

December 5, 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 McKeown, Norris, Portner, Simon and Sharkey. Also present was Ex-Officio Member Haywood.

Staff present were David Jones, Interim Planner/Zoning Officer and Bryan T. Havir, Acting Township Manager.

Also present was Joseph Bagley, Esq., Solicitor. A Public Attendance List is attached.

Mr. Simon called the meeting to order at 8:30 p.m.

1. Review of Zoning Hearing Board Agenda for December 10, 2012.

APPEAL NO 3455 – Appeal of Young Suk Jeon, owner of premises known as 560 E. Church Road, Elkins Park, PA, from the Decision of the Zoning Officer for the following Zoning Relief in order to allow a 21% expansion of an existing facility in a Class C-4 Commercial and Business District.

- a. A Special Exception in accordance with Article XXIX of Chapter 295 of the Cheltenham Code as follows:
 - i. A Special Exception in accordance with CCS 295-227B. for an existing nonconforming building.
 - ii. A Special Exception in accordance with CCS 295-227C.(2) for an addition to a nonconforming building not to exceed 25% of original building.
 - iii. A Special Exception in accordance with CCS 295-227C.(3) for a nonconforming use not to increase the number of employees by more than 25%.
- b. In the alternative to a. i, ii, iii, above, a Variance from CCS 295-133 for a lesser buffer area 0' instead of the required 8'

Hal Lichtman, Architect, was present to represent the applicant. He distributed photos and presented schematics. He reviewed the usage; the existing building; the proposed new addition; the request for Special Exception; extension of the existing wall; elimination of two (2) parking spaces; and utilization of the adjacent municipal parking lot.

In response to a question from Mr. Portner, Mr. Jones stated that stormwater management issues and drainage may need to be addressed, and land development may be required.

Mr. Lichtman stated that the applicant has agreed to all of the recommendations of the Planning Commission.

Upon motion of Mr. Simon, the Committee unanimously directed the Interim Township Planner/Zoning Officer to advise the Zoning Hearing Board that the Commission recommends no action on said appeal. If relief is granted, the Committee recommended that it be granted contingent upon all of the recommendations of the Planning Commission at its November 26, 2012 meeting.

2. Upon motion of Mr. McKeown, the Committee unanimously received the Planning Commission Meeting Minutes dated November 26, 2012.

3. Upon motion of Mr. Portner, the Committee unanimously received the Report of the Building Inspector for November, 2012.

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



Bryan T. Havir
Acting Township Manager

as per Anna Marie Felix



PUBLIC ATTENDANCE LIST
PRESIDENT'S BUDGET MESSAGE – 7:30 p.m.
Public Safety Committee, 7:30 p.m.
Public Affairs Committee, 7:45 p.m.
Building and Zoning Committee, 8:00 p.m.
Wednesday, December 5, 2012
Curtis Hall

NAME (Please Print Clearly)	ADDRESS	E-MAIL and/or TELEPHONE
S. S. Trubbs	C14 C11	