

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. – Chairman
J. Andrew Sharkey – Vice Chairman
Irv Brockington – Member
Baron B. Holland – Member
Daniel B. Norris – Member
Brad M. Pransky – Member
Ann L. Rappoport – Member

**Wednesday, June 1, 2016
8:00 PM
Curtis Hall**

AGENDA

1. Action on Zoning Hearing Board Agenda items for June 13, 2016 (see attached).
2. Receipt of the Planning Commission Meeting Minutes dated May 23, 2016 (see attached).
3. Discussion of the Timeline for the Proposed Draft Zoning Ordinance.
4. Review of Zoning Hearing Board Decisions (see attached).
5. Report of the Building Inspector for May, 2016 (see attached).
6. Old Business.
7. New Business.
8. Citizens' Forum.
9. Adjournment.



Bryan T. Havir
Township Manager

**Review of the
Zoning Hearing Board Agenda
for June 13, 2016**

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 8340, 8360 & 8380 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, May 23, 2016, 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, June 1, 2016, 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, June 13, 2016, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

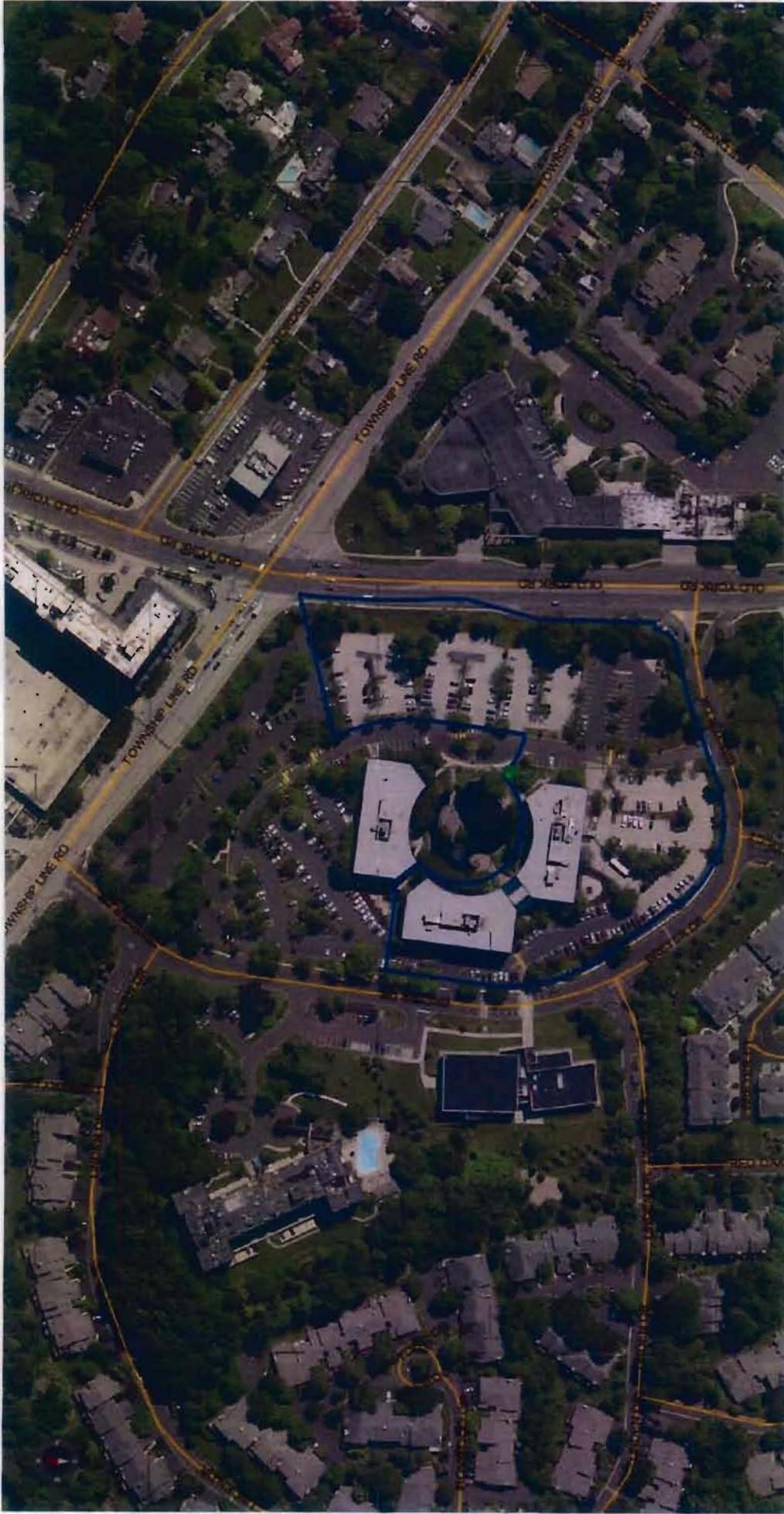
APPEAL NO. 16-3547: Appeal of Salus University, owner of the premises known as 8340, 8360 & 8380 Old York Road, Elkins Park, PA 19027 from the Decision of the Zoning Officer for the following Zoning relief in order to reconfigure the existing parking lot to add approximately 35 parking spaces along Old York Road in the C-1 Commercial Zoning District:

- 1.) A special exception from Section 295-103. to allow for the existing accessory building(s) to separate from the principal buildings.
- 2.) A variance from Section 295-106., green area, for an increase in the existing non-conformity for Parcel 2 to allow 28% where 40% is required and 31% is currently provided.
- 3.) A special exception from Section 295-227.C., non-conforming uses, to expand the non-conforming parking with the front yard, or in the alternative a variance from Section 295-221.B.(5)(a) to expand the existing non-conforming parking within the front yard.
- 4.) A variance from Section 295-221.B.(5)(c), location of surface parking, to not provide pedestrian street features for the existing parking extending more than 70 feet along Old York Road.

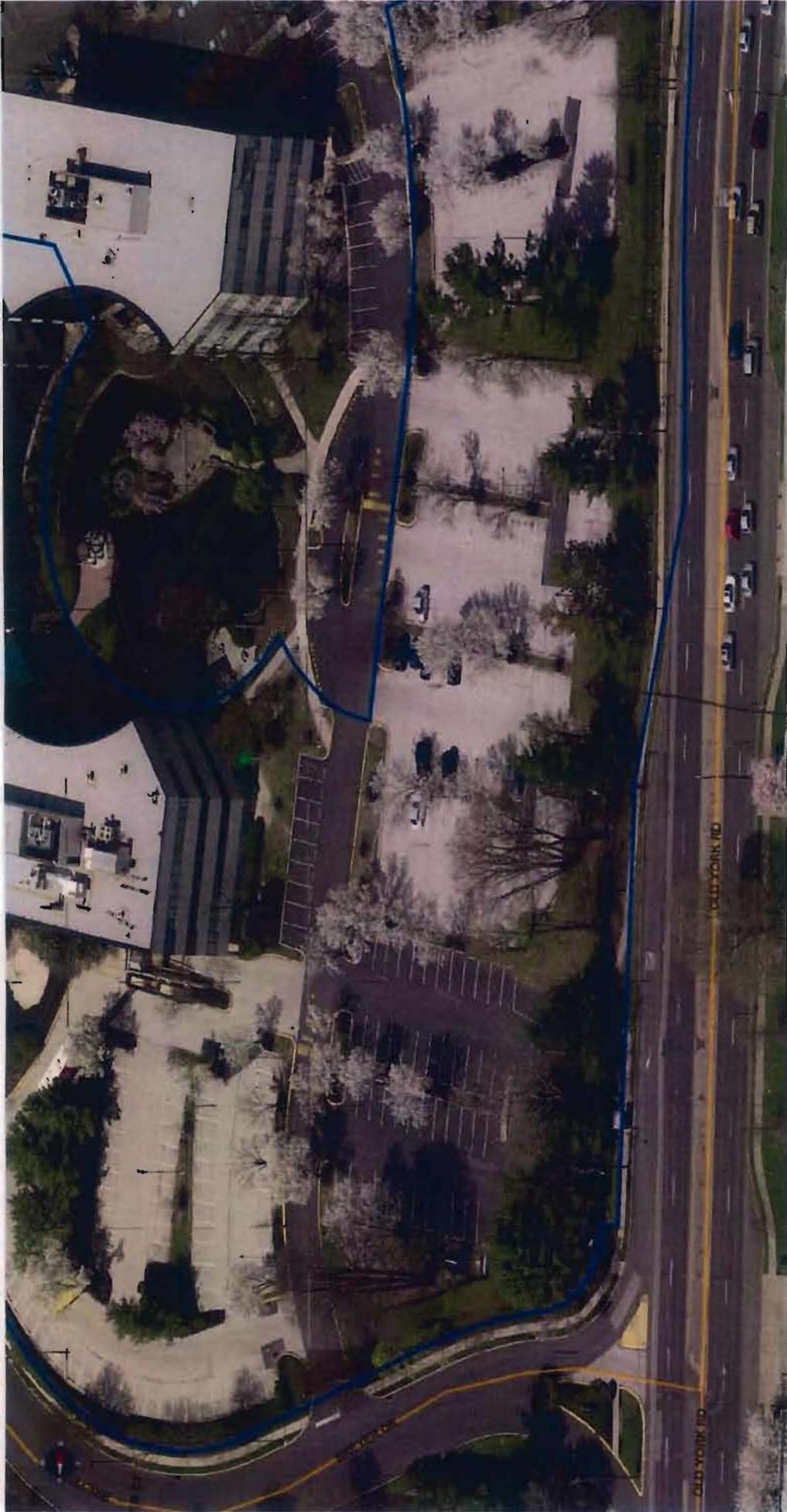
The above application, including site plans, is on file in the Township Administration Building, Planning and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday through Thursday 8:00 AM to 4:30 PM and Friday, 8:00 AM to 12:00 PM.

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 #16-3547
Zoning Officer**



Salus University



Salus University

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 107B S Easton 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, May 23, 2016, 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, June 1, 2016, 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, June 13, 2016, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 16-3548: Appeal of Anna ten Bensel, lessee of the premises known as 107B S Easton Road, Glenside, PA 19038 from the Decision of the Zoning Officer for the following Zoning Relief in order to use the existing vacant space as a tobacco free hookah/oxygen bar in the C-3 Commercial and Business Zoning District:

- 1.) A determination that a tobacco free hookah/oxygen bar use is similar to a restaurant use or in the alternative a variance from Section 295-117., use regulations to allow for a tobacco free hookah/oxygen bar use.
- 2.) A determination that no relief is required for off-street parking or in the alternative a variance from Section 295-221.H., parking requirements by land use, to have no off-street parking.

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 #16-3548
Zoning Officer**

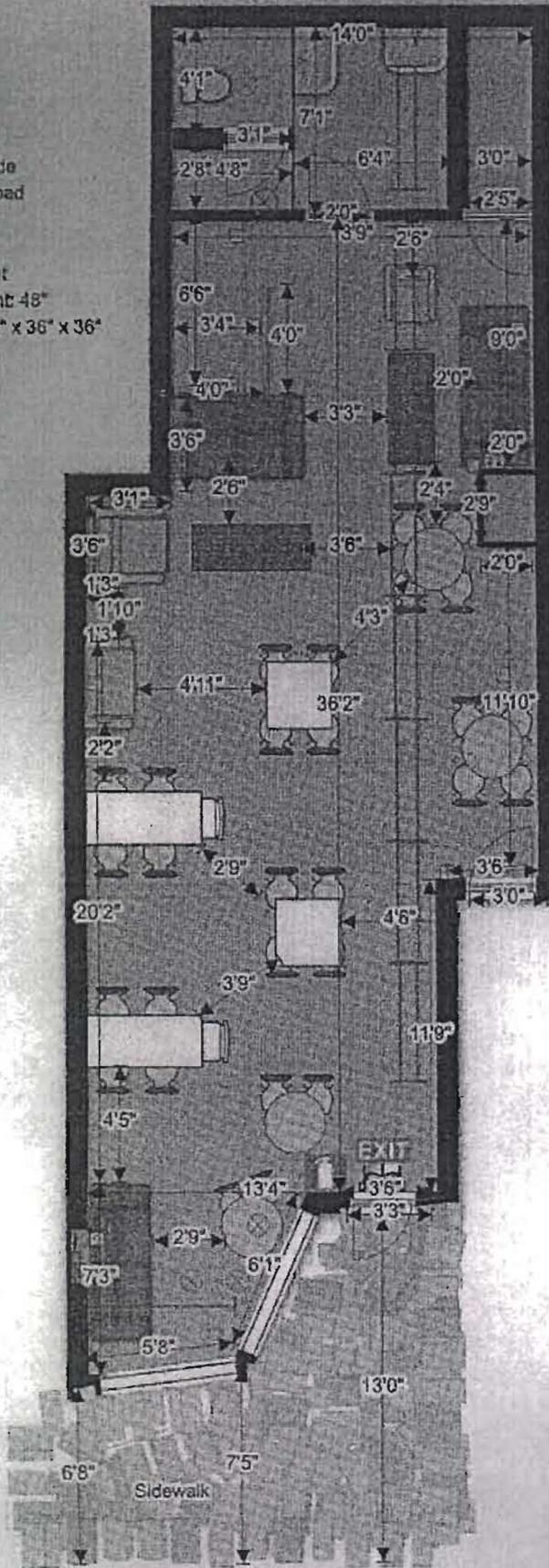
The Lounge In Glenside
 107 B South Easton Road
 Glenside, PA
 679.6 sq ft

Floor to ceiling 12 feet
 Pre-existing half wall height 48"
 Pre-existing half wall shelving: 12" x 36" x 36"
 Not a counter space.

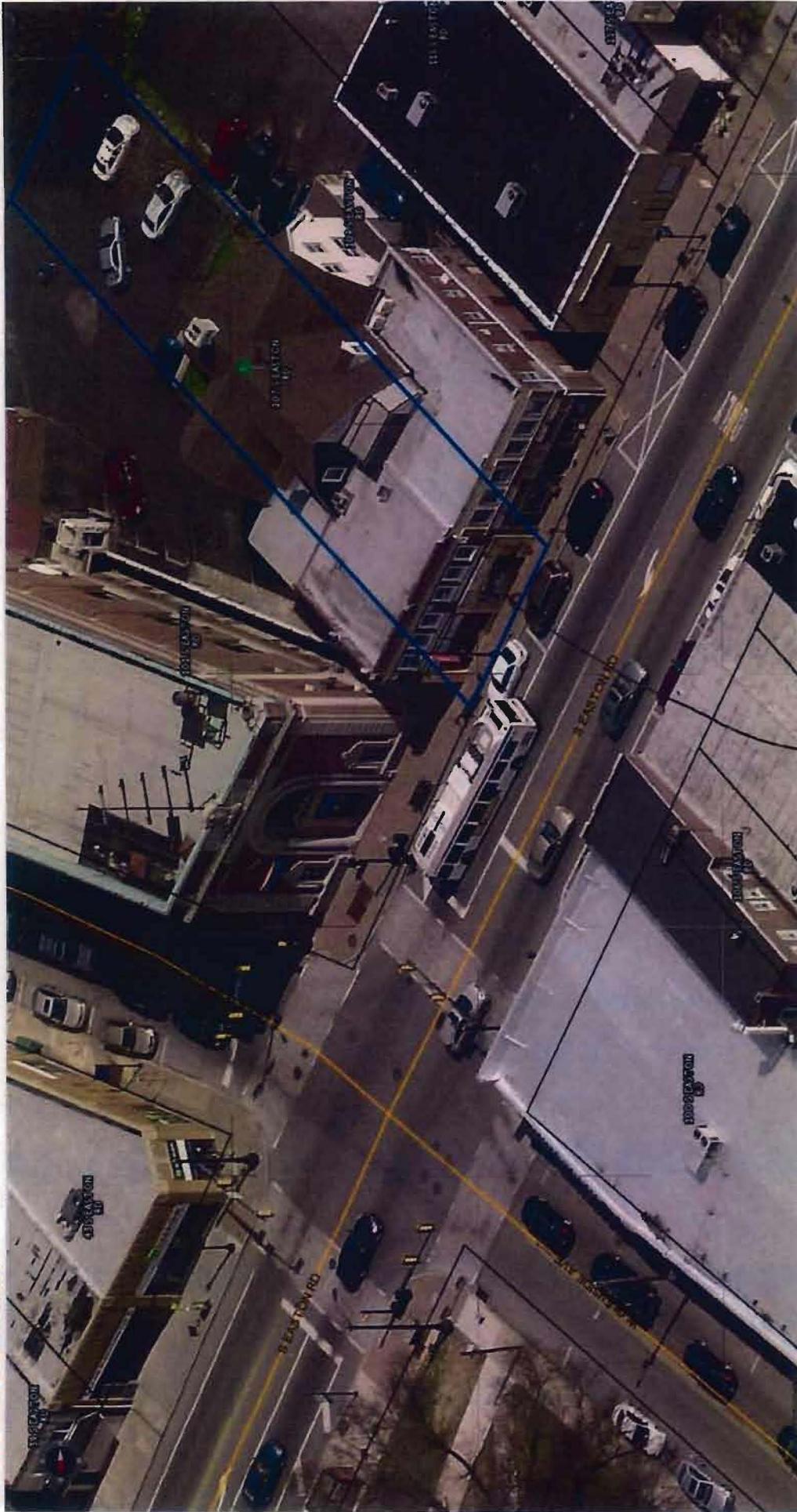
- 3 - 3-seat Couches (5 feet long, 3 feet deep)
- 2 - 2-seat Couches (3.5 feet long, 3 feet deep)
- 1 - Barcelona Chair
- 2 - 20"x20"x26" Coffee Tables
- 32 Chairs
- 8 - 28"x30"x20" Tables

Maximum Occupancy:
 48

-  Ceiling Light
-  Fluorescent Light
-  Light Switch
-  Breaker Box
-  TV/AV Outlet
-  Outlet
-  Ventilation Unit
-  Fire Extinguisher



Road - South Easton Road



10713 S. Easton Road

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for E 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, May 23, 2016, 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, June 1, 2016, 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, June 13, 2016, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 16-3549: Appeal of Garry Takle & Ellen Unterwald, owners of the vacant premises known as E Church Road, Elkins Park, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the construction of an accessory use of a pool, on the vacant parcel with encroachment within the side yard setback in the R-4 Residential Zoning District:

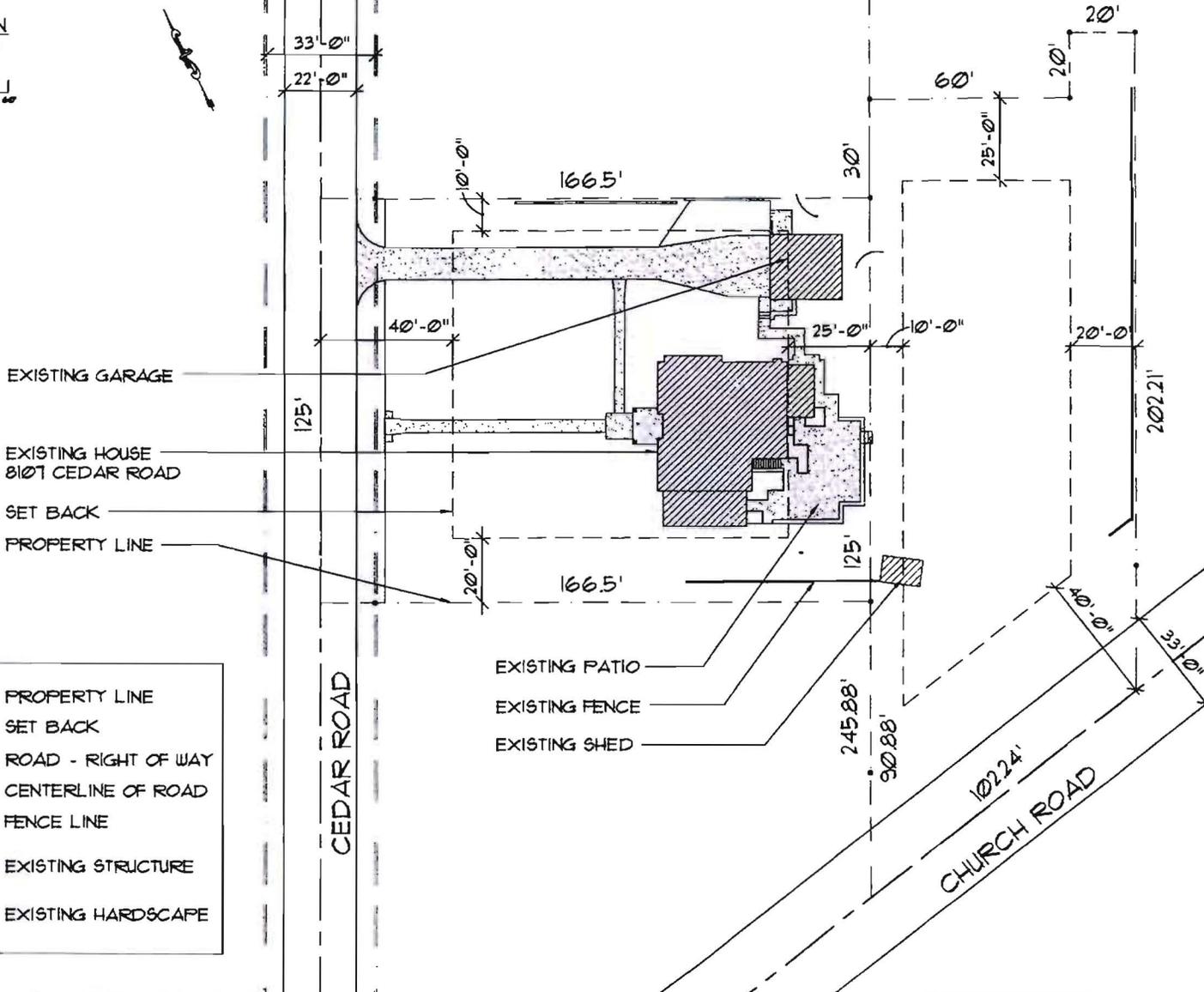
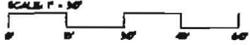
- 1.) A variance from Section 295-36.F.(3), use regulations to allow for an accessory use on a vacant lot with no primary use.
- 2.) A variance from Section 295-39.B.(1), side yard regulations, to allow for a setback of zero feet in place of the required 10'.
- 3.) A variance from Section 295-220.B., side yard projections, 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 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 #16-3549
Zoning Officer**

EXISTING SITE PLAN
8107 CEDAR ROAD



EXISTING GARAGE
EXISTING HOUSE
8107 CEDAR ROAD
SET BACK
PROPERTY LINE

EXISTING PATIO
EXISTING FENCE
EXISTING SHED

KEY

	PROPERTY LINE
	SET BACK
	ROAD - RIGHT OF WAY
	CENTERLINE OF ROAD
	FENCE LINE
	EXISTING STRUCTURE
	EXISTING HARDSCAPE

prpatesh + davis
(architects)

TAKLE RESIDENCE

8107 Cedar Road, Ekins Park, PA 19021

REVISIONS

EXISTING SITE PLAN

DATE: 05.04.2016

SCALE: 1" = 30'

SK-A

PROPOSED SITE PLAN
8101 CEDAR ROAD



ZONING DATA

AREA OF PROPERTY: 17,524.5 SQ. FT.

AREA OF STRUCTURES
EXISTING: 102 SQ. FT.
PROPOSED: 485 SQ. FT.

PERCENTAGE BUILDING COVERAGE
EXISTING: 0.6 %
PROPOSED: 2.7 %

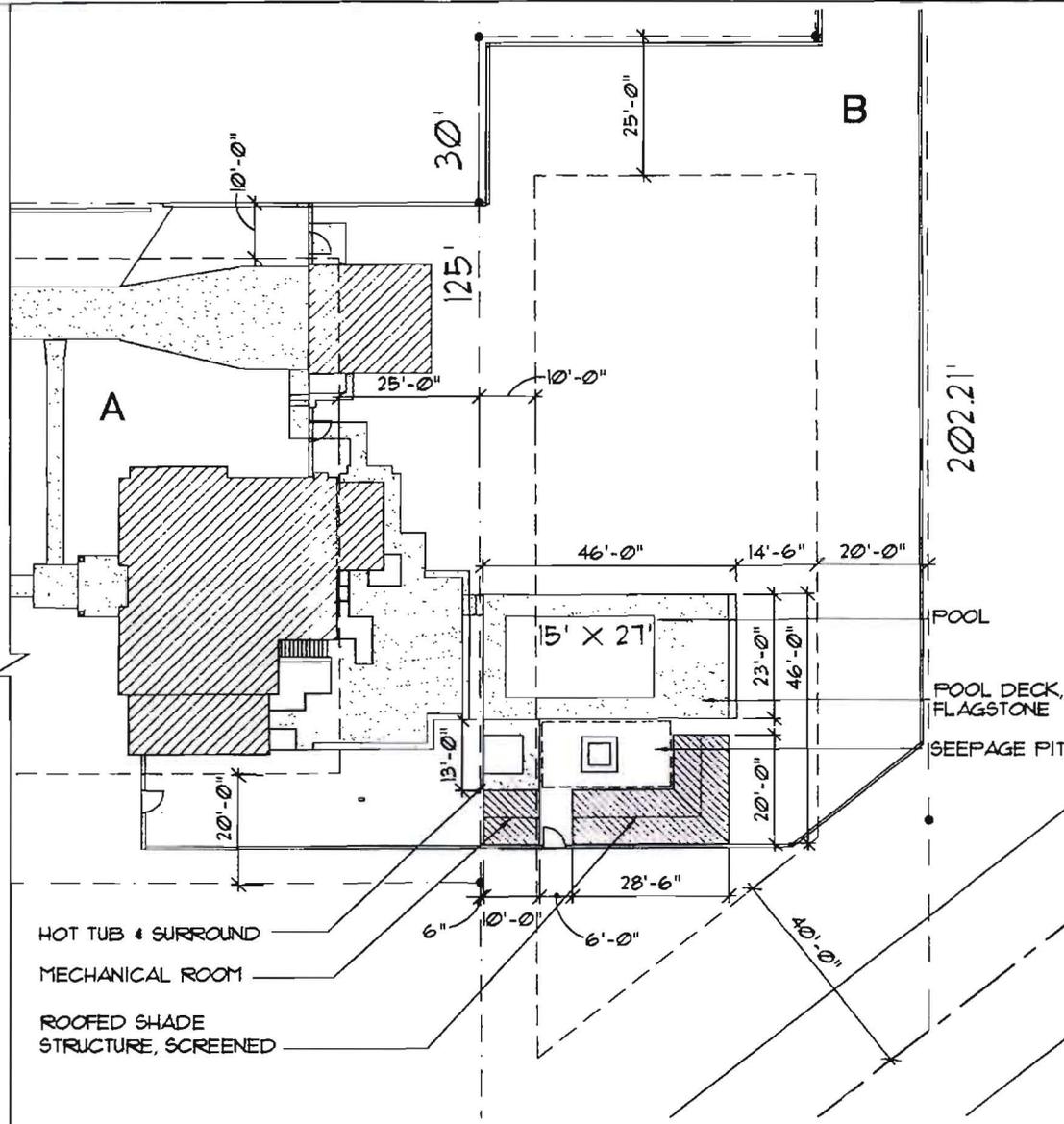
AREA OF IMPERVIOUS SURFACES
EXISTING: 102 SQ. FT.
PROPOSED: 1219 SQ. FT.

PERCENT OF IMPERVIOUS SURFACE
EXISTING: 0.6 %
PROPOSED: 6.9 %

ZONING CLASSIFICATION: R4

KEY

- PROPERTY LINE
- SET BACK
- ROAD - RIGHT OF WAY
- CENTERLINE OF ROAD
- FENCE LINE
- EXISTING STRUCTURE
- HARDSCAPE
- PROPOSED STRUCTURE



HOT TUB & SURROUND
MECHANICAL ROOM
ROOFED SHADE
STRUCTURE, SCREENED

POOL
POOL DECK,
FLAGSTONE
SEEPAGE PIT

prpstein + devine
(architects)

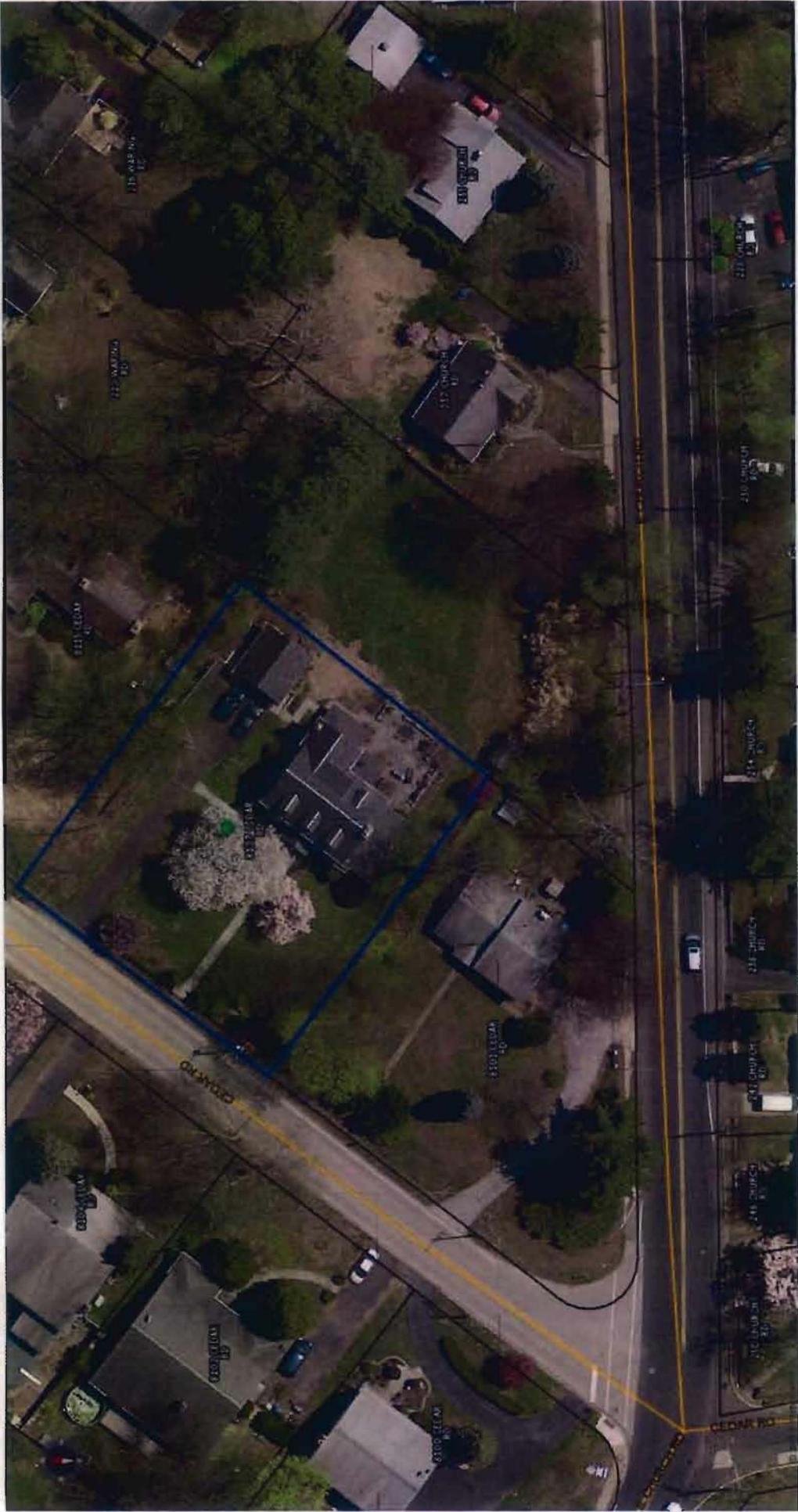
TAKLE RESIDENCE
8101 Cedar Road, Elkins Park, PA 19021

REVISIONS

PROPOSED
SITE PLAN -
ENLARGED

DATE: 05.24.2016
SCALE: 1" = 20'

SK-C



E Church Road

Planning Commission Minutes

Dated May 23, 2016

A regular meeting of the Planning Commission was held this evening at the Township Administration Building. The following Planning Commission members were present: Bill Winneberger, Michael Hayes, and Scott Laughlin. Also present were Brian Olszak, County Planner, Henry Sekawungu, Director of Planning & Zoning, and Robert Habgood, Assistant to the Planning & Zoning Director.

Bill Winneberger called the meeting to order at 7:30 p.m.

1. Acceptance of minutes of the Planning Commission meeting dated April 27, 2016.

Mr. Winneberger motioned to accept the minutes. Mr. Laughlin seconded and the motion was supported by Michael Hayes.

Mr. Winneberger advised that there is no quorum tonight but an informal recommendation can be made for the agenda items.

2. Review of CTDA #16-01, 425 Greenwood Avenue, Wyncote for the proposed subdivision of existing parcel into two parcels.

Edward Hughes, Esq. was in attendance to represent the property owner, Mr. Dobson. He explained that Mr. Dobson simply wants to subdivide the property into two lots and that they would comply with all of the comments in the review letters from the County, Township Engineer and Staff.

Engineer Bob Leapson reviewed the plans and explained that Mr. Dobson is not requiring any changes, simply a lot line between the existing dwellings. Mr. Leapson reviewed Mr. Dobson's parcel bordering on Deaver Road, Greenwood Avenue, and Barker Road. The new lot address would probably be on Deaver Road. Mr. Leapson advised that an easement is proposed for the driveway to allow access to both lots.

Mr. Hughes further advised that the existing conditions of the dwelling on one of the lots have legal non-conformities and that the existing gas line would be separated so that there is one for each dwelling.

Public comment was offered by Robert Collings. He explained that the carriage house sits very close to his property and has concerns with respect to the side yard. Mr. Collings provided extensive history of Mr. Dobson's request to subdivide. Mr. Hughes stated that a variance is not required for this proposed subdivision. Mr. Collings is concerned about possible future improvements/maintenance to the carriage house which could impact his property. Mr. Collings stated that he is opposed to the proposed subdivision.

Mr. Dobson provided his comments with respect to the history of the subdivision request and stated that the property has had two single-family detached dwellings on one lot for a long time.

Mr. Hayes moved to recommend approval. Mr. Winneberger seconded the motion. Mr. Hayes and Mr. Winneberger voted yes to the motion with Mr. Laughlin abstaining.

3. Review of the Zoning Hearing Board Agenda for June 13, 2016.

APPEAL NO. 16-3547 - Mr. Habgood summarized the applicant's request for zoning relief in order to reconfigure the existing parking lot and add approximately 35 parking spaces along Old York Rd. The applicant is requesting variances to reduce the green area (from 31%) to 28%, where 40% is required; to expand the existing non-conforming parking within the front yard; to have no pedestrian street feature along Old York Road; and a special exception to have an accessory building be located away from the principal building in the front yard.

Carrie Nase, Esq., from Fox Rothschild; Gary Tilford, Engineer; and Rick Echiverra and Don Kates from Salus University were present. Mr. Tilford presented drawings indicating the two buildings where additional parking is proposed. The applicant is proposing to increase the number of parking spots and reconfigure the parking lot on parcel #2. The current parking configurations make the parking lot complicated to maneuver. The proposed reconfigured parking lot would have a setback of 17' from Old York Road. The existing sidewalk along Old York Rd. will not be affected.

Mr. Olszak questioned the accessory building. The applicant advised they are proposing to replace the two current sheds with a new 12' x 20' shed that would be setback further from the property line.

Mr. Laughlin expressed concerns about auto headlights effecting traffic on Old York Road and to consider additional landscaping along Old York Road.

Mr. Hayes made a motion to recommend approval. Mr. Laughlin seconded and the motion was supported by those in attendance.

APPEAL NO. 16-3548 - Mr. Habgood summarized the applicant's request for zoning relief for a tobacco free hookah/oxygen bar use located at 107B S. Easton Road. The applicant is requesting determinations that the use is similar to a restaurant and that no additional off-street parking is required for the use, or in the alternative, variances.

Ms. Bensel, the applicant, was in attendance to explain the use. She stated that the minimum age would be 18 and that the proposed hours of operation would be noon until midnight. Ms. Bensel advised that soda and bottled water would be available but there will be no food or merchandise sold.

Mr. Hayes expressed concern as to the clientele that the use may draw.

Mr. Habgood added that the use must meet any licensing requirements from the Montgomery County Department of Health.

Mr. Laughlin made a motion to recommend approval. Mr. Winneberger seconded the motion. Mr. Laughlin and Mr. Winneberger voted yes to the motion with Mr. Hayes abstaining.

APPEAL No. 16-3549 - Mr. Habgood summarized the applicant's request for zoning relief to allow for the construction of an in-ground pool and accessory building on the vacant lot. The applicant is requesting variances to have an accessory use on a vacant lot with no primary use, to allow for a side yard setback of zero feet in place of the required 10', and to allow for the pool to be erected within the side yard.

Property owner Mr. Garry Takle was present and provided additional information on the proposed request.

Neighbor from Cedar Road expressed concerns with respect to water runoff. The applicant advised that a seepage pit is planned to be installed.

Discussion ensued with respect for the proposed fencing for the pool.

Mr. Hayes made a motion to recommend approval. Mr. Laughlin seconded and the motion was supported by those in attendance.

4. Old Business – Mr. Sekawungu advised that starting in July, most Zoning appeals reviewed by Planning Commission would not be reviewed by the Building and Zoning Committee and, following review by the Planning Commission, would be sent directly to the Zoning Hearing Board. Also, the Planning Commission was advised that there may be zoning classes available that they could attend.

5. New Business – Scott Laughlin announced he will be resigning from the Planning Commission effective the end of June. Mr. Sekawungu asked that he submit a letter in writing to the Township Manager's Office.

6. Adjournment – As there was no further business to discuss, Mr. Winneberger made a motion to adjourn. Mr. Hayes seconded the motion and the meeting adjourned at 8:42 p.m.



Bryan Havir
Township Manager

Submitted by: Patty Gee

PLANNING COMMISSION SIGN-IN SHEET

NAME	ADDRESS	APPEAL NO
Edward Hughes	S. 205, 1250 Germantown Pk Plymouth Mt PA 19462	16-01
David Dobson	425 Greenwood Ave Wyncote PA 19095	16-01
Garry Take	867 CEDAR RD ELKINS PARK PA 19027	16-3549
Carnie Kax	2700 Kelly Road Warrington PA 18976	
Rick Fettevoria	8360 old York RD Elkins Park, PA 19027	
Don Kates	" " " "	
Clay Tilford	CES, INC 1007 Edge Hill Rd. Abington PA	
Howard Schube	9115 Cedar Road Elkins Park PA 19027	

**Review of the
Zoning Hearing Board Decisions**

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

IN RE: Appeal of Cedarbrook Plaza

APPEAL NO. 16-3544

ORDER

AND NOW, this *19* day of *April* 2016, upon consideration of the application of the Cedarbrook Plaza, Applicant, for the property located at 1000 S. Easton Road, Wyncote, PA, Applicant seeks a variance from Section 295-197.C.2(a), shopping center signs, in order to allow for one (1) existing freestanding signs along Cheltenham Avenue, previously approved under Appeal 2502, to be 28'2" in height in place of the allowable 20' height and temporary signage.

The Board approved Applicant's request for a variance and temporary signage with the following conditions:

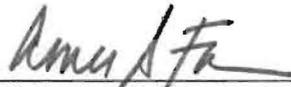
1. Applicant will make its best effort to update the other signage on the property consistent with Applicant's Exhibit 1 within the next two (2) years.
2. One (1) banner sign is granted for thirty (30) days.
3. One (1) single beam fixed searchlight for seven (7) days running for three (3) hours every night on a time, all of which is affixed to the ground or roof.
4. One (1) hot air balloon is granted for thirty (30) days and shall only be inflated during store hours and shall be tethered in such a way that the bottom surface of the balloon is touching the ground or roof service at all times.

5. Eight (8) ground flags, 17' maximum each, are granted for thirty (30) days; with six (6) to be located along the Cheltenham Avenue frontage and two (2) to be located along the Easton Road frontage, as depicted on pages 1 and 2 of Applicant's Exhibit 2.
6. If the Applicant exercises its option to utilize cloud busters are depicted on page 5 of Applicant's Exhibit 2, Six (6) cable-tethered, roof mounted cloud busters are permitted for thirty (30) days and the request for roof flags is denied. Alternatively, if the cloud busters are as depicted on page 6 of Applicant's Exhibit 2, six (6) pole-tethered, ground mounted cloud busters are permitted for thirty (30) days and six (6) roof mounted flags, 17' maximum each, as depicted on page 4 of Applicant's Exhibit 2 are permitted to thirty (30) days.

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.

The property involved is 1000 S. Easton Road, Wyncote, PA and is located in the C-2 Commercial Zoning District.

CHELTENHAM TOWNSHIP ZONING HEARING BOARD



AMEE FARRELL, CHAIRPERSON



PETER R. LABIAK, VICE CHAIR



ERIC LEIGHTON, MEMBER

Report of the Building Inspector
for May, 2016

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTOR FOR MAY, 2016

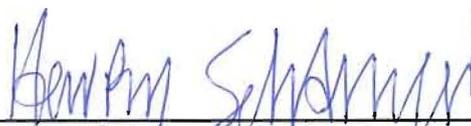
	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	51	20,909	1,045,450
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	0	0	0
COMMERCIAL			
RENOVATIONS / ALTERATIONS	2	9,336	466,800
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	1	3,215	160,750
FENCE	6	268	268
MAY, 2016	60	33,728	1,673,268
MAY, 2015	77	51,309	2,553,612
YEAR-TO-DATE 2016	256	236,210	7,252,337
TOTAL 2015	1,031	316,570	15,642,058
<hr/>			
HEATING & AIR CONDITIONING			
MAY, 2016	16	1,720	86,000
MAY, 2015	11	3,593	179,650
YEAR-TO-DATE 2016	40	12,986	649,300
TOTAL 2015	110	34,454	1,818,201
<hr/>			
ELECTRICAL			
MAY, 2016	23	4,055	202,750
MAY, 2015	15	6,753	337,650
YEAR-TO-DATE 2016	75	22,509	1,127,700
TOTAL 2015	138	45,472	2,358,422
<hr/>			
PLUMBING			
MAY, 2016	20	1,905	95,250
MAY, 2015	12	2,962	148,100
YEAR-TO-DATE 2016	72	12,850	642,500
TOTAL 2015	117	22,737	1,225,600
<hr/>			
FOG PERMITS			
MAY, 2016	20	5,000	5,000
MAY, 2015	12	3,000	3,000
YEAR-TO-DATE 2016	46	12,500	12,500
TOTAL 2015	84	23,725	23,725

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

**COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTOR FOR MAY, 2016**

GRADING PERMITS

MAY, 2016	3	600	600
MAY, 2015	1	200	200
YEAR-TO-DATE 2016	7	1,600	1,600
TOTAL 2015	10	3,200	3,200


Henry Sekawungu
Director - Planning and Zoning