

January 4, 2012
Curtis Hall

A regular meeting of the **BUILDING AND ZONING COMMITTEE** was held tonight, Chairman Morton J. Simon, Jr. presiding. Members present were Commissioners Hampton, and Sharkey. Also present was Ex-Officio member Haywood. Staff present were Joseph Bagley, Wisler Pearlstine LLC; Bryan T. Havir, Assistant Township Manager; David M. Lynch, Director of Engineering, Zoning and Inspections; and David G. Kraynik, Township Manager. A Public Attendance List is attached.

Mr. Simon called the meeting to order.

1. The Zoning Hearing Board ("ZHB") Agenda for January 9, 2012, was reviewed as follows:

APPEAL NO. 3427: Petition of Spring Hill Holdings, LLC, owner of Premises known as 327 Gerard Avenue, Elkins Park, PA 19027, from the Decision of the Zoning Officer for a special exception in accordance with the Rules and Regulations of the Class R-5 Residence District as outlined in CCS 295-46.A.(2) for a front yard setback of 19' ± instead of the minimum required 40' from the Penn Street frontage of the Premises for a 20' x 20' (irr.) deck (existing) on the northeast side of the house.

Mr. Lynch reviewed the appeal. Gil Barzeski applicant was present. Mr. Lynch advised of the deck's encroachment into the front yard that needs zoning relief. He explained that it is a corner property. He was away when work commenced and was not present to supervise what was being done.

Upon motion of Mr. Haywood, and unanimously approved by the Committee, the Township Engineer was directed to advise the Zoning Hearing Board that the Committee takes no action on this appeal.

APPEAL NO. 3428: Appeal of Carole Anne Hensley, owner of Premises known as 140 Lismore Avenue, Glenside, PA from the Decision of the Zoning Officer for a variance from the Rules and Regulations of the Class R-5 Residence District as outlined in CCS 295-43. for the conversion of the existing Single-Family Dwelling to a Two-Family Detached Dwelling instead of one of the enumerated permitted uses.

Mr. Lynch reviewed the appeal. Ms. Hensley was present and explained that she and her brother have inherited the property from their father who lived there for 70-years. They want to keep the property and convert it as a duplex. She owns other rental properties on Lismore Avenue where she has lived for 50-years. There are 43 homes on the 100 block of Lismore and nine (9) of them are multi-family.

Mr. Sharkey asked about plans for parking. He was concerned that converting to a duplex would add more cars to a street that has limited off-street parking. Ms. Hensley stated that the property has a long driveway and a garage behind the house, and she believed there was adequate parking for four (4) vehicles. She presented photos of the property.

In response to a question from Mr. Simon, Mr. Lynch advised that the planned duplex is in accordance with Township Code.

There were comments from neighbors as follows:

Ann Delcarlino, 143 Lismore Avenue, stated that it is a neighborhood of large homes; she did not want to lose her neighborhood; there are issues with rental properties and tenants, especially if it was rented to college students that in her opinion, make undesirable neighbors for families; she did not want a neighborhood of transients; she wanted owner-occupied homes; she was concerned about water run-off, sewer issues from a rental property that could affect neighbors' homes; Lismore Avenue has permit parking.

Steve Delcarlino stated that some of the duplexes are being converted back to single family homes.

Alysa Canally, 171 Lismore Avenue, stated that there are a lot of duplexes on the street. She did not want more transients. She wants the house to be family-occupied. She asked what the neighbors can do. She was advised that the Zoning Hearing Board is the decision-maker, and neighbors should attend the hearing.

Mr. Sharkey believed that there has to be a balance between a property owner's rights and the wishes of the community. He was concerned as to adequacy of parking for a duplex.

Upon motion of Mr. Sharkey, and unanimously approved by the Committee, the Township Engineer was directed to advise the Zoning Hearing Board that it takes no action on this appeal but recommends that if relief is granted, it be granted contingent upon five (5) off-street parking spaces being required.

2. The Committee reviewed recent decisions of the Zoning Hearing Board as follows:

APPEAL NO. 3420: Appeal of Elizabeth Sand Braun, owner of Premises known as 8321 Cadwalader Avenue, Elkins Park, PA 19027 from the Decision of the Zoning Officer for a Variance from the Rules and Regulations of the Class R-4 Residence District as outlined in CCS 295-39.A.(1) for a lesser Front Yard Setback of 6.38' instead of the minimum required 40' for a 9.08' W x 4.75' D x 8.3' H front sidewalk entrance trellis.

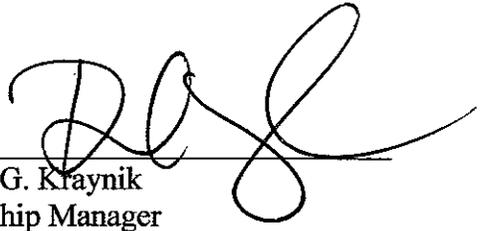
The Zoning Hearing Board granted the request for relief subject to conditions.

Upon motion of Mr. Simon, and unanimously approved by the Committee, no action was taken.

3. Upon motion of Mr. Sharkey, and unanimously approved by the Committee, the Report of the Building Inspector for the month of December, 2011 was received.

4. Under Old Business: In response to a question from Mr. Sharkey, Mr. Lynch gave an update on a property at the intersection of Keswick and Paxson Avenues that is being proposed for development.

There being no further business, upon motion of Mr. Haywood, and unanimously approved by the Committee, the meeting was adjourned.



David G. Kravnik
Township Manager

as per Anna Marie Felix

PUBLIC AFFAIRS COMMITTEE MEETING, 7:30 p.m.
PUBLIC SAFETY COMMITTEE MEETING, 7:45 p.m.
BUILDING AND ZONING COMMITTEE MEETING, 8:00 p.m.
Wednesday, December 4, 2012, Curtis Hall

PUBLIC ATTENDANCE LIST

<u>NAME</u> <i>(Please print clearly)</i>	<u>ADDRESS</u>	<u>PHONE or E-MAIL</u>
David Flaks	7517 Vernon Rd	Davidflaks@aol.com
Judy Heath	313 Oak Road	judyh8860@comcast.net
AP Pleush	18305 Ave	
Jim Muldoon	106 Peckview Rd	215-635-9944
Ray Johnson	106 Peckview Rd	215-635-9944
MYRA TAKSA	109 Dewey Rd	buy my car @ comcast
JOHN J. MULLIGAN	7744 PENROSE AVE	DEPUTY CHIEF 2@gmail.com
Rich Schuck	5410 Woodland Ave	215-329-1818
Tyshaun Williams	1500 E BARKING RD	215-237-0758
Brett Sewell	637 Kupar st	267-784-8765
Harold White	7600 Penrose Ave	215-571-9919
Doll Burton	2400 Old York Rd	267-975-9528
Debra Stare McPenter	211 W. Waverly Rd	215-884-7306

511 BARKING RD 327 GILMAN AVE 215 917 8611

PUBLIC AFFAIRS COMMITTEE MEETING, 7:30 p.m.
PUBLIC SAFETY COMMITTEE MEETING, 7:45 p.m.
BUILDING AND ZONING COMMITTEE MEETING, 8:00 p.m.
 Wednesday, December 4, 2012, Curtis Hall

PUBLIC ATTENDANCE LIST

<u>NAME</u> <i>(Please print clearly)</i>	<u>ADDRESS</u>	<u>PHONE or E-MAIL</u>
Bill McCann	331 PAXSON AVE	215 576 8314
Jerry Ames	105 W Esplan Rd	215 913 1695
Matt Scholly	Glenside Fire Co.	215-500-3419
Art Gordon Jr	8206 Forest Hills Dr Elkvue Park PA	215-881-9282 215
Ann DelCarlo	143 LISMORE Glenside	215-884-2358
Steve DelCarlo	"	"
MIKE JAECKS	151 LISMORE AVE GLENSIDE	215-884-5877
MIKE Hensley	2179 Pleasant Ave 2179 Glenside	267-625-4816
David Scott		215 740 9015
Ann Hensley	32 Bant Rd	215-836-2738
Donna Fryman	513 Patricia Dr Glenside	215 887 4011
Sara Peyser	513 Patricia Dr Glenside	215 887 4011
Erin Hirsh	144 LISMORE	215 376 0555

S Strahs