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, November 4, 2015
8:15 PM
Curtis Hall

AGENDA

1. Action on Zoning Hearing Board Agenda items for November 9, 2015 (See attached).
2. Receipt of the Planning Commission Meeting Minutes dated October 26, 2015 (See attached).
3. Review of Zoning Hearing Board decisions (See attached).
4. Report of the Building Inspector for October, 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 November 9, 2015

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 Building and Zoning Committee on Wednesday, November 4, 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, November 9, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 15-3532 (Continued): 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:

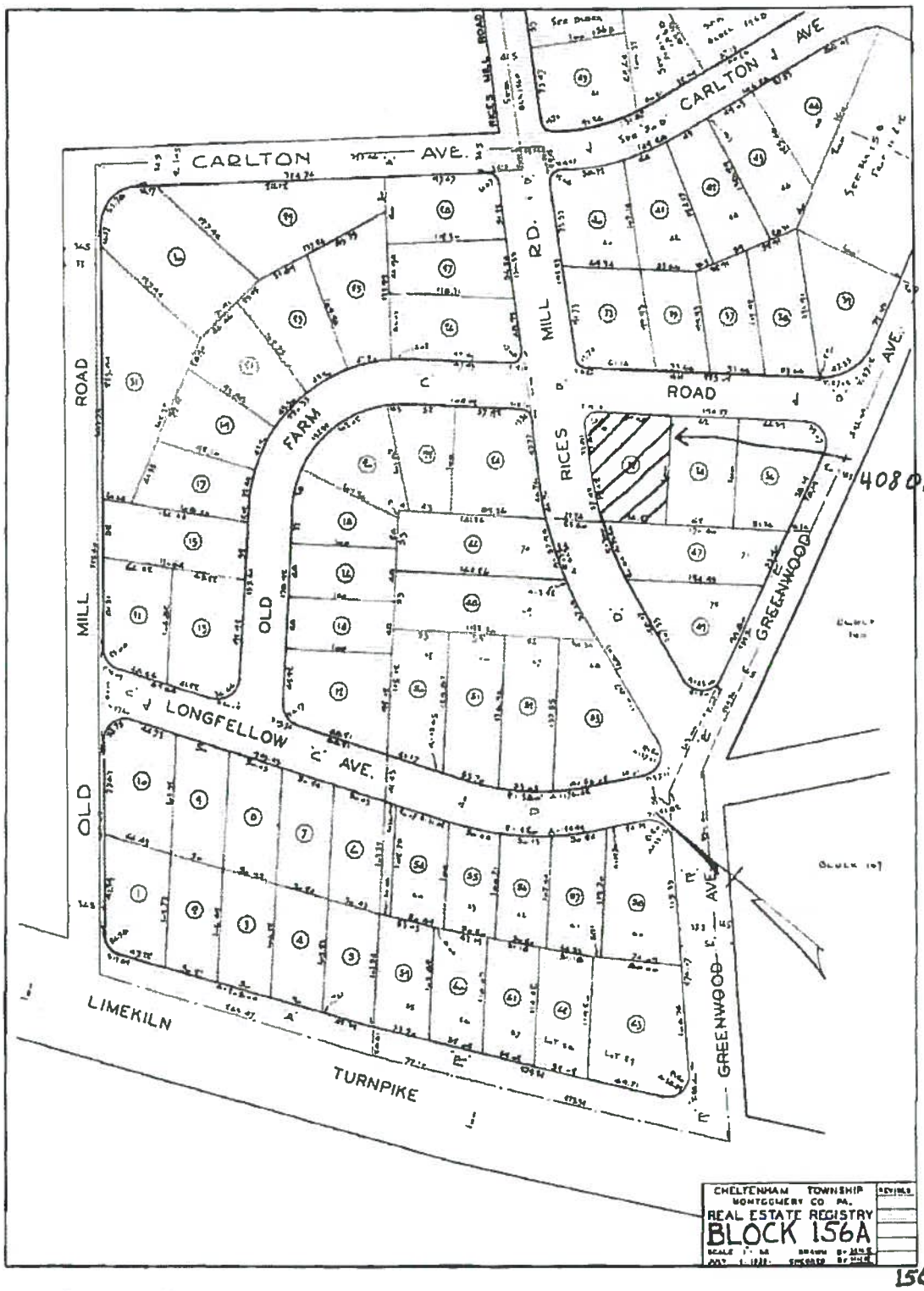
a.) A variance from Section 295-46.C., yard regulations, to allow for a rear yard setback of 21' in place of the required 25'.

b.) A variance from Section 295-227.K., nonconforming uses, to allow for the increase in the existing rear yard nonconformity.

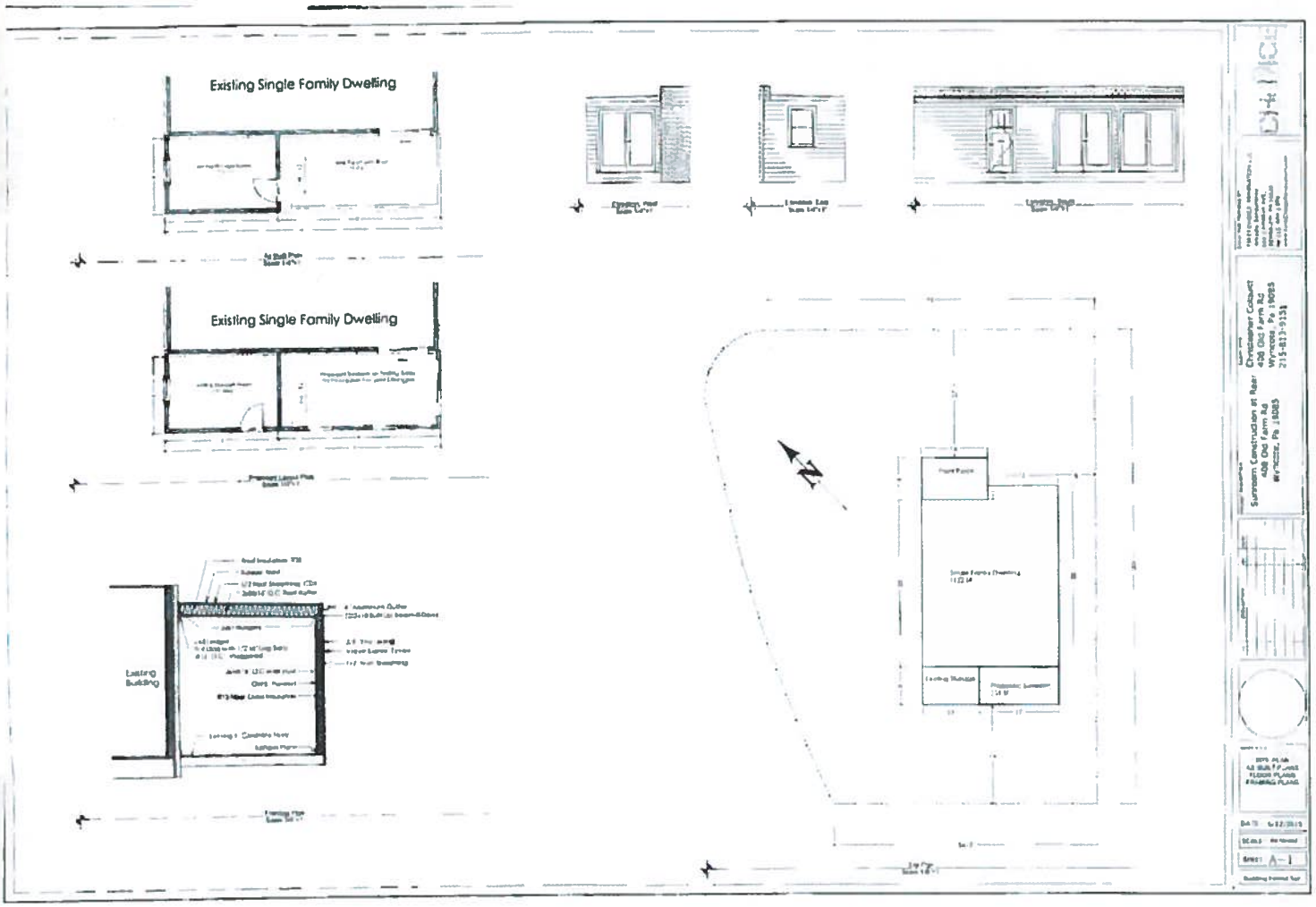
The above application, including site plans, is on file in the Township Administration Building, Planning and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday through Thursday, 8:00 AM to 4:30 PM and Friday 8:00 AM to 12:00 PM.

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 #15-3532
Zoning Officer


CARLTON AVE.
CARLTON AVE
MILL ROAD
OLD MILL ROAD
RICES MILL ROAD
OLD FARM ROAD
LONGFELLOW AVE.
GREENWOOD AVE.
LIMEKILN TURNPIKE
408 Old Farm Road
CHELTENHAM TOWNSHIP
MONTGOMERY CO. PA.
REAL ESTATE REGISTRY
BLOCK 156A

156A


Existing Single Family Dwelling
Existing Single Family Dwelling
Existing Building
Sunroom Construction at Rear
400 Old Farm Rd
Wyncote, Pa 19085
Christopher Colquet
400 Old Farm Rd
Wyncote, Pa 19085
215-813-9151
A-1

Pictometry Online 1.11.3

Workspace

Workspace (Author)

Annotations

Bookmarks

Layers

US Parcels

Properties

Name Value

Selections

US Parcels 408 OLD FARM RD

Line Distance 70.9 Feet | Total Distance 339

extend 4'

extend 7'

Pictometry Online 1.11.2

Extend 7feet

Extend 4feet

Via E-mail

September 16, 2015

Cheltenham Township Zoning Hearing Board
c/o Henry Sekawungu, Director of Planning and Zoning/Zoning Officer
Cheltenham Township Administrative Building
8230 Old York Road
Elkins Park, PA 19027

APPEAL NO.: 15-3532

Dear Zoning Hearing Board Members:

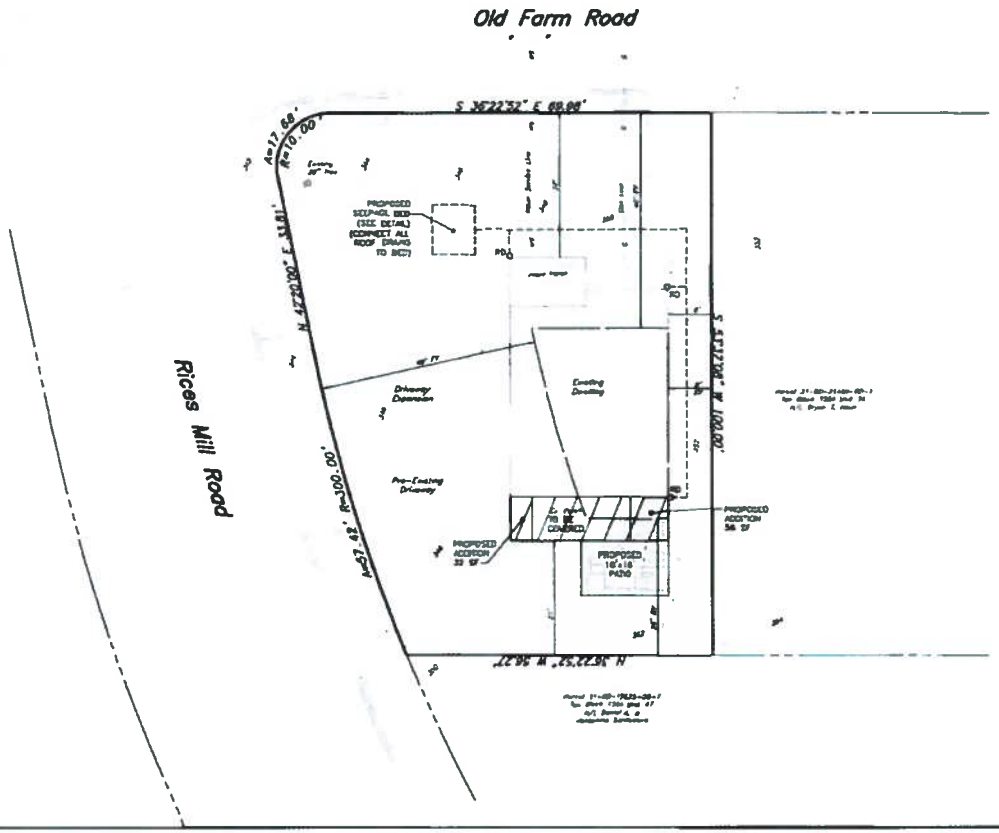
I, the homeowner of 408 Old Farm Road Avenue, Wyncote, PA 19095, have filed an appeal for a variance from Sections 295-46C, yard regulations, and 295-227K, non-confirming uses. At the meeting of the Cheltenham Township Building and Zoning Committee held on September 1, 2015, and at the suggestion of the Committee, I agreed to request a continuance from the Zoning Hearing Board to allow me to resolved outstanding issues related to the Earth Disturbance Permit Application, and pertinent Stormwater management on my property. Accordingly, 1 am requesting a continuance until the October 19, 2015 Zoning Hearing Board meeting. I agree to a waiver of all applicable time periods for the holding of a hearing under the Municipal Planning Code. Kindly let me know if my continuance request is granted.

Thank you for your kind attention to this matter.

Sincerely,

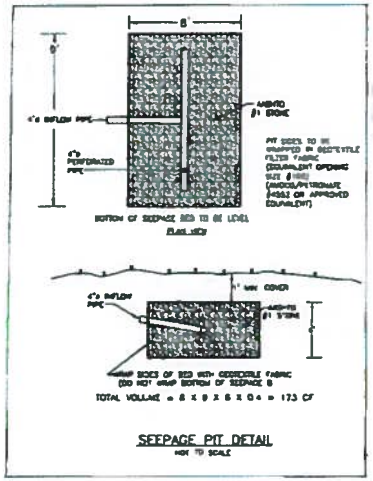
Christopher Colquitt

408 Old Farm Rd.



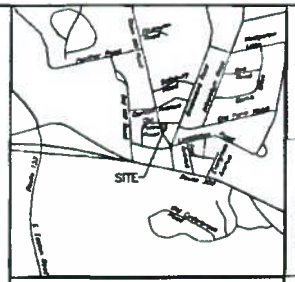
SEEPAGE BED VOLUME CALCULATIONS

TOTAL NET NEW IMPERVIOUS SURFACE	=	939 SF
VOLUME REQUIRED: 939 x 2/12	=	157 CF
VOLUME PROPOSED: 8' x 9' x 6'-0.0DP x 0.4	=	173 CF



SEEPAGE PIT DETAIL

NOT TO SCALE



LOCATION MAP\SCALE: 1"=800'

LOCATION MAP GRAPHIC SCALE

GENERAL NOTES:

1. OWNER OF RECORD:
   CHRISTOPHER J. GILBERTY
   1000 MOUNTAIN AVENUE
   ELKINS PARK, PA 19027
2. PROPERTY INFORMATION:
   SITE ADDRESS
   408 OLD FARM ROAD
   WYNCOTE, PA 19095
   TAX PARCEL NO. 31-00-01170-00-7
   LOT BLOCK 1004 UNIT 33
   CHELTENHAM TOWNSHIP
   DEED BOOK 3075, PAGE 1400
   SITE AREA = 7,046 SF (0.1616 ACRES) TO ROW
3. PROJECT DIMENSIONS: SPC SHALL NOT SUPERSEDE THE ACCURACY OF MEASUREMENTS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NEW DECK PROJECT DIMENSIONS, THE CONTRACTOR SHALL VERIFY ALL SUBSURFACE STRUCTURES ARE SUCH TO COMPLY WITH ACT 187 AND CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
4. ZONING INFORMATION:
   ZONED RS - RESIDENCE DISTRICT

ITEM	REQUIRED
MINIMUM LOT AREA	7,500 SF
MINIMUM LOT WIDTH	50 FT
MINIMUM FRONT YARD	40 FT
MINIMUM SIDE YARD	5 FT
MINIMUM REARYARD SF	30 FT
MINIMUM REAR YARD	35 FT
MAXIMUM BUILDING AREA	35 %
MAXIMUM BUILDING HEIGHT	35 FT

5. IMPERVIOUS SURFACE TABULATION

PRE-EXISTING IMPERVIOUS	
HOUSE	1,100 SF
REAR PORCH	144 SF
DRIVEWAY	1,000 SF
PATIO	100 SF
TOTAL	2,344 SF
NEW/PROPOSED IMPERVIOUS	
DRIVEWAY EXPANSION	911 SF
PATIO	100 SF
BUILDING ADDITIONS	928 SF
TOTAL	939 SF

GRAPHIC SCALE

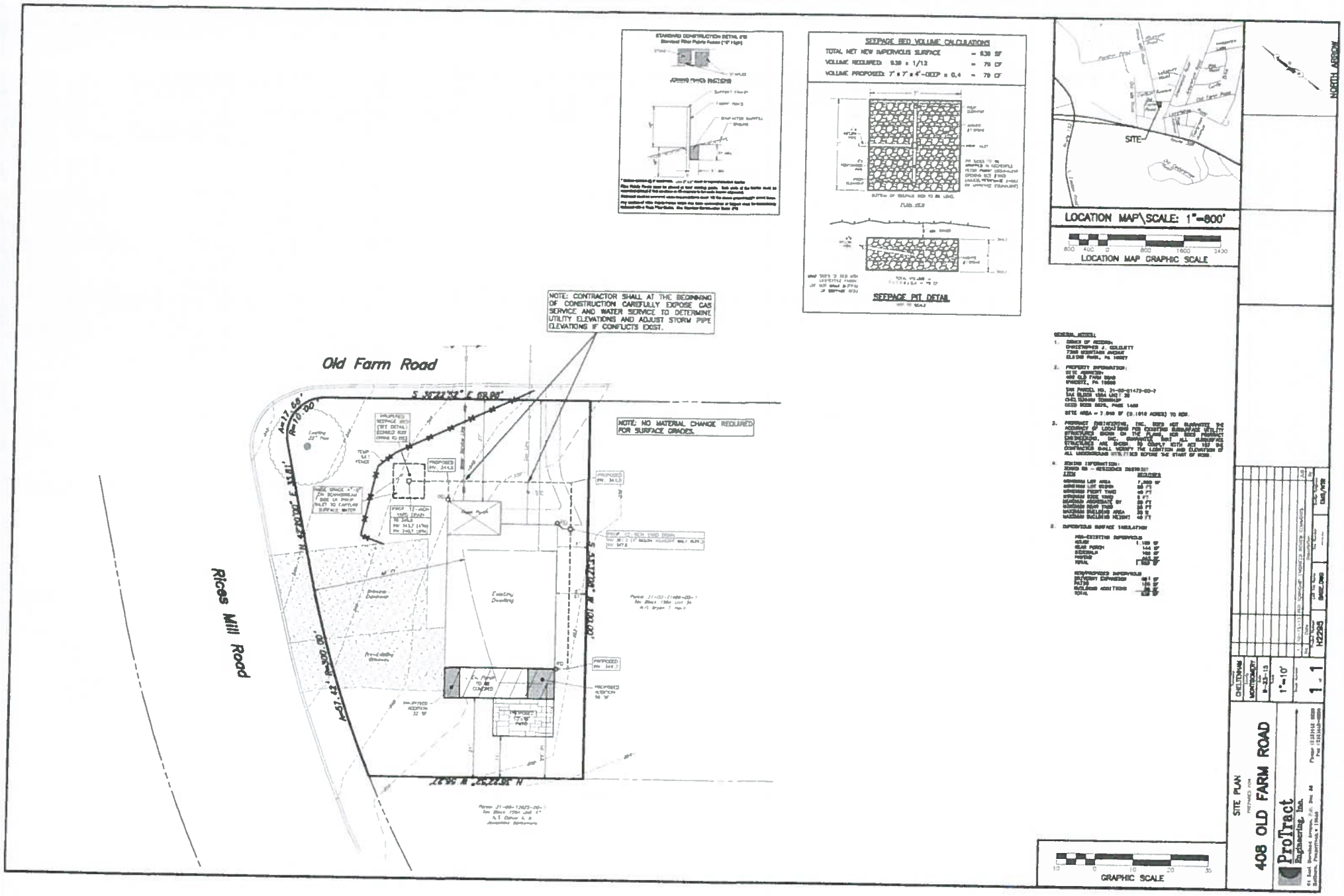
NORTH ARROW

No.	Date	Description	Dwn.	Chkd.

Scale	1"=10'
Date	3-21-13
Drawn by	MONTGOMERY
Checked by	CHELTENHAM
Job No.	M22895
CAD No.	BASE.DWG
Drawing No.	1 of 1

SITE PLAN
PREPARED FOR
408 OLD FARM ROAD

ProTract Engineering, Inc.
Phone (215)663-0300
Fax (215)663-0303



NOTE: CONTRACTOR SHALL AT THE BEGINNING OF CONSTRUCTION CAREFULLY EXPOSE GAS SERVICE AND WATER SERVICE TO DETERMINE UTILITY ELEVATIONS AND ADJUST STORM PIPE ELEVATIONS IF CONFLICTS EXIST.
NOTE: NO MATERIAL CHANGE REQUIRED FOR SURFACE GRADES.
Old Farm Road
Rices Mill Road
SEEPAGE BED VOLUME CALCULATIONS
TOTAL NET NEW IMPERVIOUS SURFACE = 939 SF
VOLUME REQUIRED: 939 x 1/12 = 79 CF
VOLUME PROPOSED: 7' x 7' x 4'-DEEP x 0.4 = 79 CF
SEEPAGE PIT DETAIL
LOCATION MAP\SCALE: 1"=800'
LOCATION MAP GRAPHIC SCALE
SITE
NORTH ARROW
GRAPHIC SCALE
SITE PLAN
408 OLD FARM ROAD
ProTract Engineering, Inc.
CHELTENHAM
MONTGOMERY
1"=10'
1 - 1
H2295

RECEIVED
OCT 0 1 2015
CHELTENHAM TOWNSHIP

MEMORANDUM

DATE: September 30, 2015

TO: Henry Sekawungu, Director of Planning and Zoning

FROM: Amy Riddle Montgomery, P.E., Township Engineer ARM

SUBJECT: Earth Disturbance Permit Application
408 Old Farm Road (TMP 31-00-21472-00-7)

We have completed our review of the Earth Disturbance Permit Application for stormwater management and additional impervious coverage at 408 Old Farm Road. Based on our review of the submitted information, the following are required:

1. The design must show that all flows designed to be conveyed to the seepage pit do successfully enter the pit during the design storm. During an intense rainfall event, it is not uncommon for gutters to overflow; and therefore the roof runoff may not reach the infiltration bed as intended.

2. Any proposed grading must be shown on the plan demonstrating that grades will be maintained such that no additional runoff will be directed to adjacent properties.

3. Proposed erosion and sedimentation control measures must be shown on the plan.

4. Gas line and water service line depths must be indicated and the proposed roof drain collector system depth identified to demonstrate that no conflict will occur between the utilities at the proposed crossings.

5. Cleanouts or view ports must be provided in the seepage pit at the end of the inflow pipe at its junction with the distribution pipe and also at each end of the distribution pipe.

6. The 4" dia. Inflow pipe should be located within the upper 1 foot of the seepage bed or tailwater calculations will need to be provided to demonstrate that water will still enter the bed even if the end of the pipe is submerged.

7. It appears the seepage bed may be larger than required to infiltrate 1" of runoff. In accordance with 290-21 the recharge volume is permitted to be part of the water quality volume and can be managed within the water quality BMP.

ARM/

S:\2012\1282000\EarthDisturbancePermit\408 Old Farm 01.docx

ProTract
Engineering, Inc.

Professional Land Development Engineers
Municipal Engineers

October 14, 2015

Amy Montgomery, P.E., Planning & Zoning Department
Cheltenham Township
8230 Old York Road
Elkins Park, PA 19027-1589

Dear Amy:

On behalf of Christopher Colquitt, for his property at 408 Old Farm Road, we are resubmitting the site plan. In response to your memo of 9/30/15 the following revisions were made:

Cheltenham Township Review Memo Dated 9/30/15

1. Inlets have been added at the corner of the house and at the seepage bed.
2. A note on the plan indicates no material changes in surface grades.
3. Silt fence has been added to the plan.
4. A note on the plan addresses potential utility conflicts, and elevations are now shown for the storm piping.
5. Cleanouts and inlets are now shown.
6. The inflow pipe is shown vertically as requested.
7. The seepage bed design has been revised.

Please contact me with any questions about this submission. Thank you.

Sincerely,

ProTract Engineering, Inc.

Nick T. Rose, P.E.

Copy to: Christopher Colquitt

H2295\TwpRsp01ltr.doc

P.O. Box 58, Hatboro, PA 19040 *Phone (215) 442-9230* *Fax (215) 442-9238*

RECEIVED
OCT 22 2015
CHELTENHAM TOWNSHIP

MEMORANDUM

DATE: October 21, 2015

TO: Henry Sekawungu, Director of Planning and Zoning

FROM: Amy Riddle Montgomery, P.E., Township Engineer ARM

SUBJECT: Earth Disturbance Permit Application, #2
408 Old Farm Road (TMP 31-00-21472-00-7)

We have completed our review of the revised Earth Disturbance Permit Application for stormwater management and additional impervious coverage at 408 Old Farm Road. Based on our review of the revised plan prepared by ProTract Engineering dated October 15, 2015, we find that all comments in our previous memo of September 30, 2015 have been addressed.

We recommend issuance of the permit upon confirmation that the permit fee has been paid.

ARM/

S:\2012\1282000\EarthDisturbancePermit\408 Old Farm 02.docx

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 135 Washington Lane, 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, October 26, 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, November 4, 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, November 9, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 15-3536: Appeal of Armindo Reis and Maria Helena Barboza, owners of the premises known as 135 Washington Lane, Wyncote, PA 19095 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' open fence in the front yard in place of the required 4' high open fence 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 through 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 #15-3536
Zoning Officer

135 WASHINGTON LN

SCALE 1 : 2,303

200 0 200 400 600

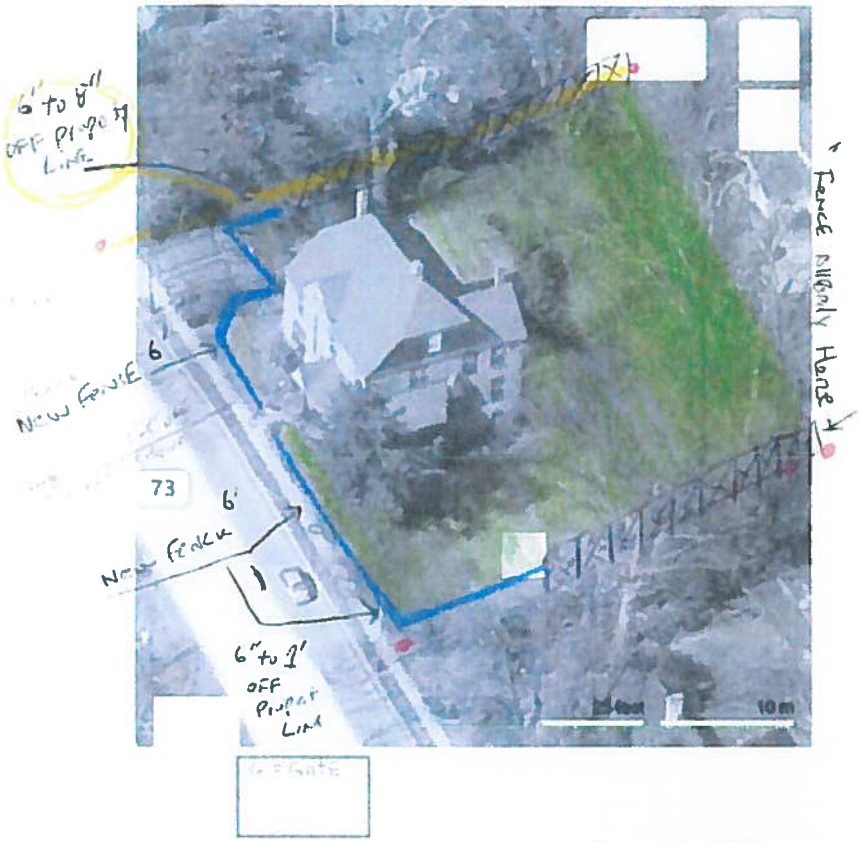
FEET

N

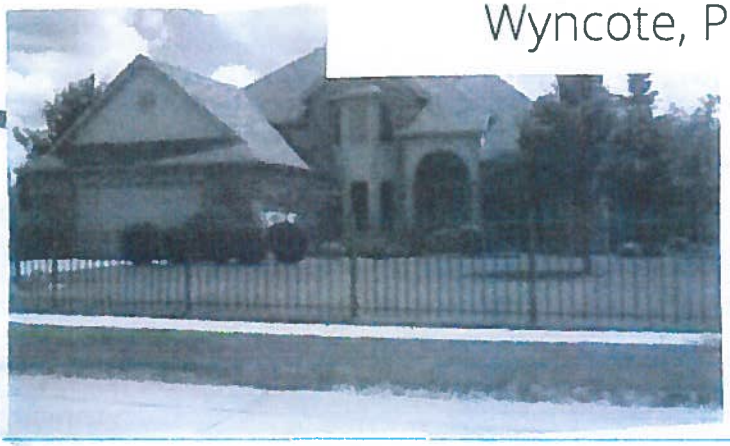
Tuesday, October 13, 2015 9:22 AM

PROJECT: 135 Washington Ln. **DATE:** 10-4-15

135 Washington Ln, Wyncote, PA 19095 | Zillow http://w



135 Washington Ln, Wyncote, PA 19095



Pictometry Online 1.11.3

Source: Address 101 maple ave, wyncote, pa

Workspace

Workspace (Author)
Annotations
Bookmarks
Layers
US Parcels

Properties

Name	Value

Selections

Forever Young Landscaping
797 Gravel Pike
Collegeville, PA 19426

Side walk

Request More Info

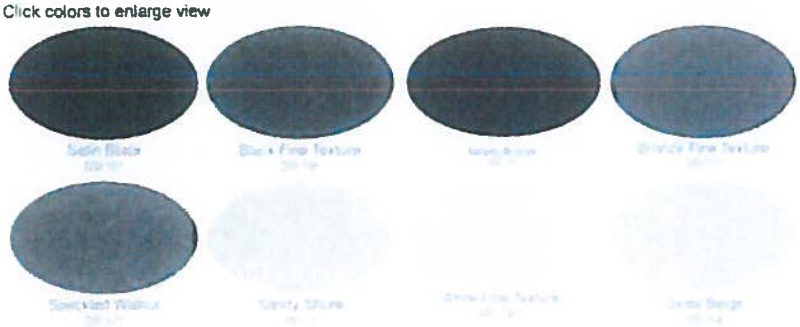
4-Rail w/Spear Points (#0141)

FENCE SPECIFICATIONS

Heights: 72"
Section Length: 6' Centers (Standard); Available in Per Foot Sections from 3' to 6' and Per Inch Sections from 36" to 72" (even spacing between verticals)
Standard Posts: 2" x 2" (.090")
Gate Posts: 2" x 2" (.090") w/Inserts = .215" wall, 4" x 4" (.125"), and 6" x 6" (.185")
Post Caps: 2", 4" or 6" Flat (standard); 2" or 4" Ball (optional)
Rails: 1 1/8" (.055") w x 1" (.080") h
Pickets: 5/8" x 5/8" (.045")
Picket Spacing: 3.792" Between Pickets
Finial Options: Triad and Quad
Racking: Standard Section Racks 12" in a 6' Section
Warranty: Lifetime Limited Warranty
Product Training PowerPoint

COURTYARD® COLORS†

Click colors to enlarge view



Pictometry Online 1.11.3

Workspace

Workspace (Author)
Annotations
Bookmarks
Layers
US Parcels

Properties

Name Value

Selections

US Parcels 135 WASHINGTON LN

Line Distance 134.24 Feet | Total Distance 535.[illegible] Feet | Area: 17941.[illegible] Square Feet

135 Washington Lane

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 1831 W Cheltenham Avenue, Melrose Park, PA 19027 will be reviewed by the following Committees which will offer recommendations to the Zoning Hearing Board:

a. **Cheltenham Township Planning Commission on Monday, October 26, 2015, at 7:30 P.M. at Township Board Room, at 8230 Old York Road, Elkins Park, PA 19027.**

b. **Cheltenham Township Building and Zoning Committee on Wednesday, November 4, 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, November 9, 2015, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 15-3537: Appeal of Penrose Medical Investments, LLC, owner of the premises known as 1831 W Cheltenham Avenue, Melrose Park, PA 19027 from the Decision of the Zoning Officer for the following Zoning Relief in order to expand to existing medical office use into the adjoining building at 1829 W Cheltenham Avenue in the R-5 Residential Zoning District:

a.) The following variances from the requirements of the use, lot and building areas, front, side and rear yards setbacks, and off-street parking:
   1.) Section 295-43., use regulations, for professional/physician's office.
   2.) Section 295-44., for the existing lot area.
   3.) Section 295-45., for the existing building area.
   4.) Section 295-46.A.(1) for the front yard depth.
   5.) Section 295-46.B.(1) for the side yard depth.
   6.) Section 295-46.C. for the rear yard depth.
   7.) Section 295-221.H. for the existing parking spaces.

b.) A special exception from Section 295-48. for the area and width requirements for non-conforming lots in the R-5 Residential District.

c.) An interpretation/change in the existing non-conforming use, or in the alterative a variance from Section 295-227.A.

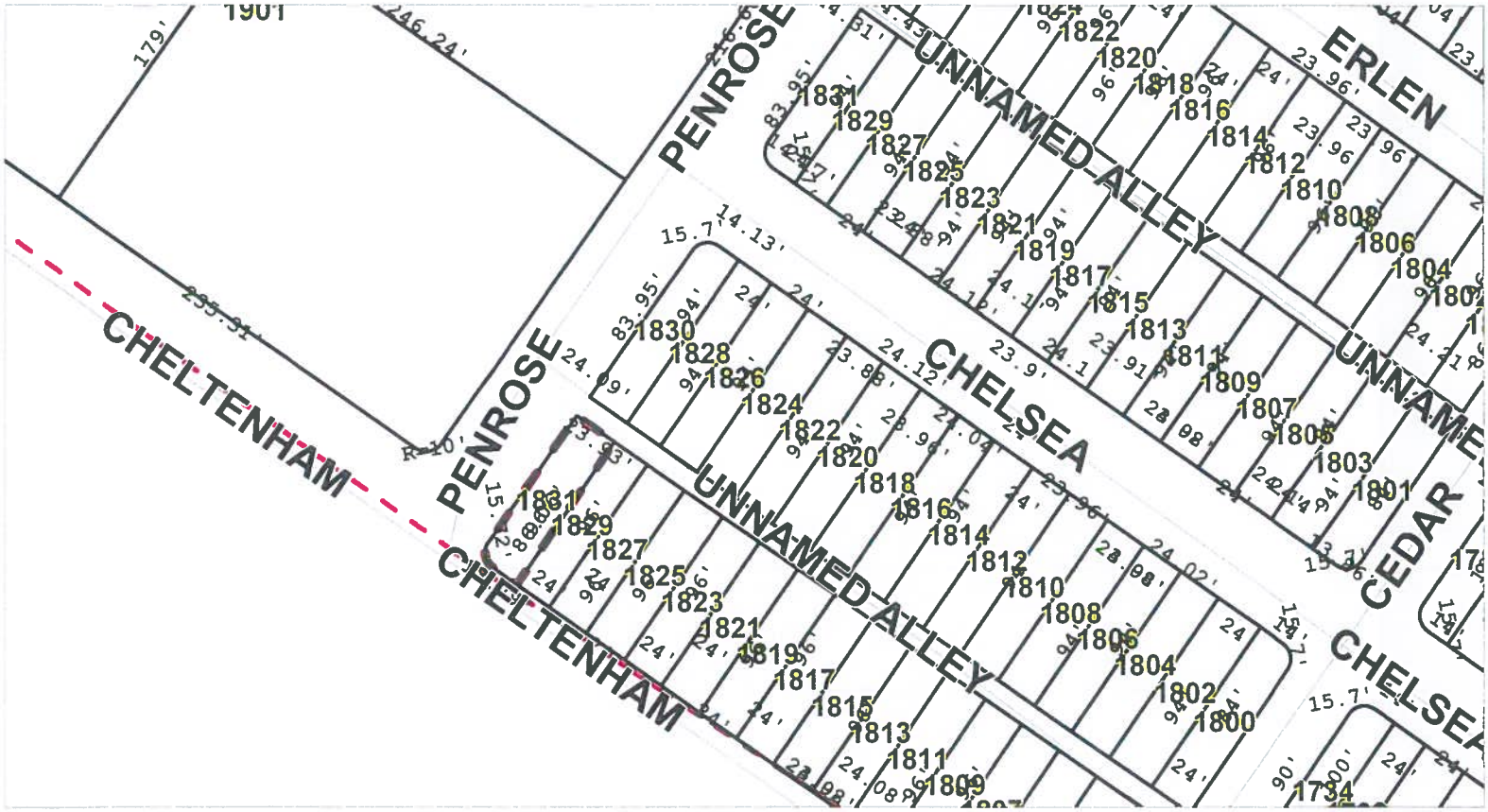
d.) An interpretation/continuation of the existing non-conforming building, or in the alterative a variance from Section 295-227.B.

The above applications, including site plans, are 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 five (5) days prior to the meeting.

ZHB #15-3537
Zoning Officer

1831 CHELTENHAM AVE



SCALE 1 : 1,151

100 0 100 200 300

FEET

N

Tuesday, October 13, 2015 9:23 AM

EXHIBIT "A"

§295-48 – Special exception from area and width requirements for non-conforming lots in R-5 Residential District.

§295-227(A) – Interpretation/Change in Non-Conforming Use.

§295-227(B) – Interpretation/Continuation of Non-Conforming Building.

§295-227(C) – Extension of Non-Conforming Use.

§295-43 – Variance for professional/physician's office.

§295-44 – Variance for existing lot area.

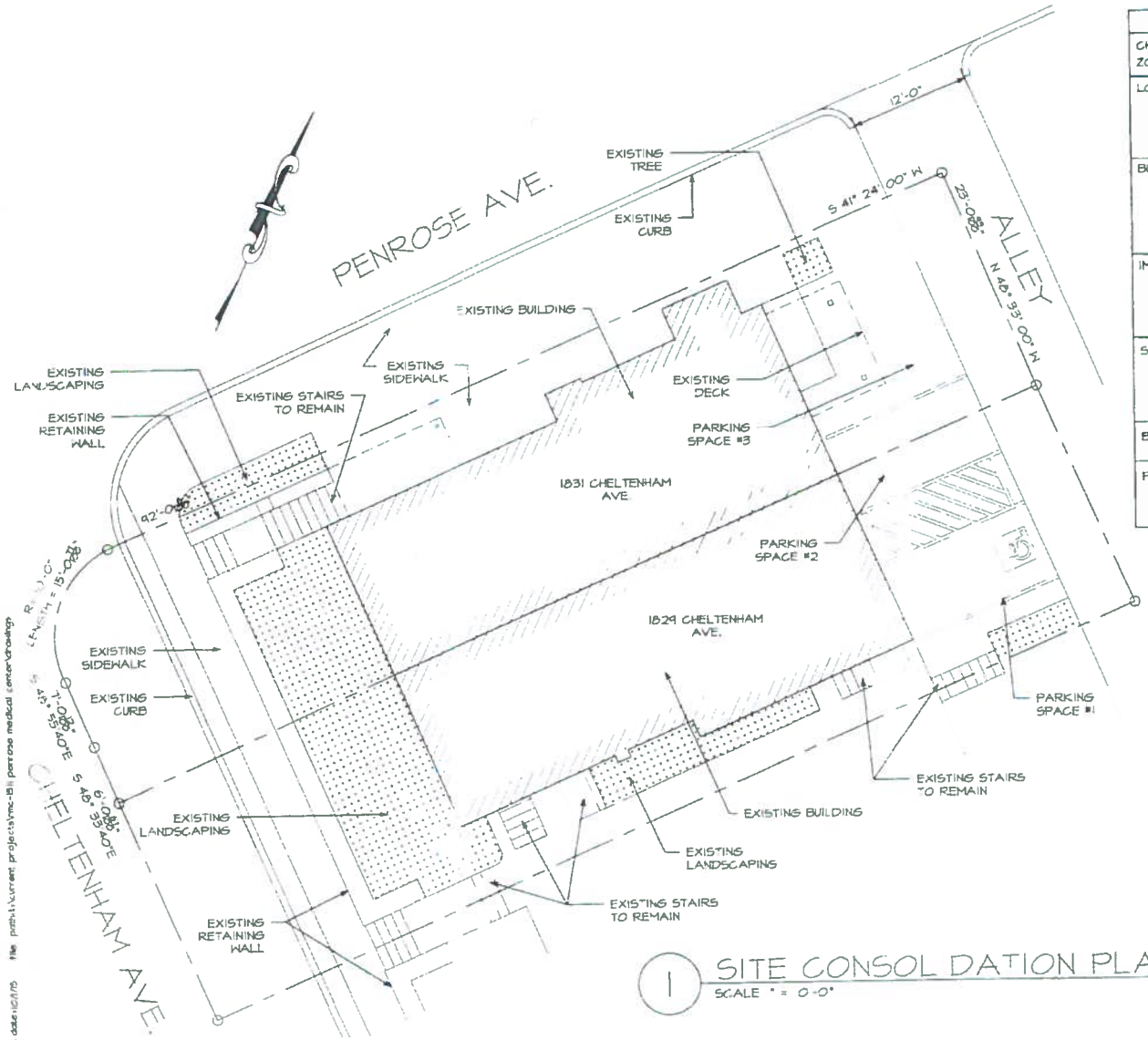
§295-45 – Variance for existing building area.

§295-46(A)(1) – Variance for front yard depth.

§295-46(B)(1) – Variance for side yard depth.

§295-46(C) – Variance for rear yard depth.

§295-221(H) – Parking variance for existing parking spaces.



1 SITE CONSOLIDATION PLAN
SCALE " = 0'-0"

ZONING INFO	
CHELTENHAM TOWNSHIP, MONTGOMERY COUNTY, PA ZONING DISTRICT - R-5	
LOT AREA	
1829 CHELTENHAM AVE.	2,304 SF (EXISTING)
1831 CHELTENHAM AVE.	2,292 SF (EXISTING)
TOTAL	4,596 SF (EXISTING)
BUILDING AREA	
1829 CHELTENHAM AVE.	± 856 SF (EXISTING)
1831 CHELTENHAM AVE.	± 895 SF (EXISTING)
TOTAL	± 1,751 SF - 38% (EXISTING) (30% ALLOWED FOR R-5)
IMPERVIOUS SURFACE	
1829 CHELTENHAM AVE.	± 1,950 SF (EXISTING)
1831 CHELTENHAM AVE.	± 2,089 SF (EXISTING)
TOTAL	± 4,039 SF (EXISTING)
SETBACKS	
FRONT	40'
REAR	25'
SIDE	8' (20' AGGREGATE)
BUILDING HEIGHT	EXISTING BUILDING HEIGHT NOT TO BE INCREASED
PARKING	3 SPACES PROVIDED (6 REQUIRED - MEDICAL OFFICE = 1 PER/300 SF GROSS)

- SITE PLAN DEVELOPED FROM DEED DESCRIPTION AND FIELD MEASUREMENTS. NO FORMAL BOUNDARY SURVEY OF THE PROPERTY WAS PERFORMED.
- NO EXTERIOR ADDITIONS ARE PROPOSED.
- REQUIRED SETBACKS DO NOT CONFORM WITH EXISTING PROPERTY CONDITIONS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TIMOTHY CARL FRANKLIN
ENGINEER
071659

PENROSE MEDICAL CENTER
1829 & 1831 CHELTENHAM AVE.
MELROSE PARK, PA 19027
CHELTENHAM TOWNSHIP

THETA CONSULTING

REVISIONS

TITLE: SITE CONSOLIDATION PLAN
DATE: 1 OCTOBER 2015
SCALE: AS NOTED

DRAWING NO.
S1.0

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plot date: 10/1/15 file: path:\\current projects\mc-15\ penrose medical center\drawings

Pictometry Online 1.11.3

Workspace

Workspace (Author)
Annotations
Bookmarks
Layers
US Parcels

Properties

Name	Value

Selections

US Parcels 1831 W CHELTENHAM AVE

Line Distance 24.2 Feet | Total Distance 230 Feet | Area 2226.95 Square Feet

1831 W cheltenham Avenue

1829 W cheltenham Avenue

Planning Commission Minutes

Dated October 26, 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, Tom DiBenedetto, Scott Laughlin, Eric Leighton and Sheila Perkins. 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 September 28, 2015. Ms. Perkins motioned to accept the minutes. Mr. Laughlin seconded and the motion passed unanimously.

2. Review of CTDA # 15-10 for the proposed redevelopment of the Mall building with increase in the parking area and landscaping on the existing 38.7 acre lot for Cheltenham Mall, 2385 W. Cheltenham Avenue, Philadelphia, PA.

Hercules Grigos, Esq., Charles Mannino and Cornelius Brown represented the applicant. Mr. Grigos stated that they were interested in receiving feedback from the Planning Commission prior to returning for the November 23, 2015 Planning Commission meeting. He stated that they received feedback regarding the landscaping from the Shade Tree Advisory Commission last week.

Mr. Cross referenced the revisions made to the plans since they last met which included addition of islands and trees in the parking lot, work on the center of the building and parking lot area and revised entry onto Shoppers Lane from Ogontz Avenue.

Discussion ensued regarding traffic flow from Cheltenham Avenue by Wendy's and within the Mall complex. Mr. Brown, Site Engineer for the project, advised that their next step would be to work with the Township Engineer and Township staff to resolve traffic flow issues prior to next month's meeting at which time building elevations would also be included as part of the plan submission.

Ms. Perkins asked how customers would traverse the newly redeveloped shopping center in order to enter the Target store once it would no longer be an enclosed mall. Mr. Grigos stated that they would need to drive to get there. Discussion ensued regarding addition of a pedestrian link to Target from the new stores in order to accommodate the large number of non-driving customers who access the mall. Mr. Cross suggested that they incorporate a lighted breezeway between the stores as a feature of the proposed shopping center.

Mr. Olszak stated that his review letter would be forthcoming by the next Planning Commission meeting. He stated that he plans to suggest that the landscaping be enhanced and the large side walk between buildings be adorned with green.

Mr. Cross complimented the overall plan. The Planning Commission thanked Mr. Grigos, Mr. Mannino and Mr. Brown for their presentation.

3. Review of the Zoning Hearing Board Agenda for November 9, 2015.

APPEAL NO. 15-3536: Mr. Habgood summarized the applicant's request to erect a 6' open fence in the front yard in place of the allowed 4' open fence in the R-4 Residential Zoning District at 135 Washington Lane, Wyncote, PA.

Armindo Reis and Maria Helena Barboza, the applicants, were present. Ms. Barboza stated that they had been residents since 1999 but that in recent years, they had experienced multiple issues with trash and trespassers onto their property. Ms. Barboza stated that the proposed fence across the driveway and front of the property would be necessary to provide security and also to contain two dogs they are planning to get in the near future. She also stated that they planned to add landscaping alongside the existing fence on the inside of the property.

Discussion ensued regarding materials, size and location of the fence. Mr. Cross advised that the fence should not give the appearance of a compound. He suggested an estate-style fence and recommended that Ms. Barboza inform her neighbor's of the planned fence in order to gain their support prior to meeting with the Zoning Hearing Board on November 9, 2015.

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

APPEAL NO. 15-3537: Mr. Habgood summarized the applicant's request to expand an existing medical office use at 1831 W. Cheltenham Avenue, Elkins Park, PA into the adjoining building at 1829 W. Cheltenham Avenue, formerly a real estate office in the R-5 Residential Zoning District.

Bill Kerr, Esq. represented the applicant, Dr. Daniel Coachi of Penrose Medical, who was also present. Mr. Kerr stated that Dr. Coachi has received zoning relief to operate the medical use from this location. Dr. Coachi plans to purchase the adjoining property and combine the use into one building.

Discussion ensued regarding number of staff and patients, operating hours and parking. Mr. Kerr stated that they would be expanding in order to increase the size of the offices and examination rooms but that there would not be an increase in the number of staff or patients. He also stated that seventy five percent of Dr. Coachi's patients access the practice using public transportation.

Mr. Cross advised that the façade of the buildings should be unified in appearance. Mr. Habgood stated that the applicant would also need to meet with the BHAR since the buildings are located in the La Mott Historic District. Mr. Sekawungu stated that the applicant was informed of all of the fire and building code requirements during their meeting with Township staff.

Mr. Cross made a motion to recommend approval with the condition that all necessary approvals are put in place. Mr. Leighton seconded, and the motion passed unanimously.

4. Old Business – None

5. New Business – None

6. Adjournment

As there was no further business to discuss, Mr. Cross adjourned the meeting at 8:30 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 of Salisbury Behavioral Health, Inc.
d/b/a PAHrtners Deaf Services

NO. 15-3510

ORDER

AND NOW, this day of , 2015, upon consideration of the application of Salisbury Behavioral Health, Inc. d/b/a PAHrtners Deaf Services, tenant of premises known as 333 Bent Road, Wyncote, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to use the premises as a Group Home for up to fifteen (15) unrelated deaf children with co-existing mental health disabilities, and a range of from two (2) to six (6) scheduled staff personnel at the premises at any one time; (applicant has agreed to reduce the number of children to nine (9) with 10 additional conditions) said premises being within the Class R-3 Residence District:

a. The Applicant requests a reasonable accommodation in accordance with the rules and regulations of "Zoning Hearing Board" as outlined in CCS 295-2, 295-206, 295-207 and 295-209.1. The Applicant is proposing a child residential facility as that term is defined in 55 Pa. Code Section 3800.5 in order to use the premises as a Group Home with associated staff.

b. A determination as to the number of parking spaces required for the Group Home with associated staff.

The Board has granted Applicant's request for a reasonable accommodation as outlined in (a) above; and has determined that the parking shown on A-14 is sufficient, with the following conditions:

1. The Applicant will limit the maximum occupancy at the Property to five residents total. The residents will be females from ages 13 to 21 who are both deaf and have a mental health diagnosis and therefore are handicapped as defined by the Zoning Ordinance and Fair Housing Amendments Act. If the child turns 21 while attending high school, the child shall be permitted to remain a resident until the end of that current academic year.

2. The Applicant will conform to the Cheltenham Township ordinances regarding trash and recycling storage and removal, as enacted by the Township from time to time.

3. The Applicant will work with the neighbors and BEHAR on adding visual screens via plantings between the Property and the neighboring properties and is willing to spend up to$10,000.00 for said purpose which shall include any costs associated with such process. This consulting process shall be initiated in a reasonably timely fashion and pursued to conclusion diligently. The plantings shall occur reasonably thereafter. Neither this consulting process nor the plantings shall be a condition precedent to Applicant's occupancy and shall not in any way delay or affect Applicant's occupancy.

4. The Applicant agrees not to accept any child into the home who has been adjudicated a "delinquent child" as defined in The Juvenile Act, 42.Pa.C.S.A. Section 6302.

5. The Applicant agrees to no shift change between midnight and 6 a.m.

6. To the extent a parking plan is required by the Township under the current circumstances, such plan submitted into evidence by Applicant and marked Exhibit A-14 shall be deemed such for approval.

7. There shall be no business vehicles of Applicant larger than a seven-passenger van and such shall be limited to one.

8. There shall be minimum of one staff member awake at all times when one or more residents is home. Said staff shall be properly credentialed by DHS pursuant to Pa. Code 3800 Regulations.

9. The Property Owner shall not seek a real estate tax exemption for the property.

10. There shall be no unreimbursed school district services except f or those provided to a Cheltenham Township resident. The undue fiscal or administrative burden standard shall extend to the Cheltenham School District in addition to Cheltenham Township.

11. Applicant's program shall obtain and maintain in good standing state licensure as a Child Residential Facility pursuant to Pa Code 3800 Regulations.

12. The Applicant will provide a 24/7 phone number that will provide contact with an Applicant representative.

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 333 Bent Road and is located in the Class R-3 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 Yulanda McAllister

NO. 15-3529

ORDER

AND NOW, this day of , 2015, upon consideration of the application of Yulanda McAllister, Applicant, for the property located at 1719 Ashbourne Road, Elkins Park, PA, Applicant requested 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.

The Board approved the above request with the following conditions:

1. Storm water management permitting process must be completed.
2. There must be screening between the street and new paved area.
3. The ramp shall be wood.

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 1719 Ashbourne 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 Rodolfo Fernandez

NO. 15-3534

ORDER

AND NOW, this 29 day of September, 2015, upon consideration of the application of Rodolfo Fernandez, Applicant, for the property located at 520 Croyden Road, Cheltenham, PA, Applicant requested the following 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:

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 Board approved Applicant's 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 520 Croyden Road, Cheltenham, PA and is located in the R-5 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 October, 2015

October 28, 2015

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTOR FOR OCTOBER, 2015
PAGE 1

	# PERMITS	TOT. FEES	$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	**58**	**15,990**	**299,500**
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	**0**	**0**	**0**
COMMERCIAL			
RENOVATIONS / ALTERATIONS	**3**	**690**	**34,500**
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	**0**	**0**	**0**
FENCE	**6**	**389**	**389**
OCTOBER, 2015	**67**	**17,069**	**334,000**
OCTOBER, 2014	84	117,587	5,854,801
YEAR-TO-DATE 2015	**567**	**271,960**	**13,191,062**
TOTAL 2014	889	242,178	13,037,971
HEATING & AIR CONDITIONING			
OCTOBER, 2015	**14**	**2,720**	**136,000**
OCTOBER, 2014	4	537	26,850
YEAR-TO-DATE 2015	**84**	**26,786**	**1,434,801**
TOTAL 2014	115	32,826	1,637,850
ELECTRICAL			
OCTOBER, 2015	**21**	**7,200**	**360,000**
OCTOBER, 2014	8	1,905	95,250
YEAR-TO-DATE 2015	**108**	**34,436**	**1,822,050**
TOTAL 2014	147	42,731	2,136,550
PLUMBING			
OCTOBER, 2015	**21**	**2,208**	**110,400**
OCTOBER, 2014	5	1,905	95,250
YEAR-TO-DATE 2015	**101**	**19,372**	**1,057,350**
TOTAL 2014	161	36,262	1,778,793
FOG PERMITS			
OCTOBER, 2015	**3**	**750**	**750**
OCTOBER, 2014	10	5,000	5,000
YEAR-TO-DATE 2015	**78**	**21,975**	**21,975**
TOTAL 2014	57	28,500	28,500

October 28, 2015

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTOR FOR OCTOBER, 2015
PAGE 2

GRADING PERMITS

OCTOBER, 2015	**1**	**400**	**400**
OCTOBER, 2014	**0**	**0**	**0**
YEAR-TO-DATE 2015	**7**	**2,200**	**2,200**
TOTAL 2014	**2**	**800**	**800**

Henry Sekawungu
Director - Planning and Zoning