

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, July 6, 2016
8:00 PM
Curtis Hall**

AGENDA

1. Action on Zoning Hearing Board Agenda items for July 11, 2016 (see attached).
2. Receipt of the Planning Commission Meeting Minutes dated June 27, 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 June, 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 July 11, 2016**

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 2385 W. Cheltenham Avenue (Cheltenham Mall), Wyncote, PA 19095 will be reviewed by the following Committees which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, June 27, 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, July 6, 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, July 11, 2016, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 16-3550: Appeal of ZS Cheltenham Investors, LLC, owner of the premises known as 2385 W. Cheltenham Avenue, Wyncote, PA 19095 from the Decision of the Zoning Officer for a special exception from Section 295-108.L., use regulations, to allow for a fitness center use in the C-2 Commercial and Business Zoning District.

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 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 five (5) days prior to the meeting.

**ZHB #16-3550
Zoning Officer**

ADDENDUM TO ZONING HEARING BOARD APPLICATION

ZS Cheltenham Investor, LLC, AA Olympic Cheltenham, LLC, ZS Cheltenham Shops, LLC, and SIMY Cheltenham, LLC (the "Applicant") seek a special exception pursuant to §295-107(L) of the Cheltenham Township Zoning Ordinance (the "Zoning Ordinance") to permit a fitness center use on the subject property. A special exception is a use that is permitted by right in the subject district provided that the Applicant meets certain enumerated requirements or conditions.

Legal Standard

§295-108(L) of the Zoning Ordinance provides with respect to uses permitted in the C-2 Commercial and Business District:

Any use of the same general character as any of the uses hereinbefore specifically permitted when authorized as a special exception, but not to include any use permitted only in a less restricted district.

§295-209(A) of the Zoning Ordinance provides:

An applicant for a special exception shall have the burden of establishing both:

- 1) That his application falls within the provision of this chapter which accords to the applicant the right to seek a special exception; and
- 2) That allowance of the special exception will not be contrary to the public interest.

§295-209(C) of the Zoning Ordinance provides:

In determining whether the allowance of a special exception or a variance is contrary to the public interest, the Board shall consider whether the application, if granted, will:

- 1) Adversely affect the public health, safety and welfare due to changes in traffic conditions, drainage, air quality, noise levels, natural features of the land, neighborhood property values and neighborhood aesthetic characteristics.
- 2) Be in accordance with the Cheltenham Township Comprehensive Plan.
- 3) Provide the required parking.
- 4) Adversely affect the logical, efficient and economical extension or provision of public services and facilities such as public water, sewers, refuse collection, police and fire protection and public schools.
- 5) Otherwise adversely affect the public health, safety, morals or welfare.

Analysis

The Zoning Ordinance does not explicitly provide for a fitness center use. A fitness center, however, is consistent with the other uses permitted by right in the C2 – Commercial and Business District and is therefore permitted when authorized by a special exception pursuant to Section 295-108(L). At the hearing on this matter, the Applicant will present credible evidence, a portion of which is summarized below, that will demonstrate that the proposed fitness use will not be contrary to the public interest.

The proposed fitness center use is part of the larger redevelopment of the Cheltenham Mall site. The redevelopment has already received zoning and subdivision and land development approvals from this Board and the Board of Commissioners in connection with the design and layout of the site. The proposed fitness center use is consistent with the planned redevelopment of the site and also with the types of uses contemplated by the Cheltenham Township Comprehensive Plan. The proposed fitness center use will be allocated more than sufficient parking to meet its needs. The overall shared parking plan for the site was reviewed and approved in conjunction with the prior approvals. In general, the Applicant believes that the proposed fitness center use and the redevelopment of the Cheltenham Mall site in general will be an improvement to the Township and to the surrounding area and its residents. Any potential issues regarding traffic, parking, public utilities, etc. have been satisfactorily addressed or are being addressed in conjunction with the ongoing land development of the site.

The proposed fitness center use is a use that is consistent with the other permitted uses in the C2 – Commercial and Business District. It is a use that is proposed to be provided for by right in the C2 – Commercial and Business District in the latest draft of the amendments to the zoning ordinance. Such a use will not be contrary to the public interest nor will it be detrimental to the health, safety and welfare of the Township and its residents. Therefore, the Applicant respectfully requests that the Zoning Hearing Board grant its request for a special exception pursuant to the Section 295-108(L) of the Zoning Ordinance to permit a fitness center use on the subject property.

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 2385 W. Cheltenham Avenue (Cheltenham Mall), Philadelphia, PA 19150 will be reviewed by the following Committees which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, June 27, 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, July 6, 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, July 11, 2016, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 16-3551: Appeal of ZS Cheltenham Investors, LLC, owner(s) of the premises known as 2385 W. Cheltenham Avenue, Wyncote, PA 19095 (Cheltenham Mall) from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the subdivision of the existing Lot #1 into a proposed Lot #8 in the C-2 Commercial and Business Zoning District:

A continuance of the variances previously granted for Lot #1 under ZHB Appeal #15-3518 and the following new variances for the proposed Lot #8:

- a.) Section 295-110. for an increase in the building coverage.
- b.) Section 295-111.B. & C. for a reduced side and rear yard setbacks.
- c.) Section 295-114. for a reduced parking setback, percentage of green area and landscape buffer strip within the green area.
- d.) Section 295-221.B.(5) (a) & (c) for reduced parking setback along the R.O.W., to have parking between a building and street and to have parking extend more than 70' along a pedestrian street frontage with no outdoor café, urban garden, plaza, square, courtyard or landscaping feature with seating.

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 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 five (5) days prior to the meeting.

**ZHB #16-3551
Zoning Officer**

ADDENDUM TO ZONING HEARING BOARD APPLICATION

The Applicants seek zoning relief from the Cheltenham Township Zoning Ordinance in the form of continuation of existing variances previously granted to the subject property along with additional variances in connection with the further subdivision of the subject property, specifically the further subdivision of existing lot 1 into a proposed lot 8.

The Applicants seek continuation of the following variances from the Cheltenham Township Zoning Ordinance previously granted to Lot 1 of the subject property as follows:

- Variance from Section 295-111(B) to provide a side yard setback of 0 feet where 15 feet is required;
- Variance from Section 295-114 to provide a minimum parking setback within green area of 4 feet 6 inches where 15 feet is required;
- Variance from Section 295-115 to provide a minimum green area of 22.7% where 25.0% is required;
- Variance from Section 295-114 to provide a minimum green area buffer strip of 0 feet where 15 feet is required;
- Variance from Section 295-115 to provide a minimum buffer area along a zoning district boundary of 0 feet where 25 feet is required;
- Variance from Section 295-115 to provide a minimum buffer area along a public right-of-way of 4 feet 6 inches where 15 feet is required;
- Variance from Section 295-221(B)(5)(A) to provide a minimum parking setback from right-of-way of 4 feet 6 inches where 10 feet is required;
- Variance from Section 295-221(B)(5)(A) to permit parking between the building and the street;
- Variance from Section 295-221(B)(5)(C) to permit parking fields extending along street frontage for more than 70 feet without an outdoor café, urban garden, plaza, square, courtyard or landscaped feature with seating.

The Applicants request the following variances from the Cheltenham Township Zoning Ordinance in connection with proposed Lot 8 created by the further subdivision of the subject property as follows:

- Variance from Section 295-111(B) to provide a side yard setback of 0 feet where 15 feet is required;
- Variance from Section 295-111(B) to provide a rear yard setback of 0 feet where 25 feet is required;
- Variance from Section 295-111(B) to provide a maximum building coverage of 37.8% where 35% is required;
- Variance from Section 295-114 to provide a minimum parking setback within green area of 0 feet where 15 feet is required;
- Variance from Section 295-114 to provide a minimum green area of 6.1% where 25% is required;
- Variance from Section 295-114 to provide a minimum green area buffer strip of 0 feet where 15 feet is required

- Variance from Section 295-221(B)(5)(A) to provide a minimum parking setback from right-of-way of 7 feet 6 inches where 10 feet is required;
- Variance from Section 295-221(B)(5)(A) to permit parking between the building and street;
- Variance from Section 295-221(B)(5)(C) to permit parking fields extending along street frontage for more than 70 feet without an outdoor café, urban garden, plaza, square, courtyard or landscaped feature with seating.

Legal Standard

In considering an application for a variance, the Zoning Hearing Board is required to apply the provisions of Section 10910.2 of the Pennsylvania Municipalities Planning Code. Section 10901.2 provides that the Zoning Hearing Board has the authority to grant a variance if it finds that the Applicant has met its burden of proof with respect to the following five elements:

(1) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.

(2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

(3) That such unnecessary hardship has not been created by the appellant.

(4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

(5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

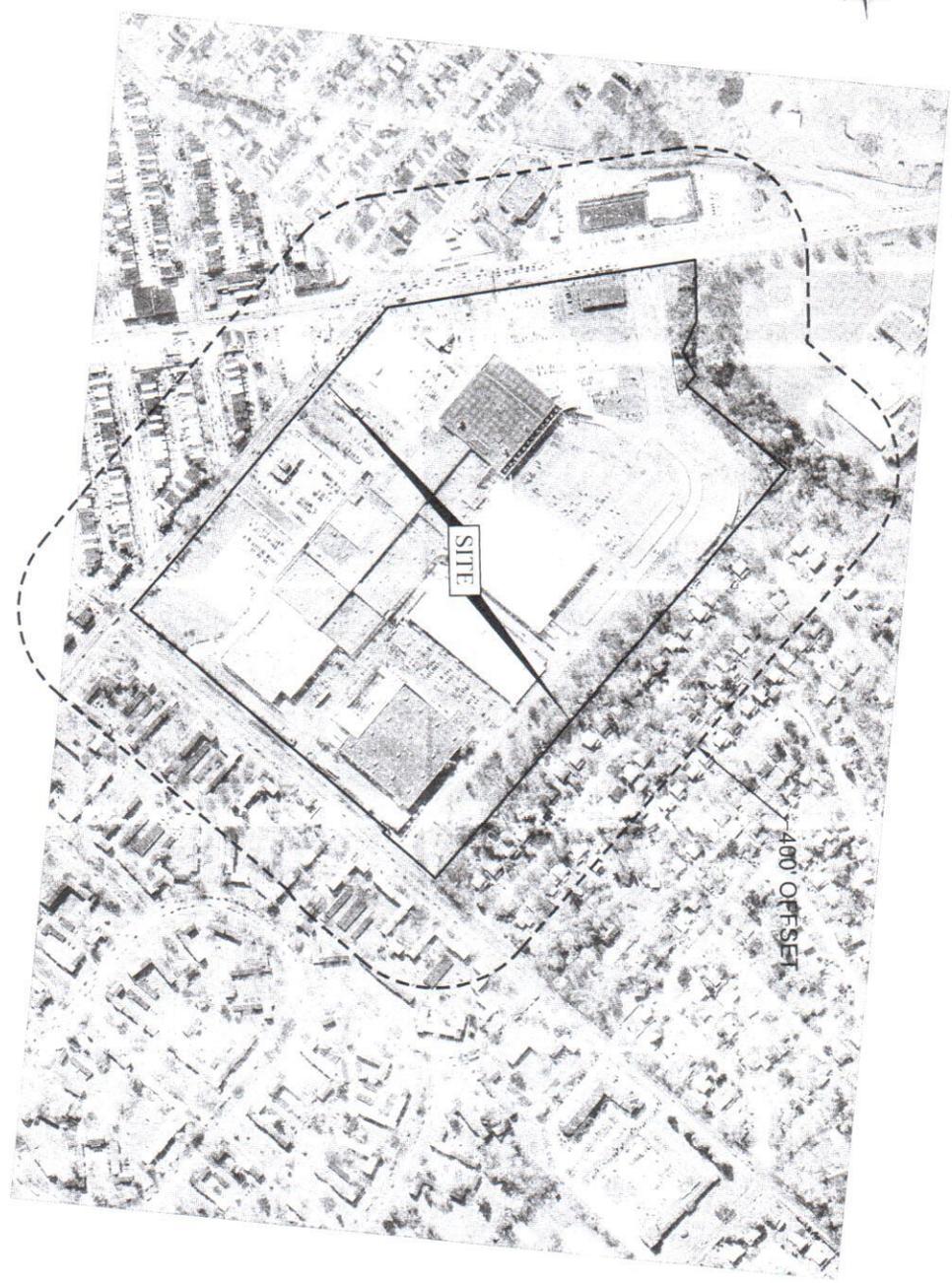
53. P.S. §10910.2(a).

In determining whether the Applicant has established the existence of an unnecessary hardship, the Pennsylvania Supreme Court has stated that the Board may consider multiple factors including the economic detriment to the applicant if the variance was denied, the financial hardship created by any work necessary to bring the building into strict compliance with the zoning requirements and the characteristics of the surrounding neighborhood. Hertzberg v. Zoning Board of Adjustment of Pittsburgh, 721 A.2d 43, 50 (Pa. 1998). In essence,

when an applicant seeks a dimensional variance, the proof required to establish an unnecessary hardship is less than where a use variance is sought. Id.

Discussion

At the hearing on this Application, the Applicants will present credible testimony in support of the continuation of the variances previously granted for Lot 1 and the granting of the additional variances for the proposed Lot 8. The subdivision of the subject property into 7 lots was formerly approved in the past year. This Application seeks to further subdivide the subject property by creating the proposed Lot 8 from the existing Lot 1. The proposed subdivision is necessary to effectuate the continued redevelopment of the subject property and is consistent with the prior subdivision. The Applicants will present credible testimony to demonstrate that they meet the standards set forth in Section 10910.2 of the Pennsylvania Municipalities Planning Code for the granting of the requested relief.



DRAWING TITLE
PROPERTY NUMBER

BOHLER ENGINEERING

STATE COLLEGE UNIVERSITY ENGINEERING
 100 UNIVERSITY DRIVE
 STATE COLLEGE, PA 16802
 PH: 814.337.5100 FAX: 814.337.5101
 WWW.BOHLENERG.COM

• PITTSBURGH
 • PHILADELPHIA
 • HARRISBURG
 • HANOVER
 • HUNTSVILLE
 • KNOXVILLE
 • MEMPHIS
 • NASHVILLE
 • RICHMOND
 • TAMPA
 • WASHINGTON DC
 • WASHINGTON STATE
 • WILKES BARRE
 • WYOMING

REVISIONS

NO.	DATE	COMMENTS

CALL BEFORE YOU DIG!

811

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 100-1000
 DRAWN BY: M. J. BOHLER
 CHECKED BY: M. J. BOHLER
 DATE: 10/10/10
 SCALE: AS SHOWN
 TITLE: SUBDIVISION PLANS

100-1000
 AN OLYMPIC CHEMICALS, LLC
 CHEMICALS MILL
 2850 V. ONE TOWNSHIP
 CHEMICAL TOWNSHIP
 MONTGOMERY COUNTY PA

BOHLER ENGINEERING

100 UNIVERSITY DRIVE
 STATE COLLEGE, PA 16802
 PH: 814.337.5100 FAX: 814.337.5101
 WWW.BOHLENERG.COM

C. BROWN

100 UNIVERSITY DRIVE
 STATE COLLEGE, PA 16802
 PH: 814.337.5100 FAX: 814.337.5101
 WWW.BOHLENERG.COM

AERIAL PLAN

3

REVISION 3

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 2385 W. Cheltenham Avenue (Cheltenham Mall), Philadelphia, PA 19150 will be reviewed by the following Committees which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, June 27, 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, July 6, 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, July 11, 2016, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 16-3552: Appeal of ZS Cheltenham Investors, LLC, owner(s) of the premises known as 2385 W. Cheltenham Avenue, Wyncote, PA 19095 (Cheltenham Mall) from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the replacement of four (4) existing pylon signs, multiple parallel and projecting signs for a fitness use, and generic tenant signage in the C-2 Commercial and Business and R-4 Residential Zoning Districts:

Pylon signs:

- a.) A variance from Section 295-197.C.(2)(a) to allow for the freestanding signs height to be 40' in place of the required 20', or alternatively if the new pylon signs are determined to be monument signs a variance to allow for the signs to be 40' in height in place of the required 10'.
- b.) A variance from Section 295-197.C.(2)(a) to allow for the freestanding signs to have an area of 286 sq. ft. in place of the required 250 sq. ft., or alternatively if the new pylon signs are determined to be monument signs a variance to allow for the signs to have an area of 286 sq. ft. in place of the required 100 sq. ft.
- c.) A variance from Section 295-197.C.(2)(a) to allow for more than one on-site freestanding or monument sign per street frontage in the event the proposed signs are not considered a continuation of the existing pylon signs.

Fitness use signs:

- a.) Variances from Section 295-197.C.(2)(b)[1] to allow for more than two (2) parallel wall, projecting wall or awning signs per individual tenant; to allow for a parallel wall sign to be located on the façade not facing the street, parking lot or accessway; to allow for a parallel wall sign to exceed the eaves line or top of the parapet wall of the principal building and to allow for a projecting wall sign to exceed the maximum sign area of 15 sq. ft. provided that the proposed sign above the LA Fitness is considered a projecting wall sign.
- b.) Variances from Section 295-193.B(25) to allow a projecting wall sign to project more than 4' from and above the surface to which it is mounted provided that the proposed sign above the LA Fitness is considered a projecting wall sign.

Generic tenant signage:

- a.) Applicants request such variances and other relief that are necessary in order to effectuate the signage as proposed.

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 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 five (5) days prior to the meeting.

**ZHB #16-3552
Zoning Officer**

ADDENDUM TO ZONING HEARING BOARD APPLICATION

In connection with the redevelopment of the former Cheltenham Mall as "Greenleaf at Cheltenham", the Applicants desire to install certain signage on the Property. The proposed signage consists of four (4) pylon signs identifying the "Greenleaf at Cheltenham" shopping center, specific signage for the proposed LA Fitness tenant and generic signage for the other individual tenants yet to be determined.

Pylon Signs

The Applicants proposes four (4) pylon signs as set forth in Exhibits A and B. The proposed pylon signs are located in the same location as the four (4) existing pylon signs. In conjunction with the installation of the proposed pylon signs, the Applicants seek the following relief from the provisions of the Cheltenham Township Zoning Ordinance:

- Variances from Section 295-197(C)(2)(a) to permit a maximum height of 40 feet for each proposed pylon sign in excess of the maximum height permitted for freestanding signs of 20 feet;
- Alternatively if the proposed pylon signs are determined to be monument signs, variances from Section 295-197(C)(2)(a) to permit a maximum height of 40 feet for each proposed pylon sign in excess of the maximum height permitted for monument signs of 10 feet;
- Variances from Section 295-197(C)(2)(a) to permit a maximum sign area of 286 square feet per side of signage for each proposed pylon sign in excess of the maximum sign area permitted for freestanding signs of 250 square feet;
- Alternatively, if the proposed pylon signs are determined to be monument signs, variances from Section 295-197(C)(2)(a) to permit a maximum sign area of 286 square feet per side of signage for each proposed pylon sign in excess of the maximum sign area permitted for monument signs of 100 square feet;
- Variance from Section 295-197(C)(2)(a) to permit more than one on-site freestanding sign or monument sign per street frontage in the event that the proposed pylon signs are not considered a continuation of the existing pylon signs which are lawfully nonconforming as to number and location.

LA Fitness

The Applicants propose retail signage for the proposed LA Fitness tenant as set forth in Exhibit C. In conjunction with the installation of the proposed LA Fitness signage, the Applicants seek the following relief from the provisions of the Cheltenham Township Zoning Ordinance:

- Variance from Section 295-197(C)(2)(b)(1) to permit more than two (2) parallel wall, projecting wall or awning signs per individual tenant;
- Variance from Section 295-197(C)(2)(b)(1) to permit a parallel wall sign to be located on the façade not facing the street, parking lot or accessway;
- Variance from Section 295-197(C)(2)(b)(1) to permit a parallel wall sign with a maximum height in excess of the eaves line or top of the parapet wall of the principal building;

- Variance from Section 295-197(C)(2)(b)(1) to permit a projecting wall sign with a maximum sign area in excess of the maximum permitted sign area of 15 square feet provided that the proposed sign above the LA Fitness is considered a projecting wall sign;
- Variance from Section 295-193(B)(25) to permit a projecting wall sign that projects more than four (4) feet from the surface to which it is mounted provided that the proposed sign above the LA Fitness is considered a projecting wall sign;
- Variance from Section 295-193(B)(25) to permit a projecting wall sign that projects above the surface to which it is mounted provided that the proposed sign above the LA Fitness is considered a projecting wall sign;

Generic Tenant Signage

The Applicants also propose generic retail signage for the individual tenants as yet to be determined as set forth in Exhibit D. As proposed, each individual tenant would be permitted a maximum of two (2) parallel wall, projecting wall or awning signs and one (1) window sign subject to the location, area, height and illumination requirements set forth in Section 295-197(C)(2)(b)(1) of the Cheltenham Township Zoning Ordinance. The Applicants believe that the proposed generic tenant signage, exclusive of the LA Fitness signage discussed above, is compliant with the provisions of the Cheltenham Township Zoning Ordinance, however, to the extent that it is determined that such signage is not compliant with the provisions of the Cheltenham Township Zoning Ordinance, the Applicants request such variances and other relief that are necessary in order to effectuate the signage as proposed.

Legal Standard

Section 295-192 of the Cheltenham Township Zoning Ordinance sets forth the legislative intent of Cheltenham Township with respect to adopting the regulations related to signs as follows:

- A. It is the intent of this article to regulate signs to ensure that they are appropriate for their respective principal uses and in keeping with the appearance of the affected property and surrounding environment. Illustrations, which present typical examples of signs, are provided for in this section to document the intent of the article.
- B. It is the intent of this section to:
 - 1) Allow adequate signage for the economic vitality of businesses and the appropriateness of use while minimizing clutter, confusion and the unsightliness of excessive signage.
 - 2) Establish criteria designed to encourage signs that are compatible with their surroundings, appropriate to the type of activity to which they pertain, expressive of the identity of individual proprietors and legible in the environment in which they are seen.

- 3) Allow for the coordination of signs to reflect the character of the architecture, landscape and visual themes that the Township is supporting.

In considering an application for a variance, the Zoning Hearing Board is required to apply the provisions of Section 10910.2 of the Pennsylvania Municipalities Planning Code. Section 10901.2 provides that the Zoning Hearing Board has the authority to grant a variance if it finds that the Applicant has met its burden of proof with respect to the following five elements:

- (1) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.

- (2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

- (3) That such unnecessary hardship has not been created by the appellant.

- (4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

- (5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

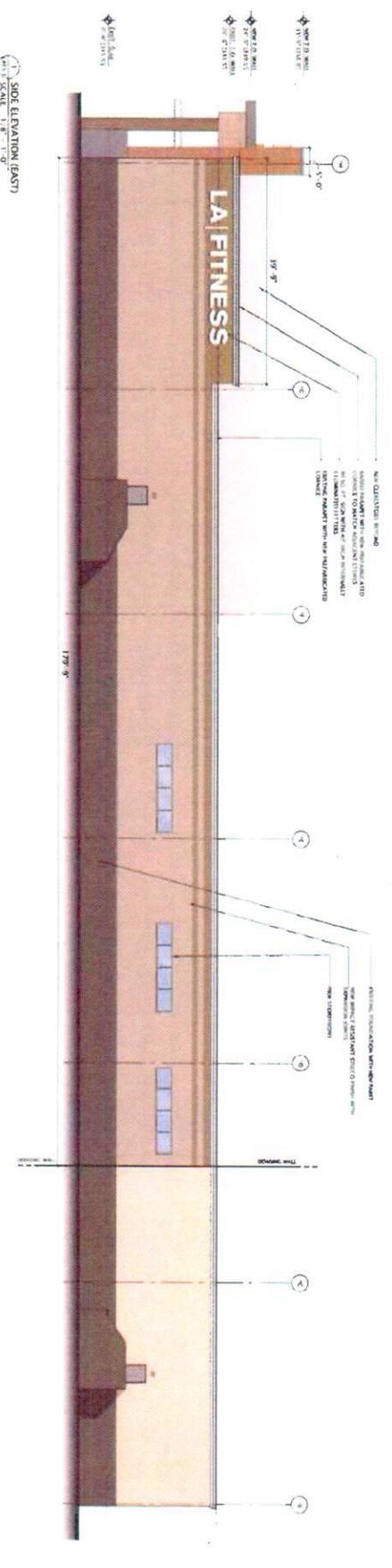
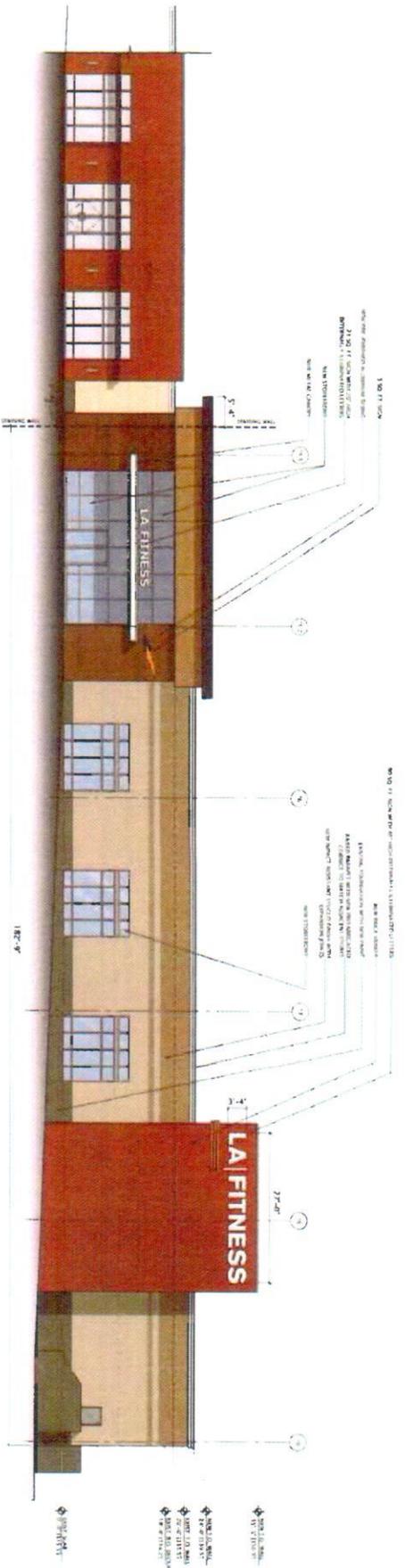
53. P.S. §10910.2(a).

In determining whether the Applicant has established the existence of an unnecessary hardship, the Pennsylvania Supreme Court has stated that the Board may consider multiple factors including the economic detriment to the applicant if the variance was denied, the financial hardship created by any work necessary to bring the building into strict compliance with the zoning requirements and the characteristics of the surrounding neighborhood. Hertzberg v. Zoning Board of Adjustment of Pittsburgh, 721 A.2d 43, 50 (Pa. 1998). In essence, when an applicant seeks a dimensional variance, the proof required to establish an unnecessary hardship is less than where a use variance is sought. Id.

Discussion

At the hearing on this Application, the Applicants will present credible testimony that they are entitled to the relief requested. Generally, the Applicants will present credible testimony to

demonstrate the existence of the five elements set forth in Section 10910.2 of the Pennsylvania Municipalities Code with respect to the granting of a variance. Specifically, the Applicants will present credible testimony to the effect that the proposed signage for the Property is necessary reasonable and appropriate in type, size, location and height in order to effectively promote the Greenleaf at Cheltenham shopping center. Furthermore, the Applicants will present credible testimony that the proposed signage is consistent with redevelopment of the former Cheltenham Mall site and the objectives and intent of Cheltenham Township's sign regulations.



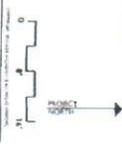
JCRP
ARCHITECTS
 100 EAST PENN SQUARE
 SUITE 1080
 PHILADELPHIA, PA 19107
 215.928.9311
 JCRPARCHITECTS.COM

SUNEQUITY
 PARTNERS

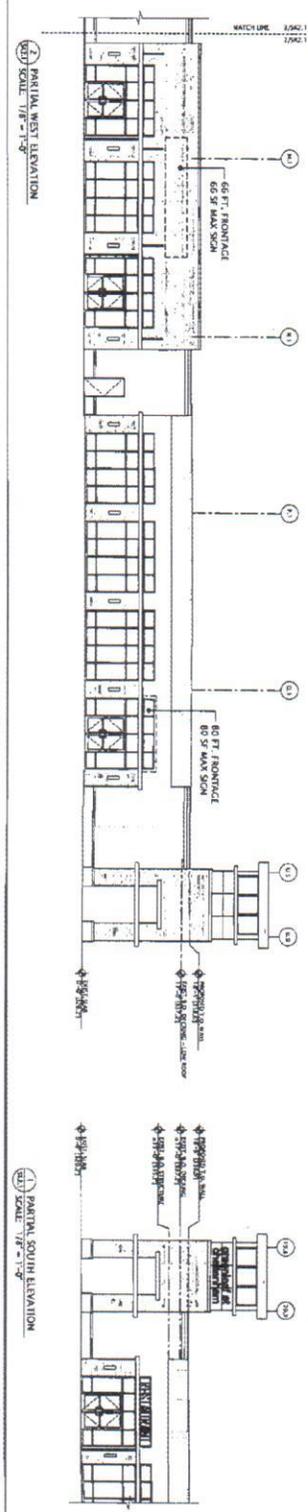
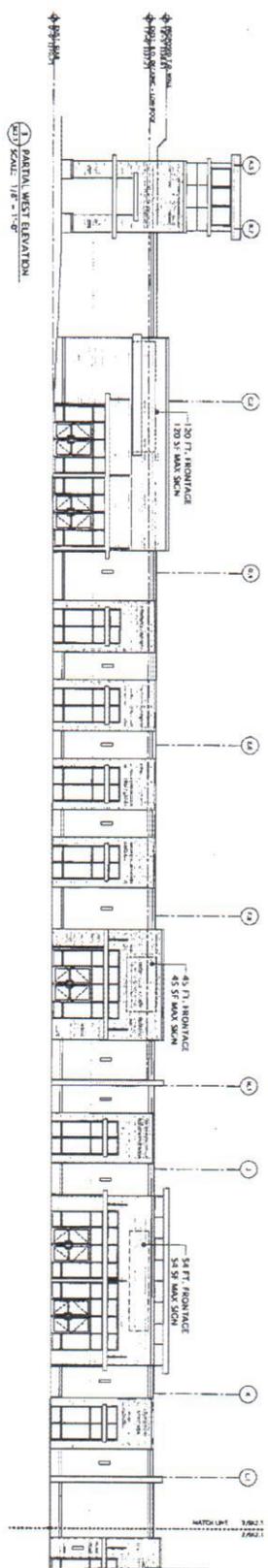
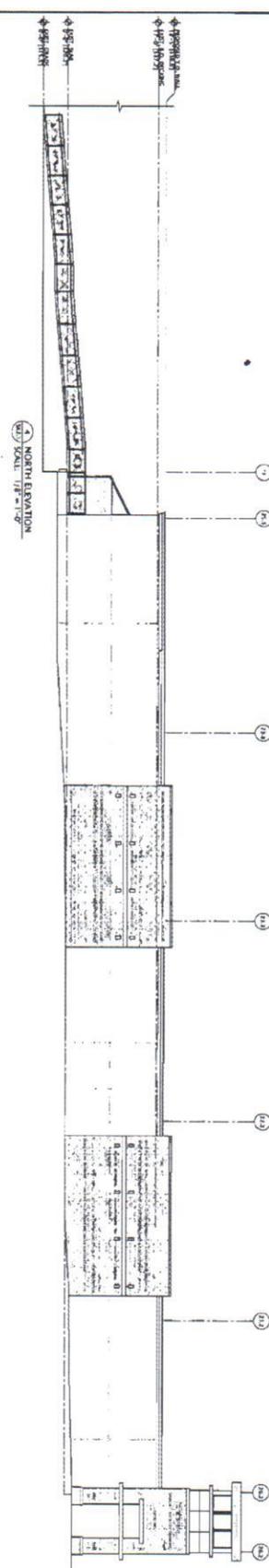
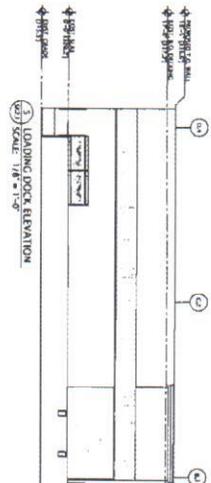
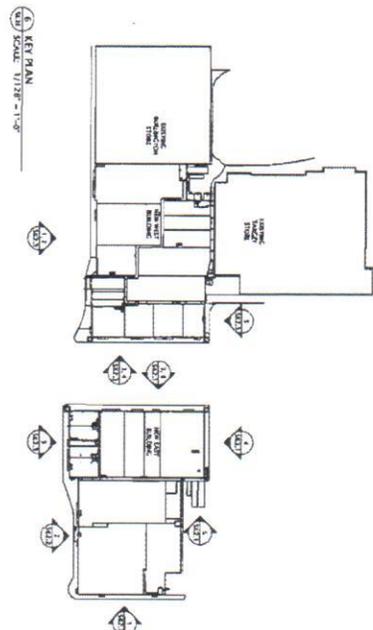
GREENLEAF AT CHELTENHAM
 RETAIL RENOVATIONS
 2185 WEST CHELTENHAM AVENUE
 PHILADELPHIA, PA 19110

LA FITNESS
 CONCEPT
 ELEVATIONS

DATE: 03/20/24
 DRAWN BY: DJM, LTV
 FILE NO: 24-0001-0001-0001
 REVISIONS:



LAF3.1
 PRELIMINARY
 NOT FOR CONSTRUCTION



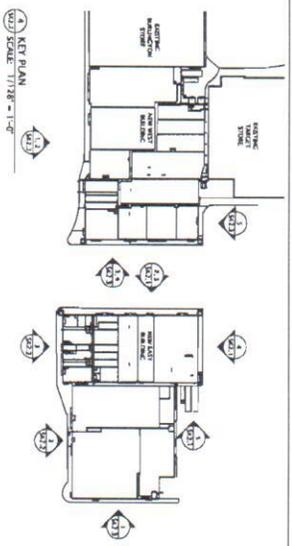
JCRP
ARCHITECTS
 100 EAST PENN SQUARE
 SUITE 100
 PHILADELPHIA, PA 19107
 215.928.9331
 JCRPARCHITECTS.COM

SUNEQUITY

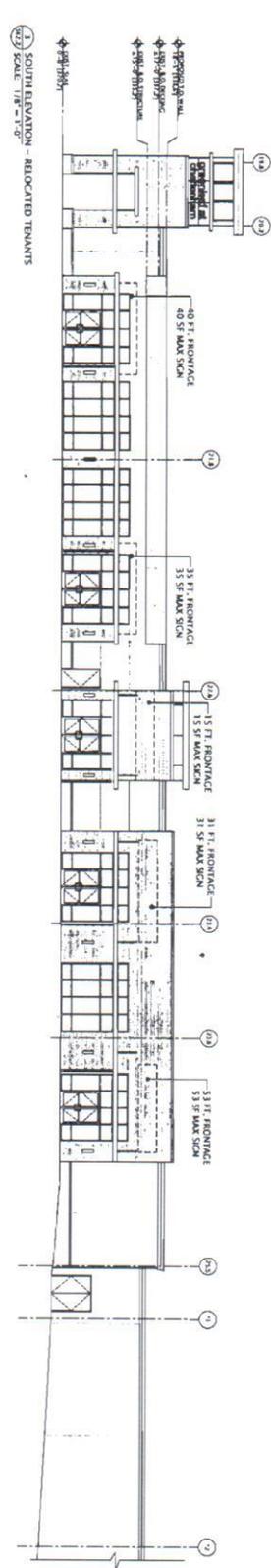
GREENLEAF AT CHELTENHAM
RETAIL RENOVATIONS
 6511 PA 19107
 PHILADELPHIA, PA 19107

EXTERIOR ELEVATIONS EAST BUILDING
 DATE: 04/15/14
 DRAWING: 02.01.14
 THE CLIENT: SUNEQUITY
 ARCHITECT: JCRP ARCHITECTS

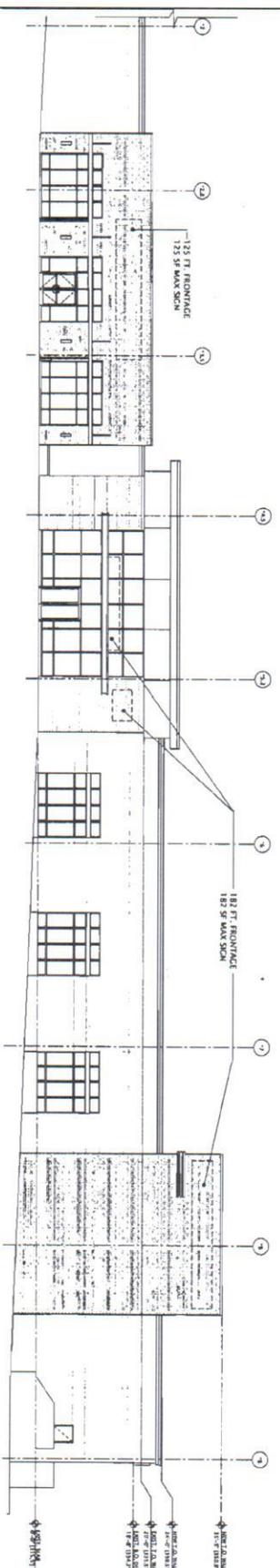
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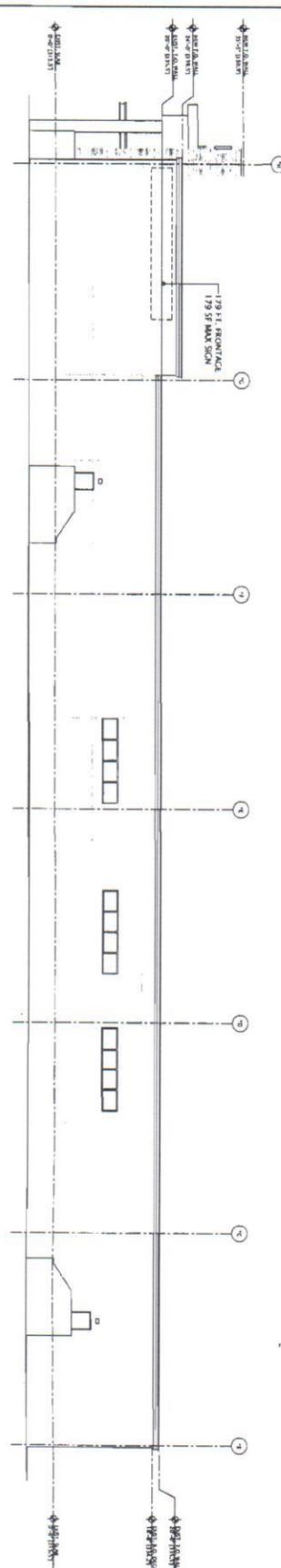
KEY PLAN
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - RELOCATED TENANTS
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - FORMER CONWAY BUILDING
SCALE: 1/8" = 1'-0"



EAST ELEVATION - FORMER CONWAY BUILDING
SCALE: 1/8" = 1'-0"

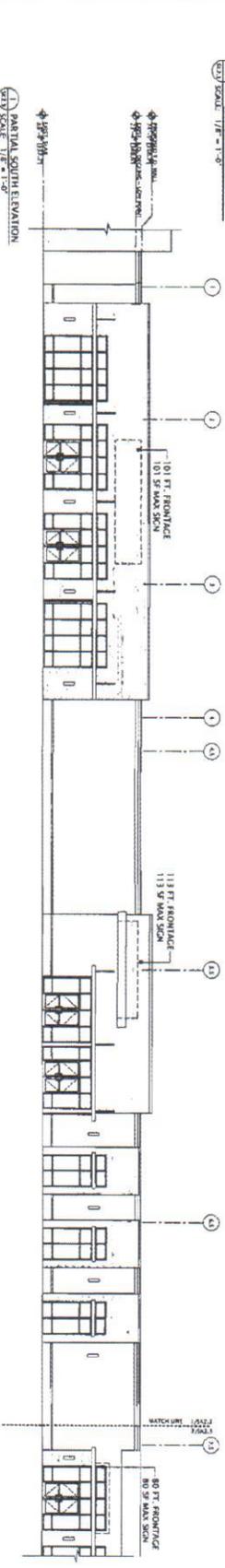
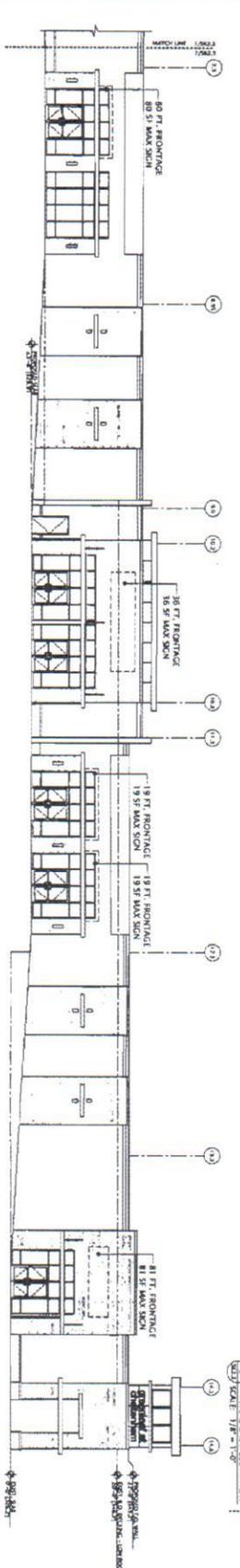
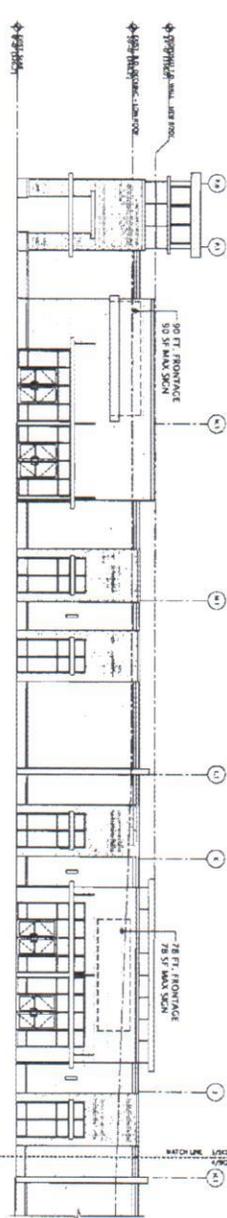
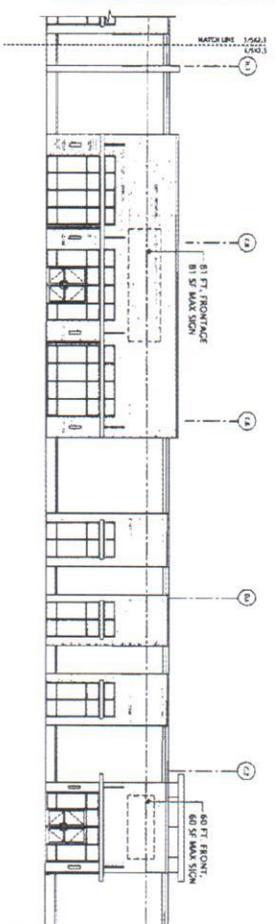
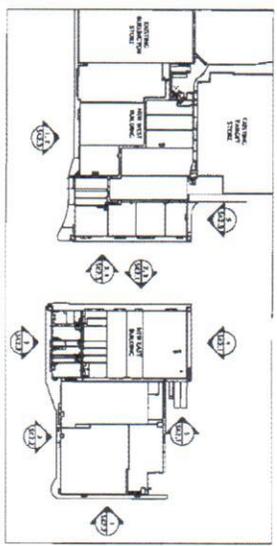
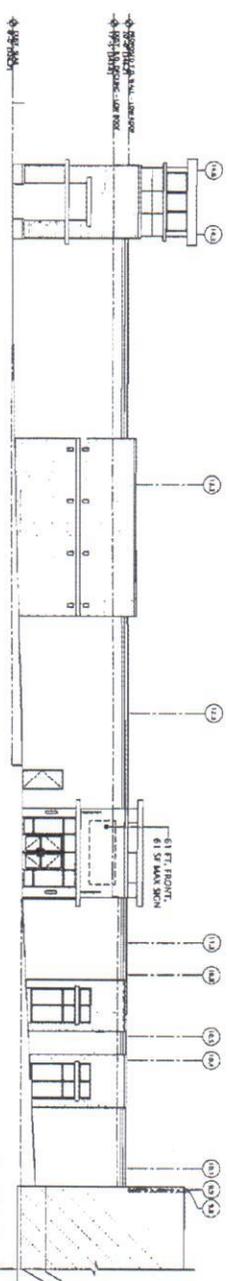
JRPP
ARCHITECTS
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JRPPARCHITECTS.COM

SUNEQUITY

GREENLEAF AT CHELTENHAM
RETAIL RENOVATIONS
2285 WEST CHELTENHAM AVENUE
PHILADELPHIA, PA 19110

EXTERIOR ELEVATIONS - RELO TENANTS & FORMER CONWAY
DATE: 08/20/2018
DRAWN BY: D.L. & T.B.
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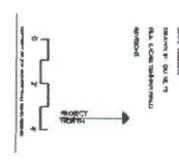


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SUNEQUITY
 REALTY

GREENLEAF AT CHELTENHAM
RETAIL RENOVATIONS
 1301 WEST CHELTENHAM AVENUE
 PHILADELPHIA, PA 19102

EXTERIOR ELEVATIONS WEST BUILDING



SK2.3
 PRELIMINARY
 NOT FOR CONSTRUCTION

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 46 E. Church Road, Cheltenham, PA 19012 will be reviewed by the following Committees which will offer recommendations to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, June 27, 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, July 6, 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, July 11, 2016, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 16-3553: Appeal of EP Rec Partners, LLC, for the premises known as 46 E. Church Road, Cheltenham, PA 19012 from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for a change in the recreational use from tennis to soccer, for lesser off-street parking and for same to encroach into the Zone two Riparian Corridor Buffer and modifications of conditions from prior Appeals to allow for increased hours of operation and illumination of the exterior fields in the R-4 Residential Zoning District:

- a.) An appeal of the determination, dated June 3, 2016, that the indoor/outdoor soccer use is a permitted continuation of the existing nonconforming recreational use on the property; or in the alternative, a variance from Section 295-26., use regulations, to permit the indoor/outdoor soccer use in the R-4 Residence District.
- b.) A variance from Section 295-252.B., to permit a portion of the parking lot to encroach into the required Zone 2 buffer in the Riparian Corridor Conservation District.
- c.) A modification of the condition imposed by the ZHB in its decisions Appeal Nos. 1571 and 2964 to permit the following change in hours of operation: Indoor fields, 7:00 am through 12:00 am; outdoor fields, 10:00 am through 10:00 pm, from April 1st to November 30th.
- d.) A modification of the condition imposed in the ZHB decisions in Appeal Nos. 1571 and 2944 to permit direct illumination of the exterior soccer fields.
- e.) An appeal of the determination, dated June 3, 2016, that the proposed parking is a continuation of the existing nonconforming parking condition on the property, as approved and found "lawful" and "sufficient" by the ZHB in its decision in Appeal 2944; or in the alternative, a variance from Section 295-221.H., parking requirements by land use, to permit approximately 177 spaces instead of the minimum 219 required spaces, an increase from the nonconforming 118 existing parking spaces.

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 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 five (5) days prior to the meeting.

**ZHB #16-3553
Zoning Officer**

**CHELTENHAM TOWNSHIP ZONING HEARING BOARD
ADDENDUM TO ZONING HEARING BOARD APPLICATION**

Owner/Applicant: EP Rec Partners, L.L.C.

Property: 46 East Church Road
Tax Parcel I.D. No. 31-00-06535-00-4

Counsel: Marc D. Jonas, Esquire
Michael E. Peters, Esquire
Eastburn and Gray, PC
470 Norristown Road, Suite 302
Blue Bell, PA 19422

Relief Requested:

1. An appeal of the determination dated June 3, 2016 of the Assistant to the Planning & Zoning Director: the proposed small-sided (5-on-5 and 6-on-6) indoor/outdoor soccer use is a permitted continuation of the existing nonconforming recreational use on the property; or, in the alternative, a variance from § 295-36 *Use Regulations* to permit the small-sided indoor/outdoor soccer use in the R4 Residence District.
2. A variance from § 295-252.B *Uses specifically prohibited in Riparian Corridor Conservation District* to permit a portion of the parking lot to encroach into the required Zone 2 buffer in the Riparian Corridor Conservation district.
3. A modification of the condition imposed by the Zoning Hearing Board (ZHB) in its decisions in appeal nos. 1571 and 2964 to permit the following change in hours of operation: Indoor fields—7:00 am through 12:00 am; outdoor fields—10:00 am through 10:00 pm, from April 1st to November 30th.
4. A modification of the condition imposed in the Zoning Hearing Board's decisions in appeal nos. 1571 and 2944 to permit direct illumination of the exterior soccer fields.
5. An appeal of the determination dated June 3, 2016 of the Assistant to the Planning & Zoning Director: that the proposed parking is a continuation of the existing nonconforming parking condition on the Property, as approved and found "lawful" and "sufficient" by the Zoning Hearing Board in its decision in application no. 2944; or, in the alternative, a variance from § 295-221.H *Parking requirements by land use* to permit approximately 177 spaces instead of the minimum required

219 spaces, an increase from the nonconforming 118 existing parking spaces.

INTRODUCTION

This application requests interpretations by way of an appeal of the determinations of the zoning officer, variances, and modifications of prior zoning hearing board conditions to permit use of an existing indoor/outdoor recreational facility as a "small-sided" indoor/outdoor soccer facility in the R4 Residence District. "Small sided" soccer involves 5-on-5 and 6-on-6 play.

EP Rec Partners, L.L.C. ("Landowner") is the equitable owner of a 6.4 acre parcel of land located at 46 Church Road (the "Property").

The Property contains an existing indoor/outdoor recreational facility. The existing facility consists of the following:

- a 54,752 square foot building, containing 4 indoor tennis courts, an area previously used for a gym, and associated locker rooms, restrooms, etc.;
- a 12,906 square foot inflatable "dome" building, containing 2 tennis courts;
- 4 exterior tennis courts;
- outdoor pool; and
- 118 parking spaces.

Landowner proposes to continue the nonconforming recreational use of the Property for small-sided indoor/outdoor soccer. Landowner proposes the following improvements:

- 7 indoor soccer fields in the existing building;
- removal of the dome structure;
- removal of the swimming pool;

Addendum to Application, Cheltenham Township Zoning Hearing Board

- 4 outdoor soccer fields; and
- additional 59 parking spaces, for a total of 177 spaces.

The existing interior and exterior of the building are in need of rehabilitation. Landowner will revitalize and rehabilitate the property, removing potential nuisance conditions, and the existing in-ground pool.

REQUESTED ZONING RELIEF

Landowner is entitled to the requested modifications of the prior conditions of the ZHB, the requested interpretations of the Cheltenham Township Zoning Ordinance, and/or the requested zoning variances to permit the small-sided indoor/outdoor soccer use for the following reasons:

1. The Property was approved for recreational use as an indoor/outdoor tennis facility by decision of the ZHB dated October 19, 1973, appeal no. 1571 (“Decision 1571”). The facility was approved with 97 parking spaces. Decision 1571 states that it was issued pursuant to a court order. Prior to 1973, the Property was used for the Burn-Brae Country Club.

2. Condition #6 of Decision 1571 prohibited illumination of the outdoor courts for night play.

3. Condition #18 of Decision 1571 limited the hours of operation to 9:00 am to 8:00 pm (May 1 through September 30—“Summer hours”) and 8:00 am to 11:00 pm (October 1 through April 30—“Winter Hours”).

4. In 2002, the current legal owner of the Property filed an appeal with the ZHB requesting certain variances and seeking to modify the conditions of Decision 1571.

5. On November 18, 2002, the ZHB issued its decision in that appeal, appeal no. 2944 (“Decision 2944”). By this decision, the ZHB approved the large dome structure currently on the Property.

6. In Decision 2944, Conclusion of Law #5, the ZHB concluded that “[t]he provision of ninety parking spaces at the property is lawful”, and granted the following zoning relief: “a finding that ninety parking spaces are sufficient for the proposed uses.”

7. Decision 2944 also modified the conditions imposed by Decision 1571, removing certain conditions, but maintaining the prohibition on illumination of the exterior tennis courts for night play. The same hours remained in effect.

8. The ZHB found that the Property suffered from an unnecessary hardship as a result of its unique physical characteristics.

9. The current legal owner of the Property filed an appeal with the ZHB in 2003, seeking modification of the hours of operation established in the prior decisions.

10. By decision dated May 12, 2003 in appeal no. 2964 (“2964 Decision”), the ZHB amended the hours of operation as follows:

A. Outdoor courts--“summer hours” of 7:30 am through 8:00 pm on weekdays and 8:30 am and 8:00 pm on weekends from May 1 through October 30.

B. Indoor courts—6:00 am through 11:00 pm year-round.

11. The existing building was also used as a gym, although the gym is no longer in operation. The Property was also previously used for a swimming club.

12. Landowner proposes to continue the nonconforming indoor/outdoor recreational use on the Property. Instead of indoor/outdoor tennis, the Property will be used for small-sided indoor/outdoor soccer.

13. In connection with the soccer use, the existing in-ground pool and dome structure will be removed. The interior and exterior of the Property will be renovated and rehabilitated, and the Property will be put back to attractive and productive use.

14. Landowner proposes to increase the number of parking spaces on the Property by 59, lessening the extent of an existing nonconformity and providing approximately 177 parking spaces. Based on the operator's experience at its established soccer facility in Carlstadt, New Jersey, Landowner has determined that approximately 177 parking spaces will be sufficient to serve the soccer center.

15. The extended parking area is replacing 2 existing tennis courts. The existing tennis courts are impervious. Approximately 35 of the new parking spaces are located within the Zone 2 riparian buffer. The impervious coverage within Zone 2 is not increasing.

16. Landowner requests an interpretation from the ZHB that the proposed number of parking spaces constitutes the continuation of an existing nonconformity, consistent with the ZHB's conclusion in Decision 2944 that, at that time, the nonconforming parking was "lawful" and "sufficient".

17. Illumination of the exterior soccer fields will be achieved by way of directed light on 20 foot high poles. The proposed lights will not have a negative effect on

surrounding properties, particularly given the topography of the Property and location of the exterior tennis courts.

18. Modification of the condition restricting exterior lighting is necessary to permit successful operation of the soccer facility. Market conditions demand exterior night-time soccer play. The lease for the soccer facility is contingent upon the modification of this condition.

19. Landowner requests a modification of the prior conditions regulating hours of operation. The modification will decrease the total hours of operation, by shifting the hours as follows:

- A. Indoor fields—7:00 am through 12:00 am
- B. Outdoor fields—10:00 am through 10:00 pm, from April 1st to November 30th

20. The modification to the hours of operation is essential for the successful operation of the small-sided soccer use. The proposed hours are consistent with market demand for the use. The lease for the soccer facility is contingent upon the modification of the hours of operation, as proposed.

21. The relief requested meets the standards for the grant of zoning relief as set forth in the Township zoning ordinance and in the Pennsylvania Municipalities Planning Code, consistent with appellate court decisions.

Planning Commission Minutes

Dated June 27, 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, Thomas Cross, Tom DiBenedetto, Scott Laughlin 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.

Mr. Cross called the meeting to order at 7:31 p.m.

1. **Acceptance of minutes of the Planning Commission meeting dated May 23, 2016.**
Mr. Winneberger motioned to accept the minutes. Mr. DiBenedetto seconded and the motion passed unanimously.
2. **Review of CTDA # 16-02 and CTDA #16-03** – Mr. Habgood reported that Arcadia University asked for a continuance of both land development projects to the July meeting.
3. **Review of the Zoning Hearing Board (ZHB) appeal applications on the July 11, 2016 agenda.**

APPEAL NO. 16-3550 – Mr. Habgood summarized Cheltenham Investors, LLC's request for zoning relief for a special exception to allow for a fitness center (L.A. Fitness) use at the Cheltenham Mall (a.k.a. Greenleaf of Cheltenham) in the C-2 Commercial and Business Zoning District.

The applicant was represented by Hercules Grigos, Esq. and Charles Mannino. Discussion followed with respect to the amenities offered by LA Fitness, exterior architect of the existing building, parking, signage, landscaping and hours of operation.

In response to a question raised by a resident about the proposed parking layout, Mr. Cross advised that the plans can be reviewed in the Planning and Zoning Department at the Township building.

Mr. Cross questioned if the Fire Marshall has been part of the zoning review process and Mr. Sekuwungu assured him that he was actively involved.

Mr. Winneberger made a motion to recommend to the ZHB approval of the fitness center use. Mr. Laughlin seconded and the motion passed unanimously.

APPEAL NO. 16-3551 – Mr. Habgood summarized Cheltenham Investors, LLC request for zoning relief to be able to subdivide part of Lot #1 into a new Lot #8.

Discussion followed with respect to the existing dimension of the parking buffer and landscaping.

Mr. Winneberger made a motion to recommend to the ZHB approval. Mr. Goldfarb seconded and the motion passed unanimously.

APPEAL NO. 16-3552 – Mr. Habgood summarized Cheltenham Investors, LLC’s request for zoning relief to allow for the replacement of four existing pylon signs, multiple signs for the fitness use, and generic tenant signage.

The applicant’s architect, Gerry Roller, reviewed the proposed signage:

- LA Fitness: Three (3) signs and one (1) logo all to be internally illuminated.
- Pylon signs: replacing the existing four (4) signs in the same location with new signage of 40’ in height, all to be internally illuminated. The design of the signs to be similar to the proposed façade of the buildings.

Discussion followed with respect to the proposed height of the four (4) pylon signs, which are 20’ higher than what the code allows for freestanding signs. The applicant believed that the higher signs were needed to provide better visibility for traffic. The Planning Commission had concerns that the signs were too tall and expressed concern about setting a precedent for the height of these signs.

Mr. Winneberger questioned the Township Ordinance’s height restriction on signs and Mr. Habgood reported that it was 20’ for freestanding signs and 10’ for monument signs.

Mr. Winneberger made a motion to recommend to the ZHB approval of the L.A. Fitness building signage and that the pylon signage be no higher than 30’. Mr. DiBenedetto seconded and the motion passed unanimously.

APPEAL NO. 16-3553 - Mr. Habgood summarized the appeal of EP Rec Partners, LLC to allow for a change in the recreational use from tennis to soccer; variance to permit portion of parking lot to encroach into the Zone 2 buffer of the Riparian Corridor; a modification of the illumination of the exterior soccer fields and hours of operation, lesser off-street parking but an improvement over what is existing.

Marc Jonas representing EP Rec Partners, LLC provided additional background for the application. Plans included eliminating the outdoor dome, swimming pool, and tennis courts and replacing this with parking and four (4) exterior soccer fields, which are proposed to be illuminated. The proposal would actually lessen the non-conformity with regard to parking.

Mr. Cross voiced concerns about outside soccer fields, the illumination of these fields and how they are going to impact surrounding neighbors. Even though the lights will be 20’ in height, aiming down, Mr. Cross suggested some additional shielding in order to avoid light pollution.

Discussion ensued with respect to the following:

- Age group ranging from 5 to 15 year olds, with approximately fifteen people per field.
- Possibility of leagues only in the winter.
- Field surface and drainage of the exterior fields.
- The volume of use during the day.
- Proposed hours of operation: indoor, 8 a.m. to 12 a.m. and outdoor, 10 a.m. to 10 p.m.
- No food prep inside, just a concession stand.
- Possible traffic impact at the entrance on East Church Road.

Mr. Winneberger made a motion to recommend to the ZHB approval with the condition that the lights are shielded, and a review be completed on the drainage and traffic. Mr. Hayes seconded.

4. **Old Business** – Mr. Cross made a motion to reaffirm the Planning Commission’s recommendation to approve the subdivision plan for 425 Greenwood Avenue, Wyncote, since there was no quorum at the May meeting. The motion was supported by the members that were present.

5. **New Business** – None.

6. **Adjournment** – As there was no further business to discuss, Mr. Winneberger made a motion to adjourn. Mr. Cross seconded the motion and the meeting adjourned at 8:55 p.m.



Bryan Havir
Township Manager

Submitted by: Patty Gee

**Review of the
Zoning Hearing Board Decisions**

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

IN RE: Appeal of Marc Daniels

APPEAL NO. 16-3545

ORDER

AND NOW, this *9th* day of *May* 2016, upon consideration of the application of the Marc Daniels, Applicant, for the property located at 1031 Rock Creek Drive, Wyncote, PA, Applicant seeks a variance from Section 295-39.A.(1), yard regulations, to allow for a front yard setback of 20' in place of the required 40' and a variance from Section 295-220.A, yard regulations, to allow for the installation of a 12' X 16' structure (shed) to be erected within the front yard.

The Board approved Applicant's requests for variances as depicted in the exhibits to the application and in the testimony provided before the Board.

All material representations made by the applicant on the record at the hearing shall be treated as conditions of the relief granted and are 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.

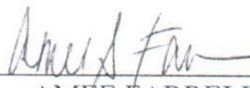
The property involved is 1031 Rock Creek Drive, Wyncote, PA and is located in the R-4 Residential Zoning District.

An application to the Board for a Special Exception and/or Variance, if refused, shall not be renewed within the period of one (1) year, unless there has been a change in conditions and unless the renewed application distinctly sets forth changed conditions.

Unless the Board stipulates otherwise, all decisions or appeals and variances and exceptions to its Orders and Decisions shall be effective for a period of two (2) years. Unless the Order or Decision has been complied with within said period of time, it shall cease and be of no effect.

There shall be a thirty (30) day window to appeal any decision of this Zoning Hearing Board to the Court of Common Pleas. Any applicant that takes action pursuant to an Order of this Board, prior to the expiration of this appeal period does so at its own risk.

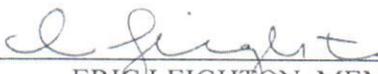
CHELTENHAM TOWNSHIP ZONING HEARING BOARD



AMEE FARRELL, CHAIRPERSON



PETER R. LABIAK, VICE CHAIR



ERIC LEIGHTON, MEMBER

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

IN RE: Appeal of Samuel Lee Saltzman

APPEAL NO. 16-3546

ORDER

AND NOW, this *9th* day of *May*, 2016, upon consideration of the application of the Samuel Lee Saltzman, Applicant, for the property located at 417 Carlton Avenue, Wyncote, PA, Applicant seeks a variance from Section 295-46.B.(1), yard regulations, to allow for a side yard setback of 0' in place of the required 8' and a variance from Section 295-220.B, yard regulations, to allow for the installation of a 8' X 8' structure (shed) to be erected within the side yard.

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

1. The shed must meet all requirements of the Cheltenham Code.
2. The space between the approved setbacks and the shed must be cleared.
3. Before the shed is erected material must be placed on the surface of the earth to prevent vegetation from growing.

All material representations made by the applicant on the record at the hearing shall be treated as conditions of the relief granted and are 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.

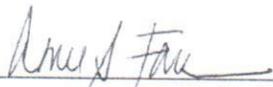
The property involved is 417 Carlton Avenue, Wyncote, PA and is located in the R-5 Residential Zoning District.

An application to the Board for a Special Exception and/or Variance, if refused, shall not be renewed within the period of one (1) year, unless there has been a change in conditions and unless the renewed application distinctly sets forth changed conditions.

Unless the Board stipulates otherwise, all decisions or appeals and variances and exceptions to its Orders and Decisions shall be effective for a period of two (2) years. Unless the Order or Decision has been complied with within said period of time, it shall cease and be of no effect.

There shall be a thirty (30) day window to appeal any decision of this Zoning Hearing Board to the Court of Common Pleas. Any applicant that takes action pursuant to an Order of this Board, prior to the expiration of this appeal period does so at its own risk.

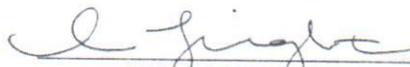
CHELTENHAM TOWNSHIP ZONING HEARING BOARD



AMEE FARRELL, CHAIRPERSON



PETER R. LABIAK, VICE CHAIR



ERIC LEIGHTON, MEMBER

Report of the Building Inspector
for June, 2016

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

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

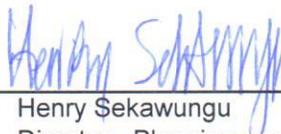
	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	21	19,305	965,250
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	1	855	42,750
COMMERCIAL			
RENOVATIONS / ALTERATIONS	1	3,585	129,250
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	1	1,585	79,250
FENCE	12	600	600
JUNE, 2016	36	25,930	1,217,100
JUNE, 2015	61	23,834	1,188,172
YEAR-TO-DATE 2016	292	262,190	8,469,437
TOTAL 2015	1,031	316,570	15,642,058
<hr/>			
HEATING & AIR CONDITIONING			
JUNE, 2016	10	3,009	150,450
JUNE, 2015	7	2,536	126,800
YEAR-TO-DATE 2016	50	15,995	799,750
TOTAL 2015	110	34,454	1,818,201
<hr/>			
ELECTRICAL			
JUNE, 2016	23	6,164	308,200
JUNE, 2015	7	2,595	129,750
YEAR-TO-DATE 2016	98	28,673	1,435,900
TOTAL 2015	138	45,472	2,358,422
<hr/>			
PLUMBING			
JUNE, 2016	11	1,585	79,250
JUNE, 2015	8	1,156	57,800
YEAR-TO-DATE 2016	83	14,435	721,750
TOTAL 2015	117	22,737	1,225,600
<hr/>			
FOG PERMITS			
JUNE, 2016	5	1,500	1,500
JUNE, 2015	6	1,500	1,500
YEAR-TO-DATE 2016	51	14,000	14,000
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 JUNE, 2016**

GRADING PERMITS

JUNE, 2016	1	400	400
JUNE, 2015	1	200	200
YEAR-TO-DATE 2016	8	2,000	2,000
TOTAL 2015	10	3,200	3,200



Henry Sekawungu
Director - Planning and Zoning