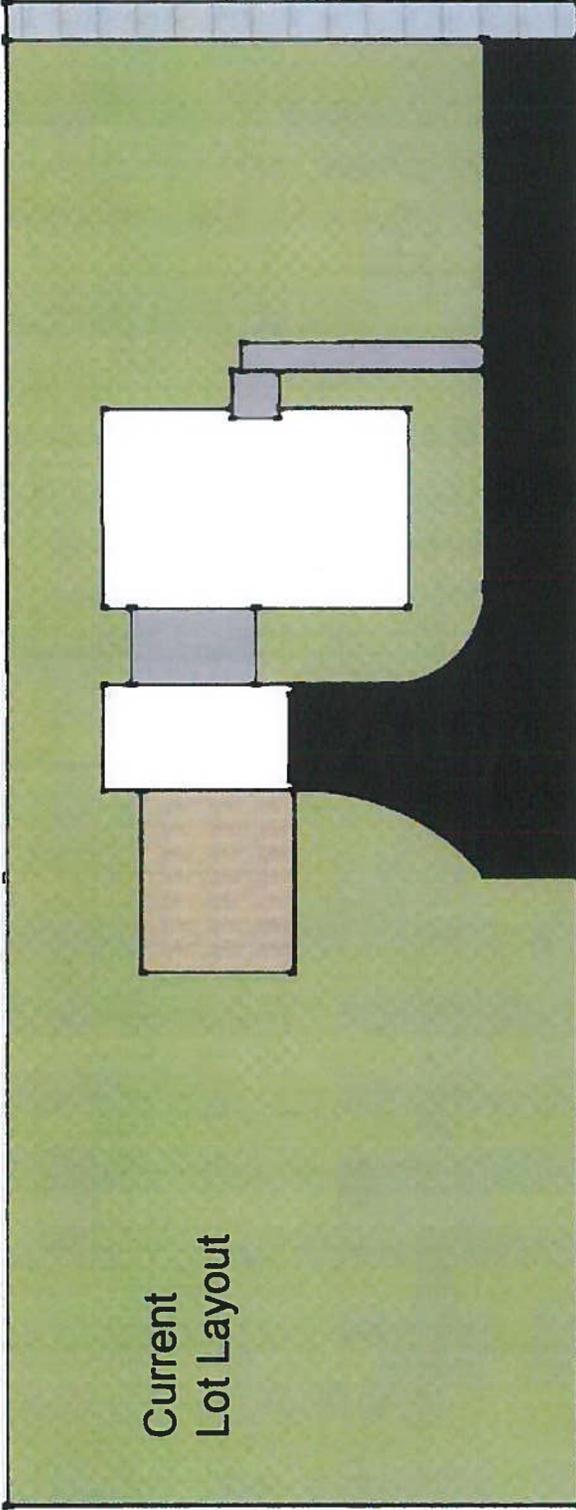
Plan of Land Survey for:

Ketter, Jacob
 Block 150, Lot 031
 Cheltenham twp
 Montgomery Co.
 Pennsylvania

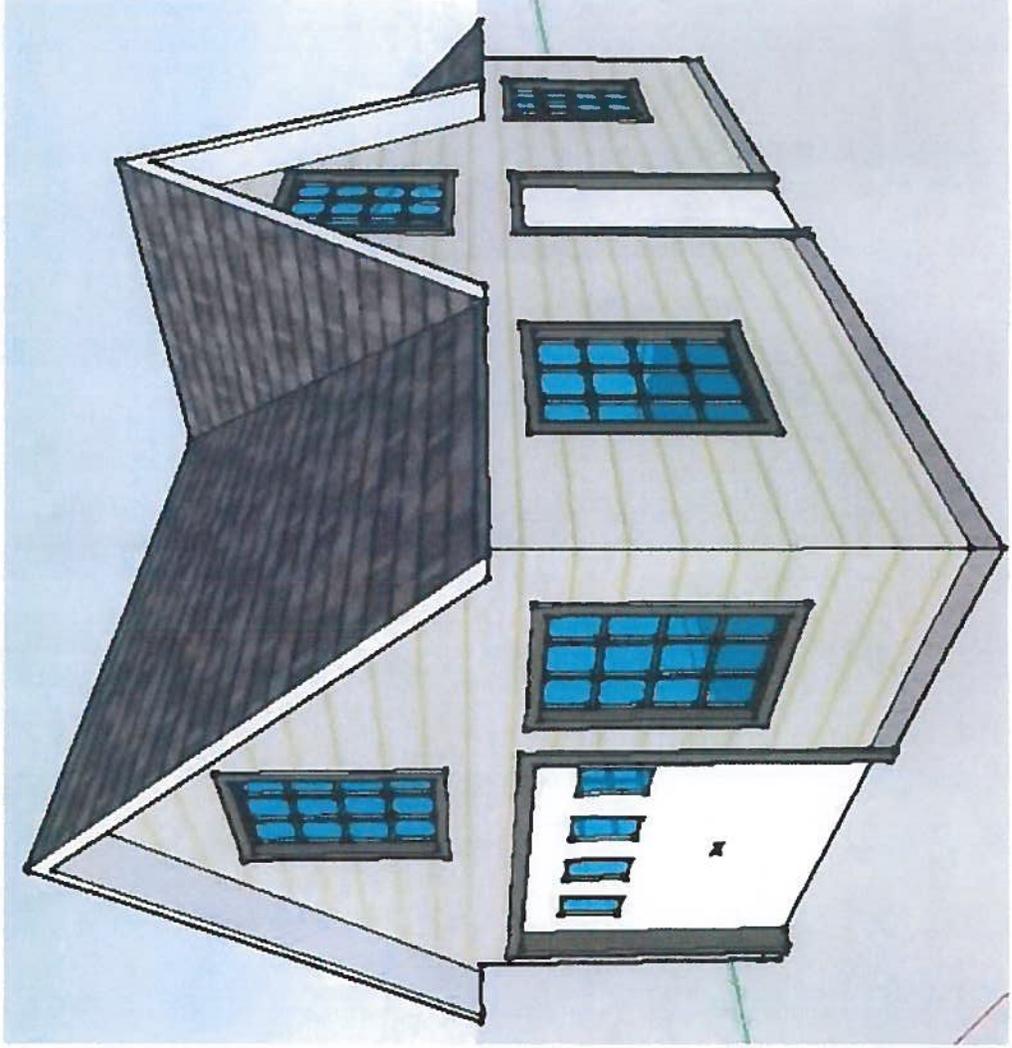
Scale: 1" = 30' ± - Date: 04-27-2015

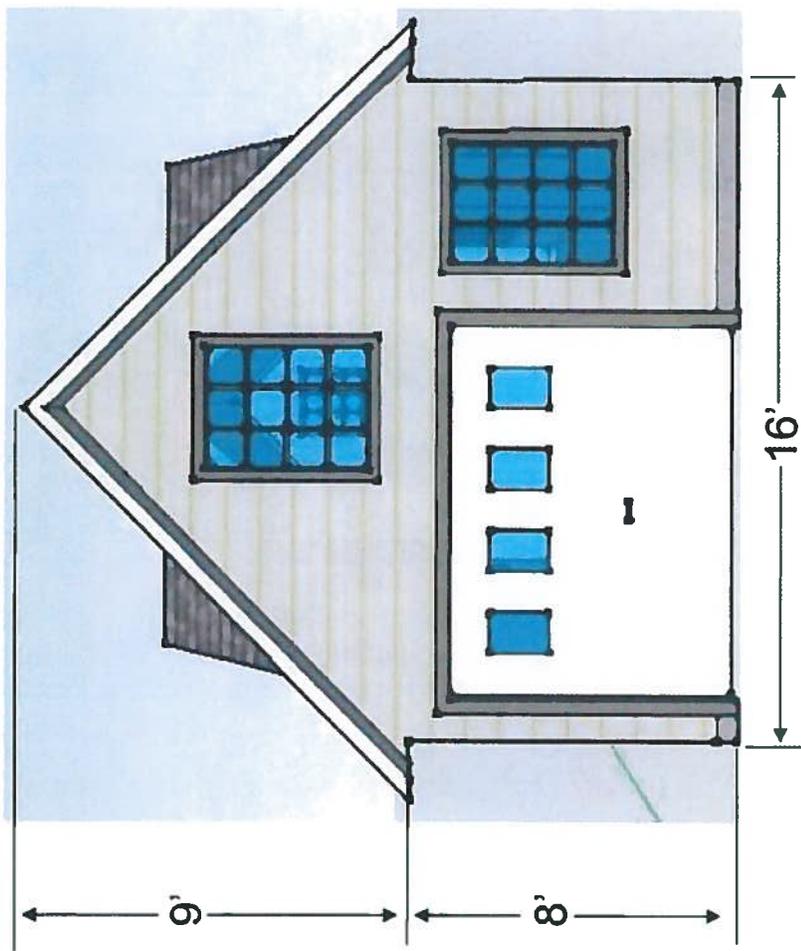
4
 By: [Signature]
 Date: 5/2/2015
 P. 550
 [Signature]

Notes: Lot is 153.5' long and 60' wide. Survey confirms driveway as the property line. Survey stake planted at end of driveway on line for reference

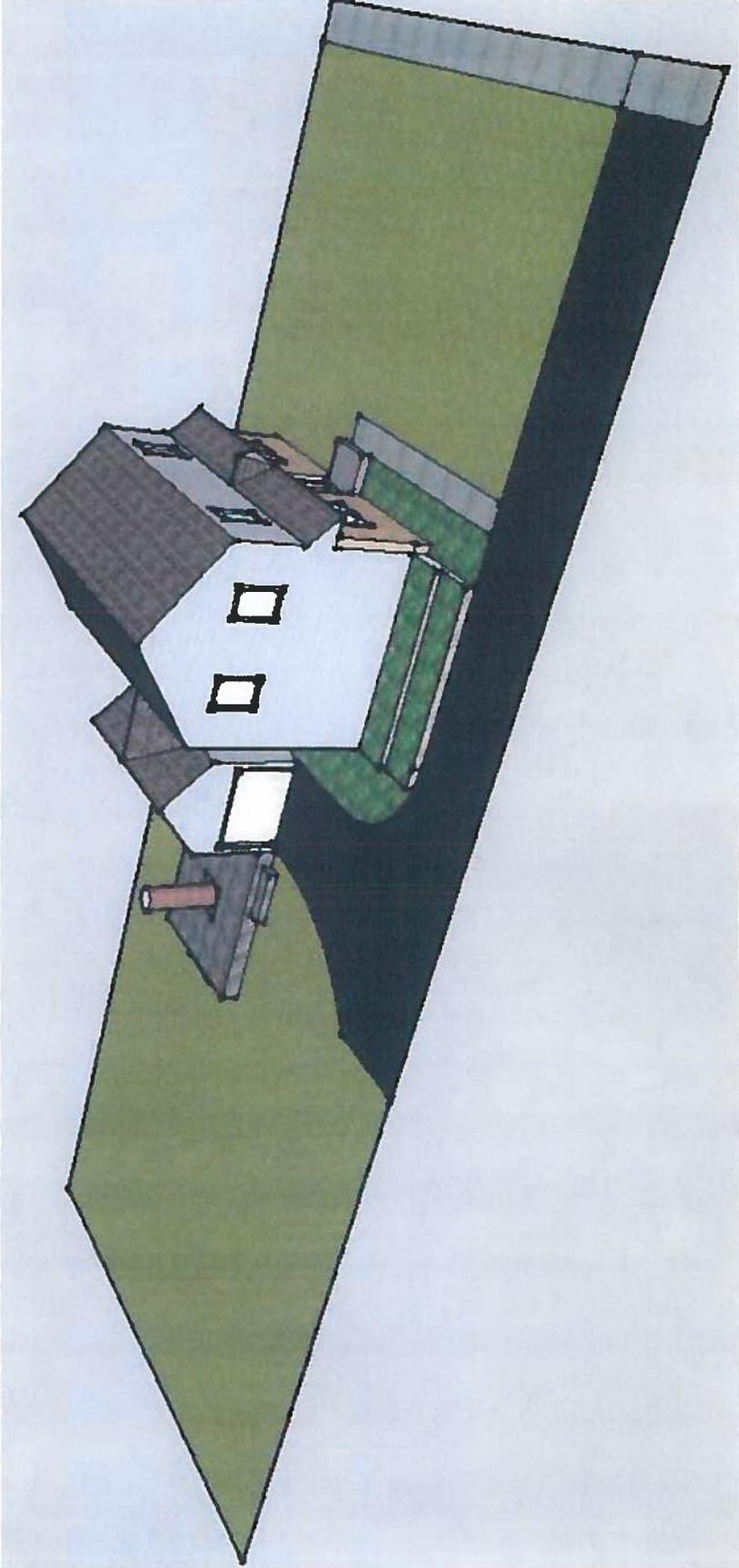


Proposed (planned) garage (elevations follow) is a 1.5 car garage measuring 16' wide by 24' long with a peak height of 17'. Dormers and windows shown are the current plan.

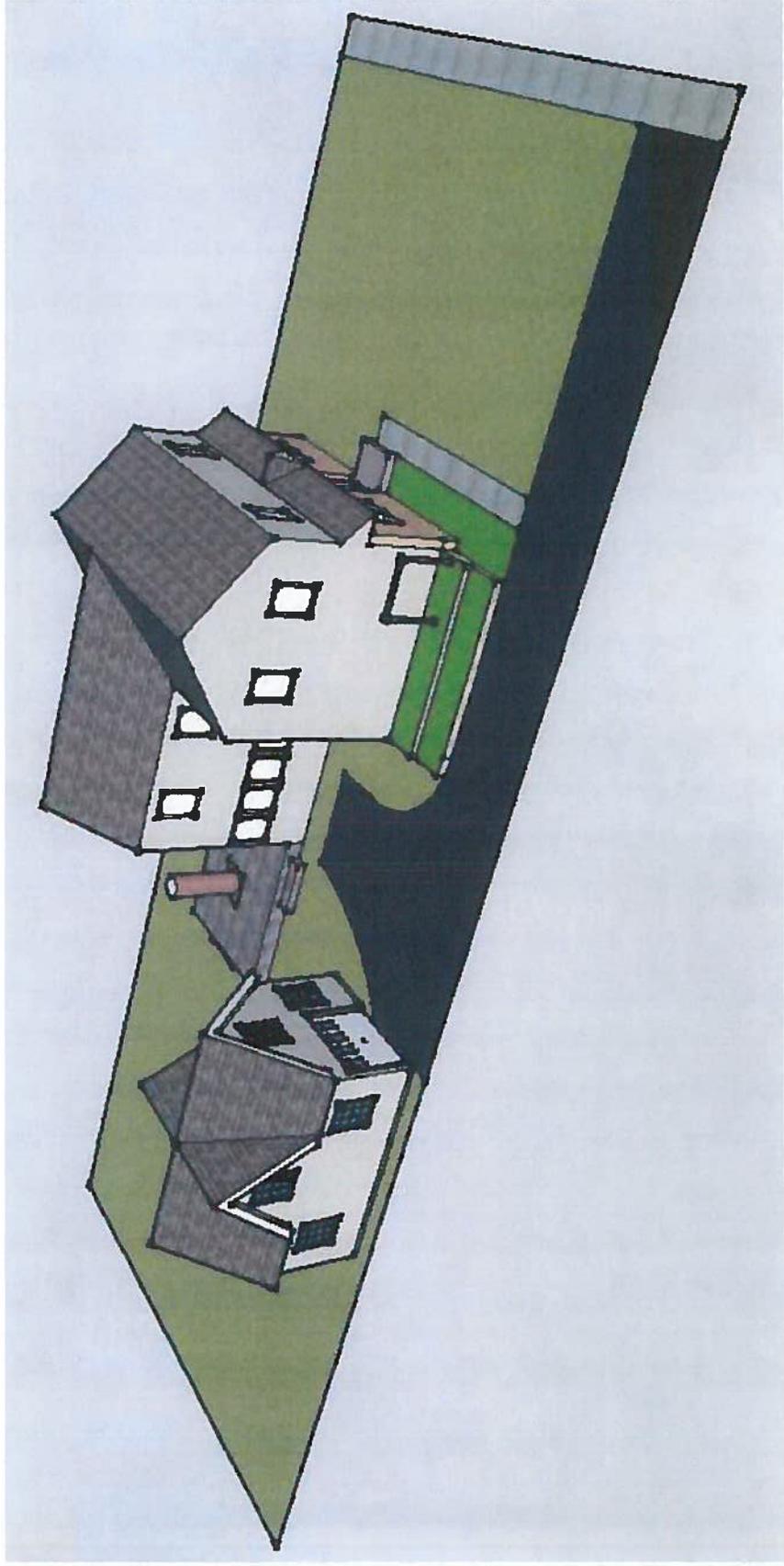




Current Lot showing house, driveway, garage and deck.



Lot following all planned structure changes including house addition and new garage at end of driveway with proposed 2 ft offset.
Note: deck and driveway shown unchanged.





510 Glenside Avenue

512 Glenside Avenue

View of Properties from Glenside Avenue

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 408 Old Farm Road, Wyncote, PA 19095 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, August 24, 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, September 2, 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 Tuesday, September 29, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

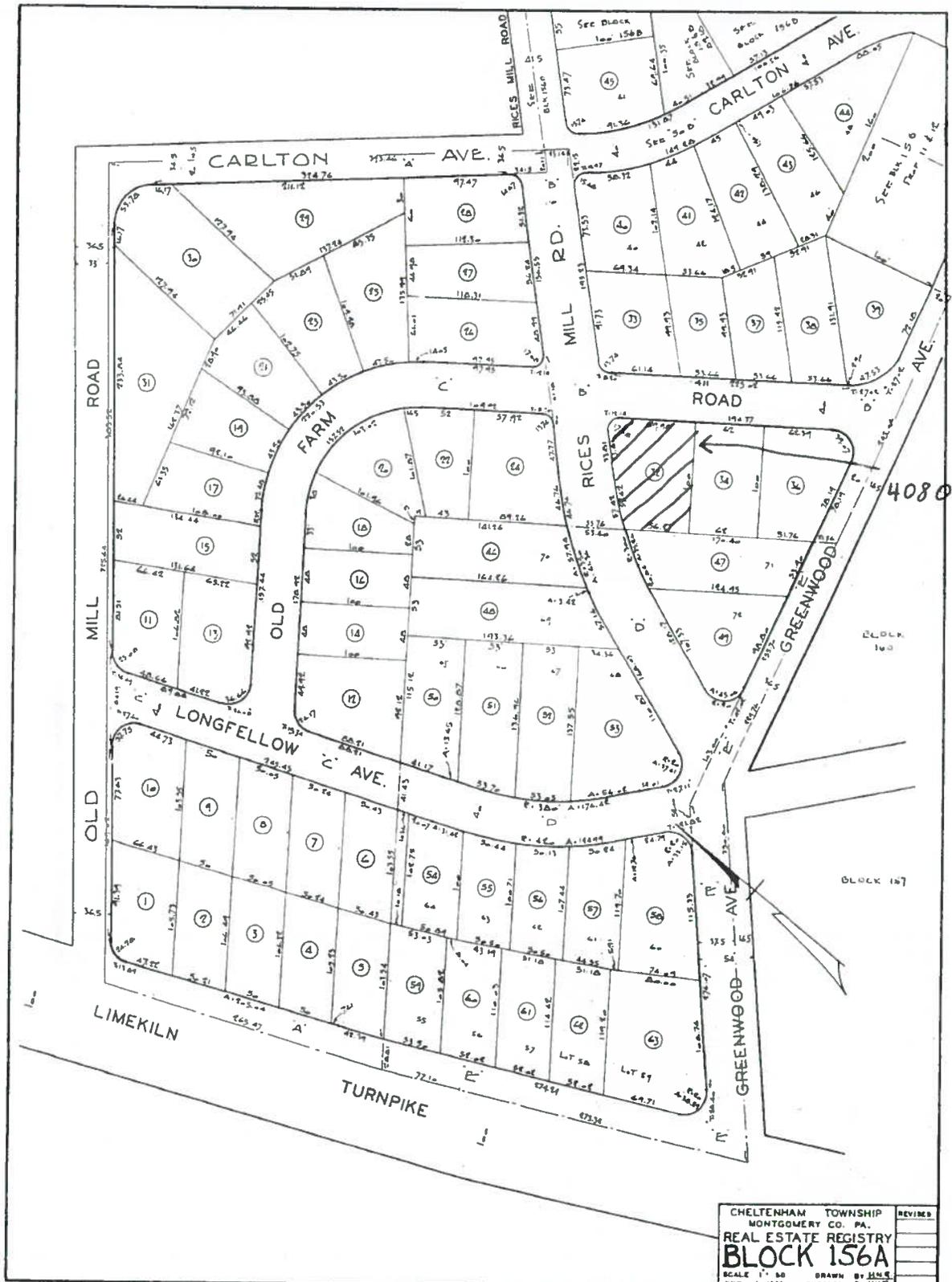
APPEAL NO. 15-3532: Appeal of Christopher Colquitt, owner of the premises known as 408 Old Farm Road, Wyncote, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the construction an approximately 4' x 8' addition on the right side and a 7' x 8' addition to the left side of an existing rear porch to encroach within the minimum rear yard setback and increase the existing rear yard nonconformity in the R-4 Residential Zoning District:

- a.) A variance from Section 295-46.C., yard regulations, to allow for a rear yard setback of 21' in place of the required 25'.**
- b.) A variance from Section 295-227.K., nonconforming uses, to allow for the increase in the existing rear yard nonconformity.**

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 through Thursday, 8:00 AM to 4:30 PM and Friday 8:00 AM to 12:00 PM.

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**ZHB #15-3532
Zoning Officer**



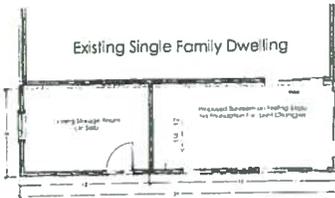
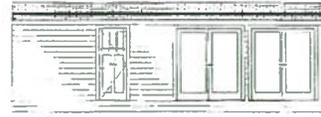
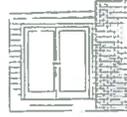
408 Old Farm Road

CHELTENHAM TOWNSHIP
 MONTGOMERY CO. PA.
 REAL ESTATE REGISTRY
BLOCK 156A
 SCALE 1" = 50'
 DRAWN BY J.M.E.
 OCT 1 1931 CHICAGO BY H.H.S.

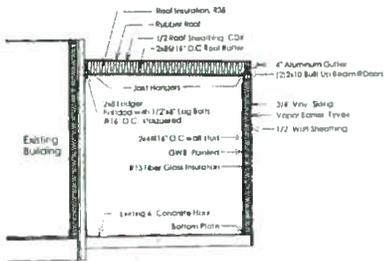
156A



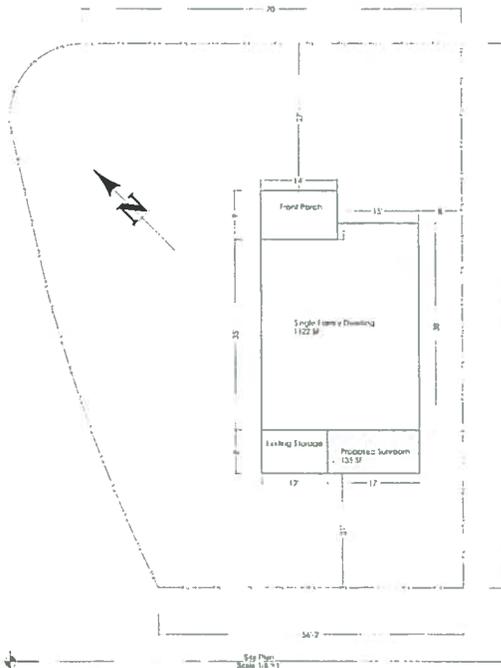
As Built Plan
Scale 1/4" = 1'-0"



Proposed Layout Plan
Scale 1/4" = 1'-0"



Roofing Plan
Scale 3/4" = 1'-0"



DRAWING NUMBER: 151727-1
 CLIENT: Sunroom Construction at Bear Run Farm LLC
 408 Old Farm Rd
 Wynnewood, PA 19085
 215-813-0151

DATE: 6/22/2015
 SCALE: As Noted
 SHEET: A-1
 Building Proposed Cut

Pictometry Online 1.11.3

Home Address: 408 Old Farm Rd, Waverly, VA

D H A E L B R Q T

Workspaces

- Workspaces (Author)
- Annotations
- Bookmarks
- Layers US Parcels

Properties	Value
Name	

Selections

US Parcels 408 OLD FARM RD



Line Distance: 70.9 Feet | Total Distance: 338

Extend 7'

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 525 Montier 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, August 24, 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, September 2, 2015, at 8:00 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

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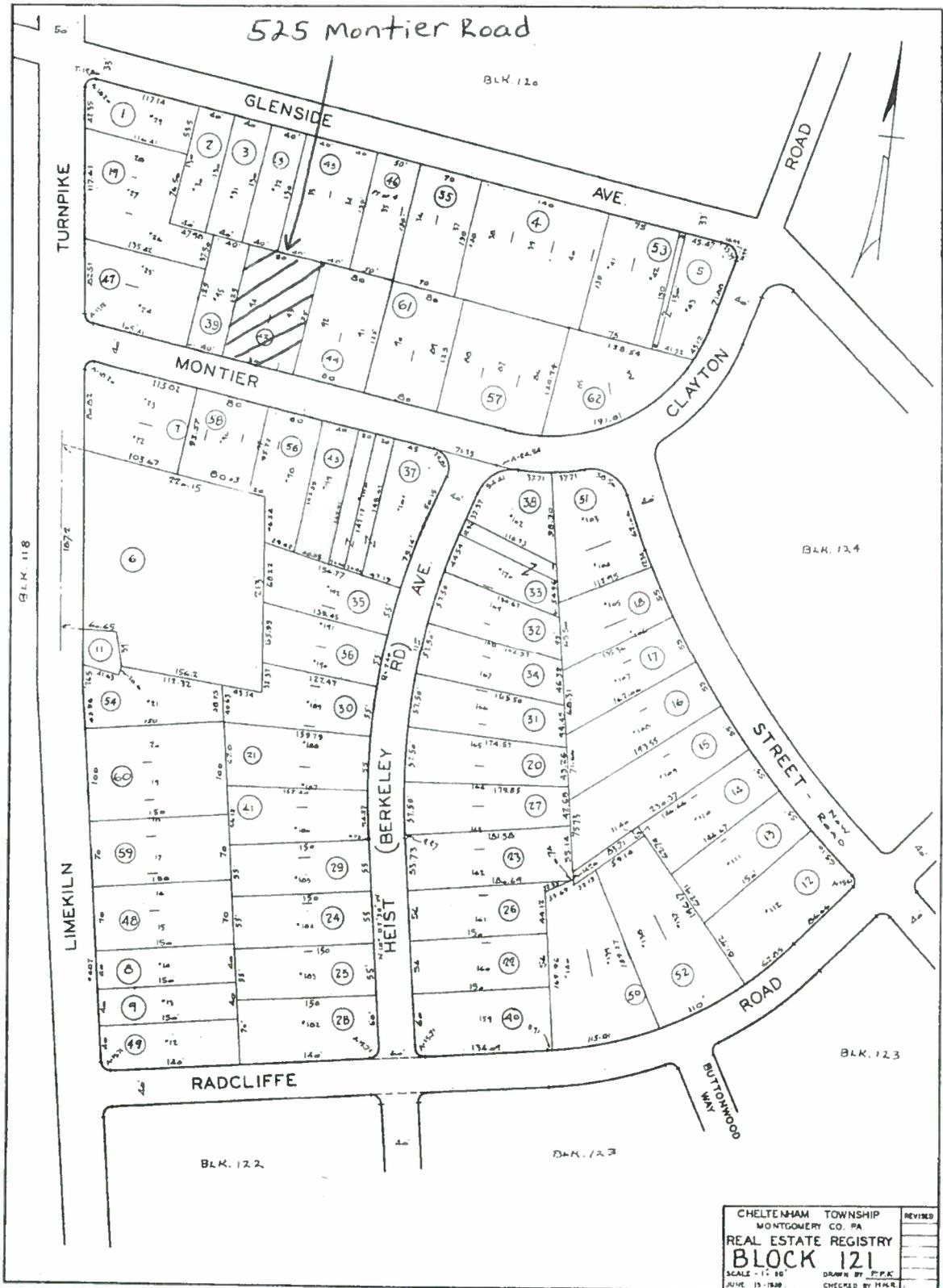
APPEAL NO. 15-3533: Appeal of Jennifer Snyder, owner of the premises known as 525 Montier Road, Glenside, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to allow four (4) unrelated people (Arcadia University students) to occupy the single family dwelling in the R-5 Residential Zoning District:

- a.) A special exception from Section 295-2.C., definition, to allow four (4) unrelated people to occupy the single family dwelling.**
- b.) An interpretation that the use of the single family dwelling be similar to a dormitory or in the alternative a special exception from Section 295-50.C., use regulations, to allow for a dormitory use in place of the single family dwelling use.**
- c.) 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 alternative 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 through Thursday 8:00 AM to 4:30 PM and Friday, 8:00 AM to 12:00 PM.

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**ZHB #15-3533
Zoning Officer**



CHELTENHAM TOWNSHIP
 MONTGOMERY CO. PA
 REAL ESTATE REGISTRY
BLOCK 121
 SCALE - 1" = 50'
 JUNE 15, 1920
 DRAWN BY P.P.K.
 CHECKED BY H.H.R.



Sent from my iPhone

On Jul 30, 2015, at 2:08 PM, Alex J. Murland, Esq. <AMurland@fsalaw.com> wrote:

Thanks so much.

Alex J. Murland, Esq.

FRIEDMAN SCHUMAN
Attorneys at Law

Direct 215-690-3813 | Fax 215-635-7212

101 Greenwood Avenue, 5th Floor
Jenkintown, PA 19046

[e-mail](#) | [v-card](#) | [bio](#) | [website](#)

Workspace

- Annotations
- Bookmarks
- Layers US Parcels

Address: 525 MONTIER RD

Filter search criteria



Line Distance: 124.61 Feet | Total Distance: 480.19 Feet | 2011 Aerial Imagery

525 Montier Road

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 520 Croyden Road, 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, August 24, 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, September 2, 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 Tuesday, September 29, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 15-3534: Appeal of Rodolfo Fernandez, owner of the premises known as 520 Croyden Road, Cheltenham, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the construction of a 12' x 16' shed to continue and encroach within the minimum side and rear yard setbacks in the R-5 Residential Zoning District:

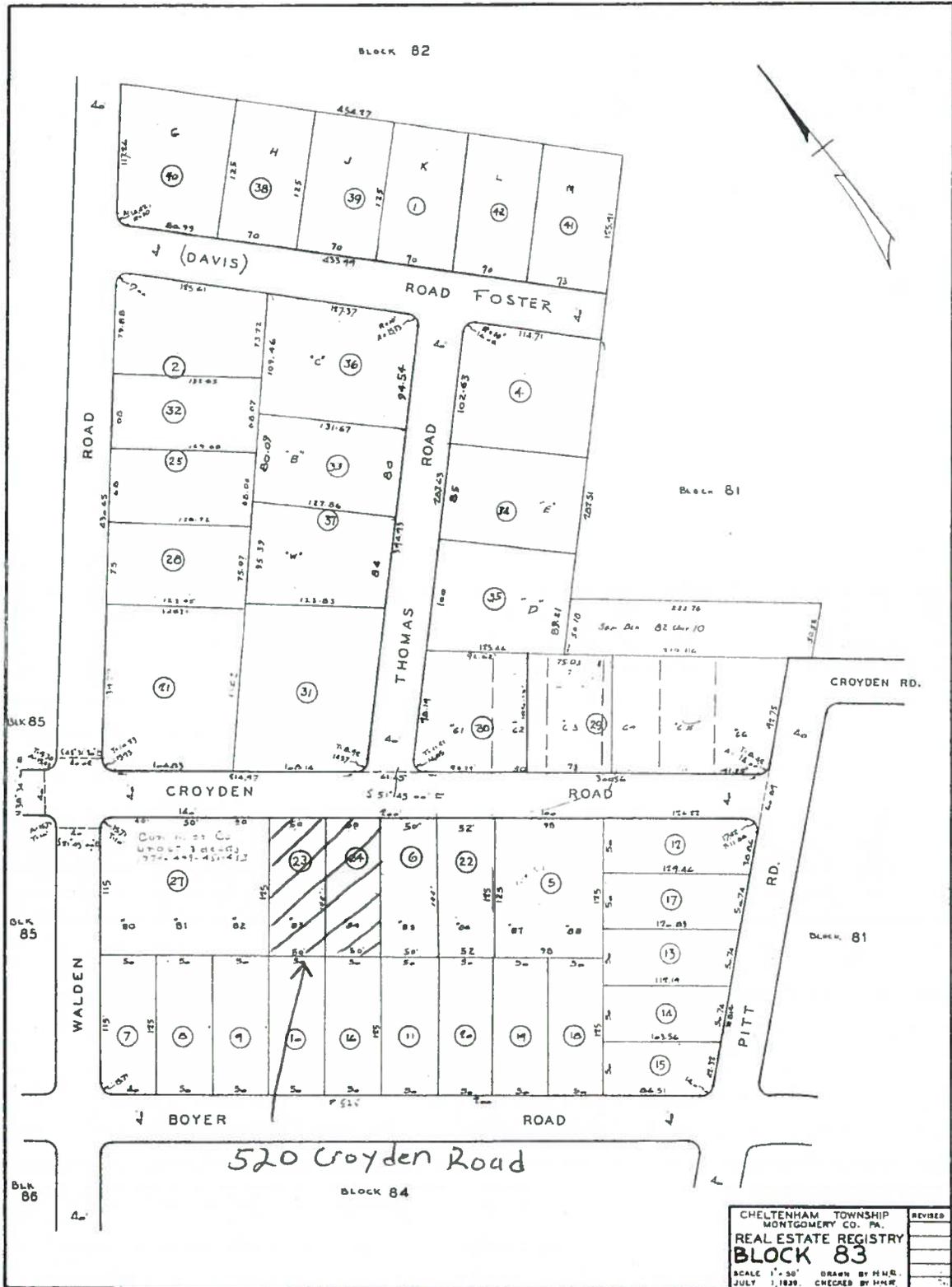
- a.) A variance from Section 295-46.B.(1), yard regulations to allow for a side yard setback of 4.5' in place of the required 8'.
- b.) A variance from Section 295-220.C., yard regulations, to allow for a rear yard setback of 3' in place of the required 15'.

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 Thursday 8:00 AM to 4:30 PM and Friday, 8:00 AM to 12:00 PM.

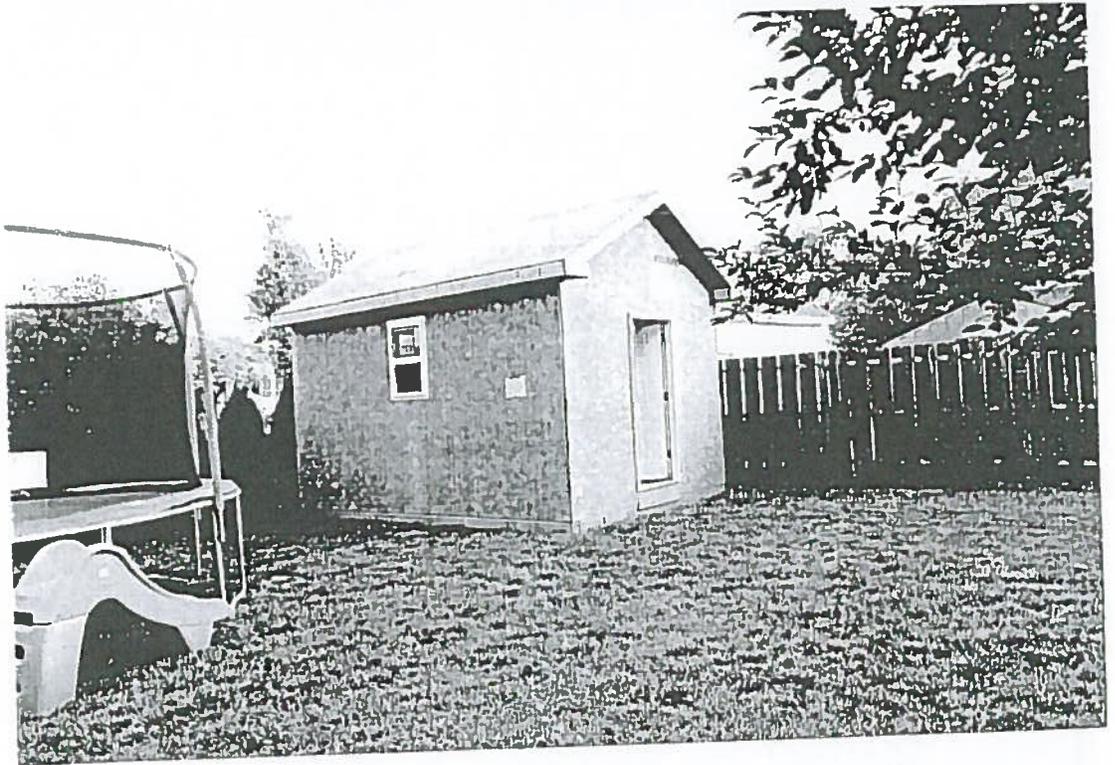
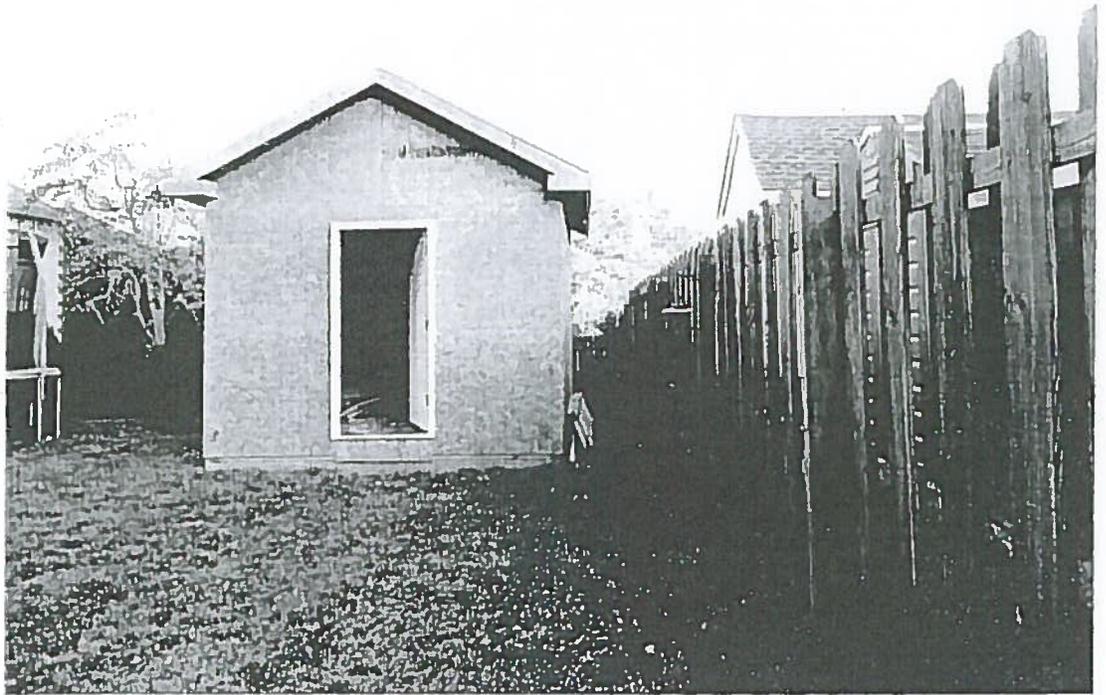
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**ZHB #15-3534
Zoning Officer**

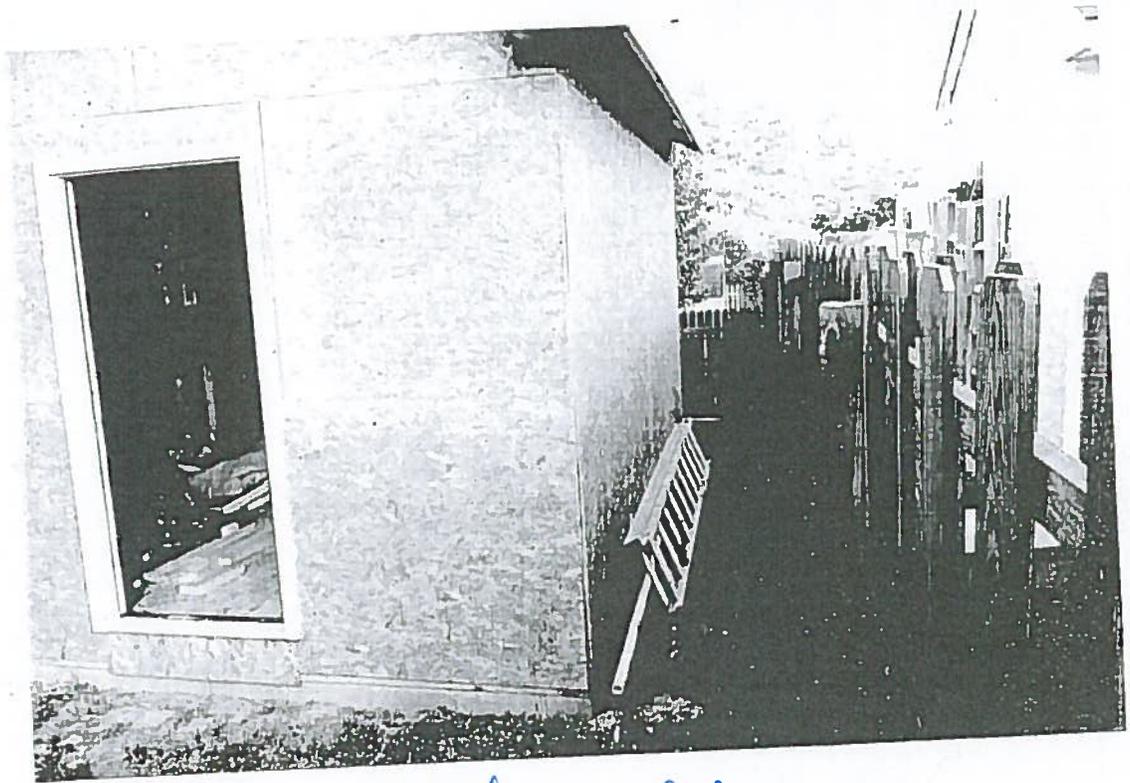
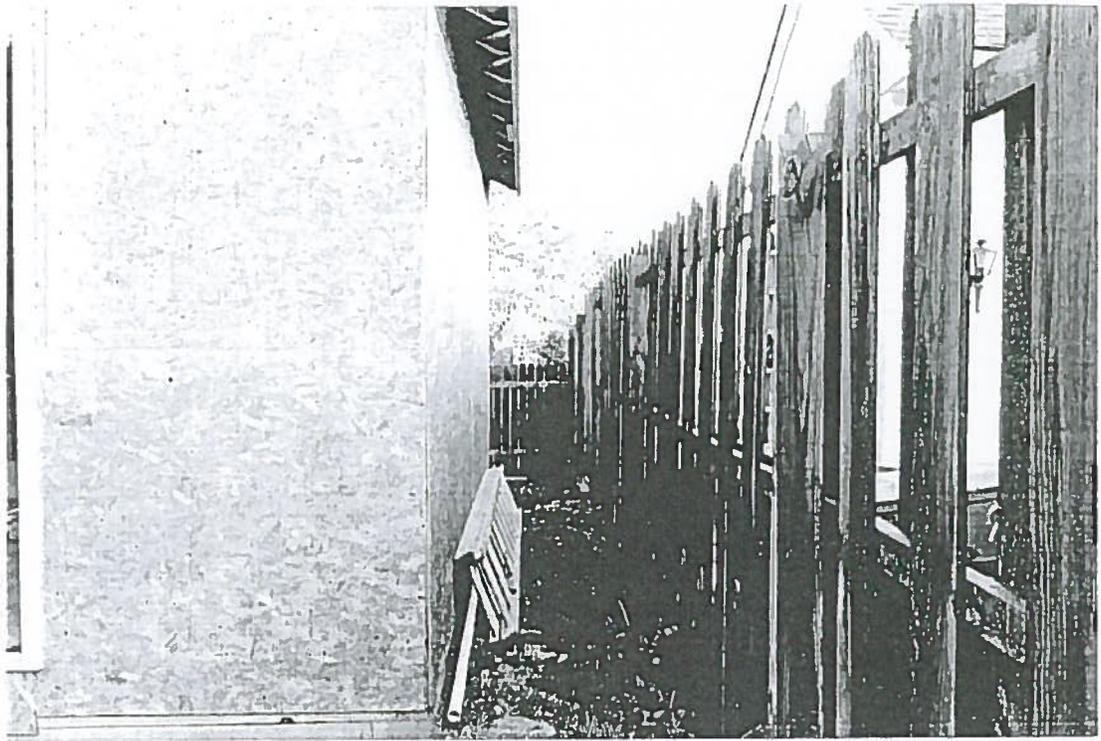
BLOCK 82



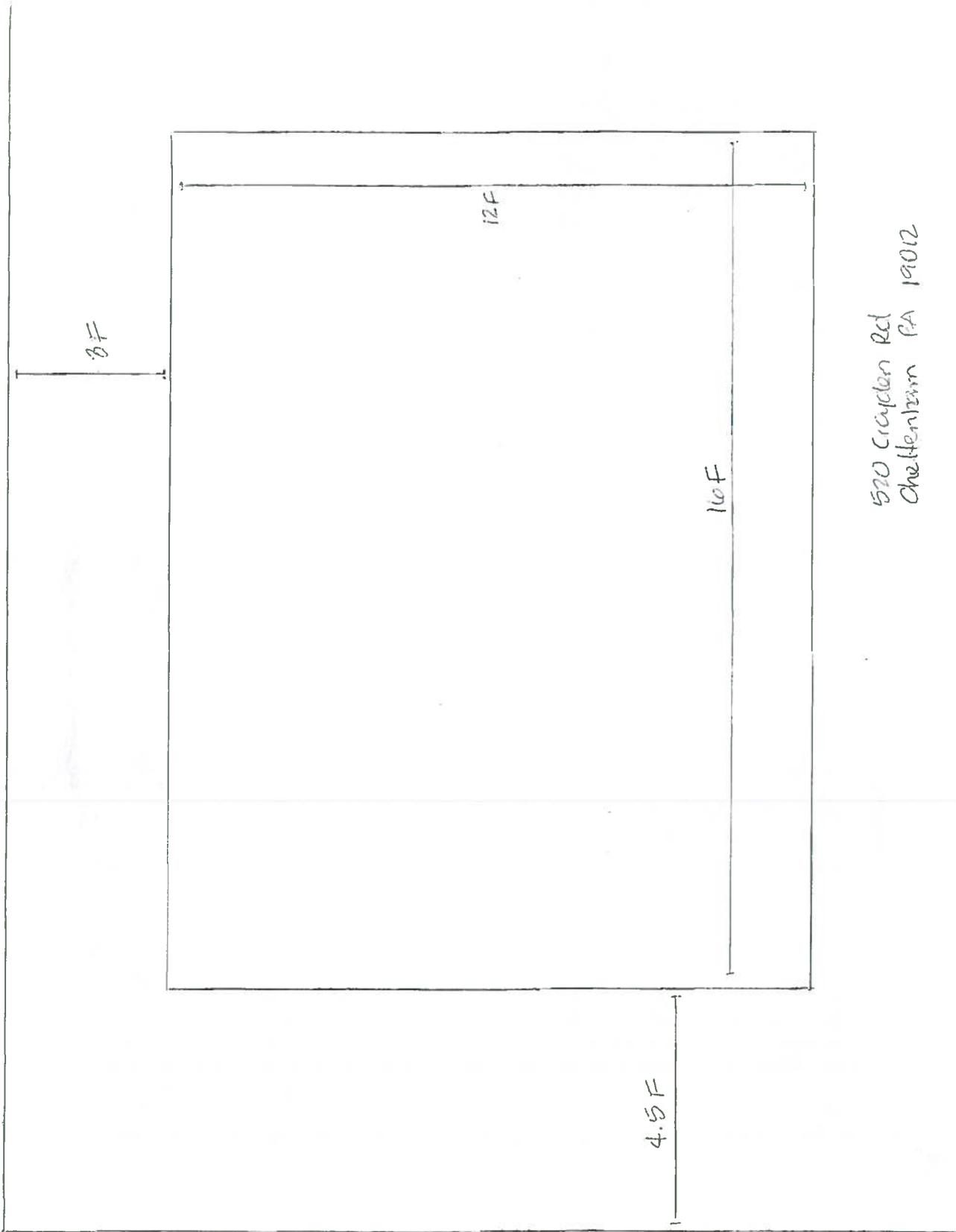
CHELTENHAM TOWNSHIP
 MONTGOMERY CO. PA.
 REAL ESTATE REGISTRY
BLOCK 83
 SCALE 1" = 50' DRAWN BY H.M.R.
 JULY 1, 1939. CHECKED BY H.M.R.



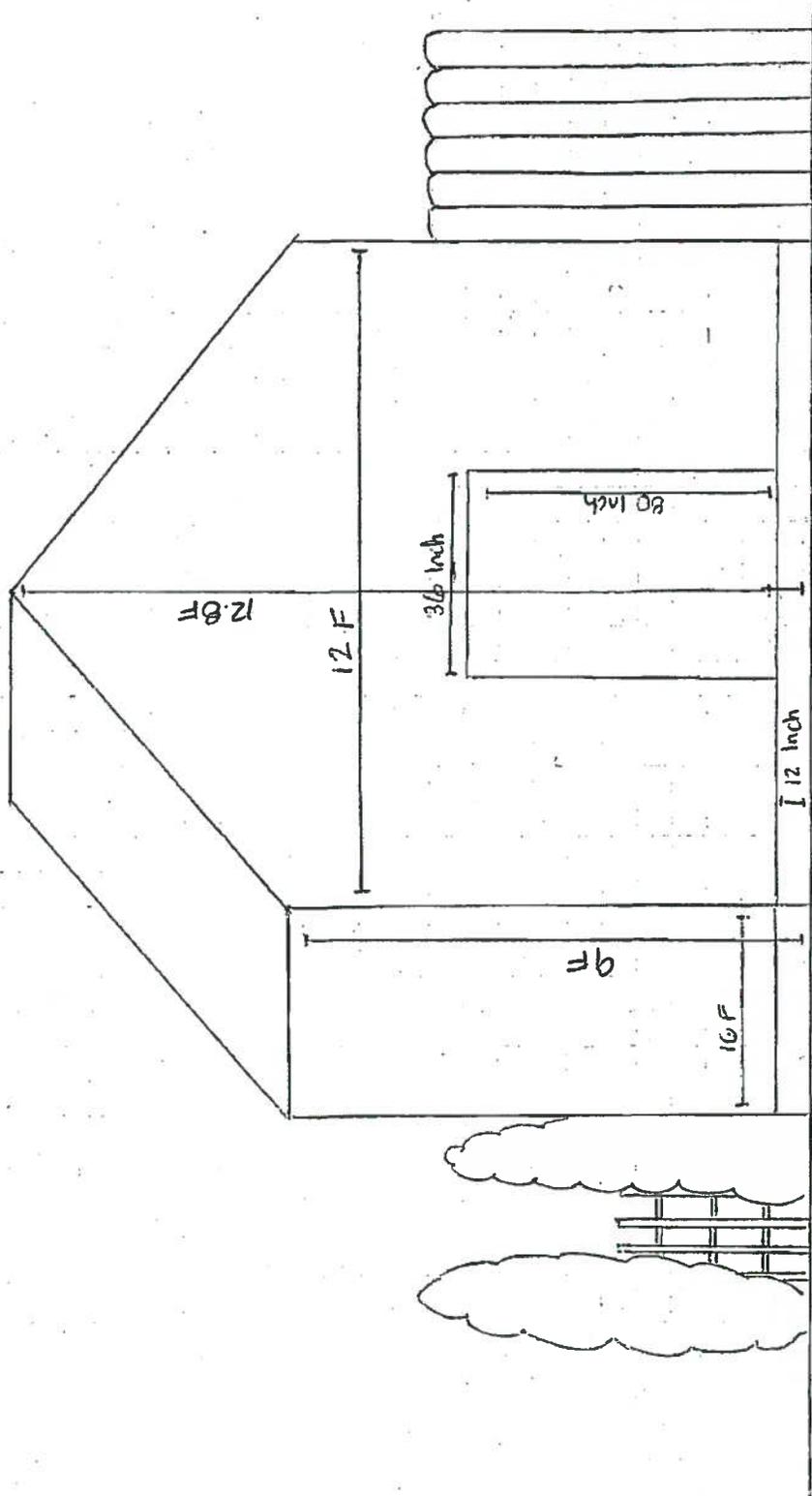
shed in the left rear of the property



shed on the left rear of the property



570 Craydon Rd
Cheltenham PA 19012



520 Croyden Rd
 Cheltenham, PA 19012

Workspace

- Workspace (Author)
- Annotations
- Bookmarks
- Layers
- US Parcels

Properties

Name	Value
US Parcels 520 CROYDEN RD	

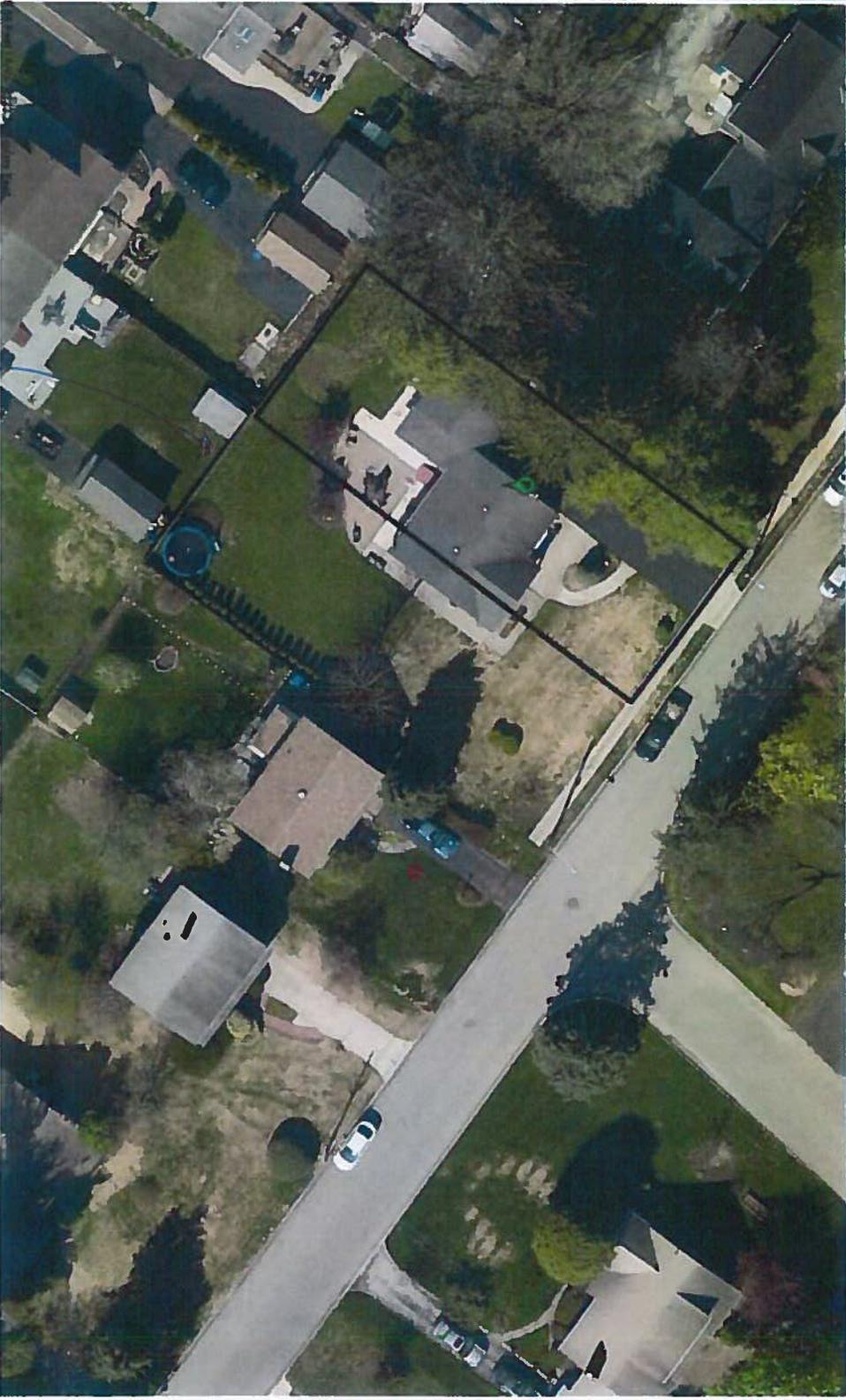
Selections

US Parcels 520 CROYDEN RD

Line Distance: 50.17 Feet | Total Distance: 34

Address: 520 CROYDEN RD

File | Search | Address | Home | Layers | Tools | View | Help



520 Croyden Road

To Whom It May Concern:

8/6/2015

My name is Louis Abel of 525 Boyer Street, I am writing this letter to let you know that I currently reside adjacent to Rodolfo Fernandez of 520 Croyden Road. We have been neighbors for 5+ years and I never once had any complaints about him or his property in the amount of time that he has lived here. He is a good neighbor who is caring of his family as well as the well-being of his estate.

I am advocating for him to continue to build his shed in the current location as I do not have any problems or issues with the shed being built in his back yard. Again, I am in favor of my neighbor, Rodolfo, having his shed in his yard behind my garage.

If you have any questions or concerns regarding this brief letter, you can contact me at 215-378-6657.

Sincerely,

A handwritten signature in cursive script that reads "Louis Abel". The signature is written in black ink and is positioned above the printed name.

Louis Abel

525 Boyer Street

Cheltenham, PA 19012

To Whom It May Concern:

8/6/2015

My name is Brian McGinley and I am writing this letter acknowledging that I am in favor of having a shed being built on Rodolfo Fernandez's property on 520 Croyden Road. Rodolfo and I have been neighbors for a number of years and all he has done is upgrade his home since moving here.

I am recommending that Rodolfo continue with completing building his shed and I wish him luck with his hearing next month.

If you have any questions or concerns regarding this brief letter, you can contact me at 267-246-6974.

Sincerely,

A handwritten signature in cursive script that reads "Brian McGinley". The signature is written in dark ink and is positioned above the printed name.

Brian McGinley

525 Boyer Street

Cheltenham, PA 19012

To Whom It May Concern:

8/6/2015

I am writing this letter on behalf of my next door neighbor, Rodolfo Fernandez, who lives at 520 Croyden Road. My name is Michelle Plunkett and I would like to inform you that the shed being built by Rodolfo is well-positioned in his back yard. I am supportive with him building his shed and it will not interfere with my property.

Rodolfo and his family are very pleasant since moving to the neighborhood about 5-6 years ago. He has made major improvements to his house since he bought the property. We have a good relationship with Rodolfo and his family and I hope everything works out for the best.

Again, I am advocating for Rodolfo to be able to finish building his shed and I am in full agreement with his shed being built next to my house.

If you have any questions or concerns regarding this brief letter, you can contact me at 267-265-8696.

Sincerely,

A handwritten signature in cursive script that reads "Michelle Plunkett". The signature is written in black ink and is positioned above the printed name.

Michelle Plunkett

516 Croyden Road

Cheltenham, PA 19012

Planning Commission Minutes

Dated August 24, 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, Tom DiBenedetto 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 July 27, 2015. Mr. Leighton motioned to accept the minutes. Mr. Laughlin seconded and the motion passed unanimously.

2. Parcel 3, Limekiln Pike (Matrix) Fairways at Cedarbrook Hills (28 townhouses) Sewage Facilities Planning Module Application and Municipal Planning Agency. Joe Baran, Engineer for Matrix, gave an overview presentation of the proposed subdivision plan. He briefly discussed the proposed reallocation of 62 EDUs previously approved by DEP and were paid to the Township by the developer as part of the Matrix development that included a hotel and former club house as follows:

- 5.33 for Wawa
- 33 for the proposed townhomes and community center
- 23.67 for the proposed Parcel 6.

Mr. Laughlin made a motion to recommend approval of the Sewer Planning Module. Mr. Leighton seconded and the motion passed unanimously.

3. Review of the Zoning Hearing Board Agenda for September 29, 2015.

APPEAL NO. 15-3523: Mr. Habgood summarized the applicant's request to erect a 16' x 24' private detached garage with a 2' side yard setback in place of the required 10' in the R-4 Residential Zoning District at 512 Glenside Avenue. He stated that the Building and Zoning Committee last month recommended a continuance of this appeal to allow the applicant to confer with his neighbor who requested that the required setback of 10' be upheld because of the stormwater run-off onto her property. To date, revised plans have not been submitted.

Mr. Cross made a motion to reaffirm the Planning Commission's previous recommendation of denial and the motion passed unanimously.

APPEAL NO. 15-3532: Mr. Habgood summarized the applicant's request for Zoning Relief in order to allow for the construction of an approximately 4' x 8' addition on the right side and a 7' x 8' addition to the left side of an existing rear porch to encroach within the minimum rear yard setback and increase the existing rear yard nonconformity in the R-4 Residential Zoning District at 408 Old Farm Road, Wyncote, PA.

Mr. Christopher Colquitt, the applicant stated there was an existing porch on his property which he is expanding on both sides, but not further into the rear. He is also enclosing the porch to allow for storage.

The Planning Commission members asked whether Stormwater Management (SWM) was required for the additions. Staff advised that there were outstanding stormwater issues that the owner had yet to resolve as part of the improvements on his property. The new additions would have to be accounted for in the stormwater's calculations for SWM.

Mr. Laughlin made a motion to recommend approval of the application. Mr. Goldfarb seconded and the motion passed unanimously.

APPEAL NO. 15-3533: Mr. Habgood summarized the applicant's request for a special exception in order to allow for four (4) unrelated people (Arcadia University students) to occupy the single family dwelling in the R-5 Residential Zoning District at 525 Montier Road, Glenside, PA.

Mr. Michael Yanoff, Esq., Attorney for Ms. Jennifer Snyder, the applicant, reiterated the reason for the requested zoning relief as stated above. Ms. Snyder had been renting her single family residence consisting of four bedrooms, two full baths, basement, garage and double driveway which accommodates four cars, for three years. She stated she was unaware that renting to four students was in violation of the Township Ordinance. Ms. Snyder resides in New Jersey and is trying to sell the property. In order to avoid foreclosure of the property, she is renting same. She stated that once the current occupants vacate the property at the end of the school year, she would comply with the Township code for family if still renting the property.

Mr. Cross expressed concern about potential noise from the student occupants. Mr. DiBenedetto asked if the lease includes a remedy for the neighbors in case the property becomes a nuisance. Mr. Yanoff stated there is a provision in the lease which addresses the health, safety and welfare of others which includes complying with all Township regulations among which address noise and nuisance issues. On the question about noise and licensing, Mr. Sekawungu stated that the Police Department should be called about any noise nuisance and that the owner was required to have a business license for the rental use.

The following neighbors addressed the Commission to express opposition to the requested zoning relief:

- Ms. Loretta Leader of 542 W. Glenside Avenue stated that her property extended to Lot 95 on Montier Road. She strongly objected to allowing the property to become a student dormitory. She stated that there were already a number of businesses in the area that created parking problems and this would only add to the congestion. Also, there were a number of handicapped and elderly neighbors who would be adversely affected if additional cars were parked and school buses were unable to stop in front of their properties. She did not think that the applicant's inability to sell her property constituted a hardship requiring zoning relief and requested denial of the application.
- Ms. Maryann McGee of 313 Waverly Road was opposed to having additional rentals in the neighborhood which she believed lowered property values.
- Ms. Betty Cataldi of 46 Limekiln Pike expressed her concern about the precedent that would be set by allowing non property owners to take advantage of the school district without paying the appropriate required taxes.

- Mr. Vince Santarelli of 11 Evergreen Avenue was concerned with the precedent that this would set with respect to renters not paying the mercantile tax.

Mr. Cross reminded the neighbors that the Planning Commission was a recommending body in respect to the ZHB Appeals being reviewed.

Mr. Olszak stated that these issues often arise in college towns, which Cheltenham is, and are dealt with on a case by case basis.

Mr. Laughlin made a motion to recommend the Planning Commission take no action on Ms. Snyder's application. Mr. Goldfarb seconded, and the motion passed unanimously.

APPEAL NO. 15-3534: Mr. Habgood summarized the applicant's request for Zoning Relief in order to allow for the construction of a 12' x 16' shed to continue to encroach within the minimum side and rear yard setbacks in the R-5 Residential Zoning District at 520 Croyden Road, Cheltenham, PA.

Mr. Rodolfo Fernandez, the applicant stated he was unaware that a permit was needed when he began construction of the shed. He stated he has letters from most of his neighbors in support of his requested zoning relief.

Mr. Cross suggested that he get additional letters as well as photos of other sheds in the neighborhood to show the location of his shed with respect to the others.

Mr. Leighton made a motion to recommend approval of the appeal. Mr. DiBenedetto seconded, and the motion passed unanimously.

4. Old Business – None

5. New Business – Mr. Cross stated that the Planning Commission previously recommended approval of a utility shed with dormer windows as part of Arcadia's Land Development Plan, CTDA 14-0513. However, he recently noticed the building had outward open doors which had not been recommended. Mr. Sekawungu advised that these were temporary openings and are being used as access for construction materials and equipment only, and will revert to window openings per the approved building plans, prior to completion.

6. Adjournment

As there was no further business to discuss, Mr. Cross made the motion to adjourn. Mr. Goldfarb seconded and the motion passed unanimously. The meeting adjourned at 8:50 p.m.



Bryan Havir
Township Manager

As per Carol Hughes
Secretary, Planning and Zoning

**Review of the
Zoning Hearing Board Decisions**

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

IN RE: Application Jacqueline Latronica

APPEAL NO. 15-3526

ORDER

AND NOW, this 10 day of August, 2015, upon consideration of the application of Jacqueline Latronica, owner of premises known as 100 Central Avenue, Cheltenham, PA 19012, Applicant seeks 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.

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 100 Central Avenue, Cheltenham, PA 19012 and is located in the C-3 Commercial 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 Marc and Amy Johnson

APPEAL NO. 15-3528

ORDER

AND NOW, this 10 day of August, 2015, upon consideration of the application of Marc and Amy Johnson, Applicants, tenants of the property located at 382 Church Road, Elkins Park, PA, Applicants seek the following 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:

1. 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.
2. A variance from Section 295-220.B., Yard Regulations, to allow for a swimming pool to be erected within the side yard.

The Board approved Applicant's requests with the following conditions:

1. That the pool no longer be erected after vacation of the premises by Marc and Amy Johnson; and
2. That the pool be erected on site only between Memorial Day and Labor Day each year.

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 382 Church Road, Elkins Park, PA and is located in the R-7 Residential 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 AU 8000, LLC

APPEAL NO. 15-3530

ORDER

AND NOW, this 10 day of August, 2015, upon consideration of the application of AU 8000, LLC, owner of premises known as 8000 Old York Road, Elkins Park, PA, Applicant seeks a variance 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.

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 8000 Old York Road, Elkins Park, PA and is located in the R-4 Residential 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 Michell Ciarlo-Hayes and Martin Hayes

NO. 15-3531

ORDER

AND NOW, this 10 day of August, 2015, upon consideration of the application of Michell Ciarlo-Hayes and Martin Hayes, Applicants, for the property located at 606 Elkins Avenue, Elkins Park, PA, Applicants requested the following 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:

- a.) A variance from Section 295-38., yard regulations, 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 Board approved Applicants' requests.

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 606 Elkins Avenue, Elkins Park, PA and is located in the R-4 Residential 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 August, 2015

August 26, 2015

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

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

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	45	5,298	264,900
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	0	0	0
COMMERCIAL			
RENOVATIONS / ALTERATIONS	1	4,010	200,500
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	0	0	0
FENCE	5	218	218
AUGUST, 2015	51	9,526	465,618
AUGUST, 2014	68	20,737	1,021,965
YEAR-TO-DATE 2015	442	222,722	11,271,495
TOTAL 2014	889	242,178	13,037,971
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HEATING & AIR CONDITIONING			
AUGUST, 2015	4	2,060	103,000
AUGUST, 2014	9	1,376	68,800
YEAR-TO-DATE 2015	62	19,928	1,091,901
TOTAL 2014	115	32,826	1,637,850
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ELECTRICAL			
AUGUST, 2015	5	1,160	58,000
AUGUST, 2014	6	2,365	118,250
YEAR-TO-DATE 2015	79	23,375	1,269,000
TOTAL 2014	147	42,731	2,136,550
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PLUMBING			
AUGUST, 2015	5	915	45,750
AUGUST, 2014	15	4,875	243,750
YEAR-TO-DATE 2015	72	14,979	837,700
TOTAL 2014	161	36,262	1,778,793
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FOG PERMITS, AUGUST, 2015	2	500	500
GRADING PERMITS, AUGUST, 2015	2	600	600



Henry Sekawungu
Director - Planning and Zoning