

A regular meeting of the **BUILDING AND ZONING COMMITTEE** was held tonight, Commissioner Simon, Chair, presiding. Members present were Commissioners McKeown, Norris, Rappoport, and Sharkey.

Staff present included: Bryan T. Havir, Township Manager; Henry Sekawungu, Director of Planning/Zoning; and Alyson Elliott, Assistant Township Manager. Also present was Joseph Bagley, Esq., Solicitor. A Public Attendance List is attached.

Mr. Simon called the meeting to order at 8:50 p.m.

1. Review of Zoning Hearing Board Appeals. The Committee reviewed and took action on the following Zoning Hearing Board agenda items for the March 9, 2015, hearings as follows:

2. Appeal No. 15-3510 – Appeal of Salisbury Behavioral Health, Inc. d/b/a PAHrtners Deaf Services, tenant of premises known as 333 Bent Road, Wyncote, PA, to use the premises as a Group Home for up to fifteen (15) unrelated deaf children with co-existing mental health disabilities, and a range from two (2) to six (6) scheduled staff personnel at the premises at any one time; said premises being within the Class R-3 Residence District:

- a. The Applicant requests a reasonable accommodation in accordance with the rules and regulations of “Zoning Hearing Board” as outlined in CCS 296-2, 295-206, 295-207 and 295-209.1. The Applicant is proposing a child residential facility as the term is defined in 55 Pa. Code §3800.5 in order to use the premises as a Group Home with associated staff.
- b. A determination as to the number of parking spaces required for the Group Home with associated staff.

The applicant was represented by the applicant’s attorney, Bernadette Kearney, Esq. Ms. Kearney requested a continuance to permit the Township’s Counsel to meet with the Township and discuss status of the meeting with the applicant, neighbors’ counsel and Township representatives.

Upon motion of Ms. Rappoport, the Committee unanimously supported a grant of continuance for Appeal No. 15-3510 for 333 Bent Road, Wyncote PA, and if a continuance is not granted, the Committee recommends denial of said appeal based on a lack of full presentation and information to the Committee this evening.

3. Appeal No. 15-3511 – Appeal of Bethel Deliverance International Church, Inc., Owner of the premises known as 2925 West Cheltenham Avenue, Wyncote, PA, from the Decision of the Zoning Officer in order to use the premises as a private school of K through 5 with said premises being within the Cla3s C-3 Commercial Zoning District:

- a. A variance from Section 295-117, Use Regulations, to use the existing building as a school.

- b. A determination as to the number of parking spaces for the school.

The applicant was represented by the applicant's attorney, Gary Perkiss, Esq., and Stephanie DeCosta, Director of Community Outreach and director of the school.

Mr. Sekawungu said the building has been in use as a school for children ages 1-4 years old since 2013. The Church's desire to expand its services through 5<sup>th</sup> Grade and to offer financial assistance to parents through the PA Department of Public Welfare, triggered the need for a Use & Occupancy Permit, which brought to light the need for a use variance and clarification on parking requirements. The Planning Commission reviewed the application at their February 23, 2015, meeting and recommended approval.

Mr. Perkiss explained that the building's use as a school is temporary as the Church has plans to build a new sanctuary which will eventually house the school. Mr. Bagley asked how many students were enrolled at the School. Mr. Perkiss responded that there are currently 25 students enrolled. The school has five classrooms, that they anticipate filling with 15 students per classroom (375 students). Mr. Bagley asked if the School required any state certifications in order to provide education services. Ms. DeCosta responded that state certifications are not required, since the Church and School are a religious entity and do not take any public funding. Mr. Bagley asked how many employees are expected. Mr. Perkiss responded that six or seven employees are anticipated.

Upon motion of Mr. Sharkey, the Committee unanimously recommended no action on Appeal No. 15-35-11 for 2925 West Cheltenham Avenue, Wyncote, PA.

4. Appeal No. 15-3512 – Appeal of Michael and Stephanie Eller, owners of the premises known as 504 Plymouth Road, Glenside, PA from the Decision of the Zoning Officer in order to allow for an 8' x 8' shed to encroach closer to the side and rear property lines in the R-4 Residential Zoning District:

- a. A variance from Section 295-39.B.(1), Yard Regulations, Side Yards, to allow for a side yard setback of five (5) feet for the shed in place of the required ten (10) feet.
- b. A variance from Section 295-39.C., Yard Regulations, Rear Yard, to allow for a rear yard setback of eight (8) feet for the shed in place of the required twenty-five (25) feet.

Upon motion of Mr. Sharkey, the Committee unanimously recommended approval of Appeal No. 15-3512 for 504 Plymouth Road, Glenside, PA.

5. Appeal No. 15-3513 – Appeal of Arcadia University, owner of the premises known as 6 Royal Avenue, Glenside, PA from the Decision of the Zoning Officer in order to allow for the existing building to be used as classrooms with accessory spaces in the R-3 Residential Zoning District:

- a. A modification to Cheltenham Township's Zoning Hearing Board Appeal No. 3497 to change the use from a Funeral Home to use as a College with four classrooms and accessory spaces, other than the permitted uses in the R-3 Residential District.
- b. Alternatively, a variance from Section 295-21, Use Regulations, to allow a college use with four classrooms and accessory spaces within the existing building.

Hal Lichtman, project architect, represented the applicant. Mr. Lichtman explained the history of the property – 4,300 sq. ft. residents built in 1920. In 1999, it received a variance to be used as a law office, which is its current use. In 2014, the Zoning Hearing Board granted a variance to permit a funeral home use, which would also include a 1,300 sq. ft. addition. The funeral home project fell through and Arcadia purchased the property with the intent build the 1,300 sq. ft. addition and convert the building to classroom use. The University plans to work within the approvals granted for the funeral home use. Additionally, the six foot high solid fence along the neighbor's property will be included in the project, per the property owner. Mr. Lichtman added that the property currently generates \$15,000 per year in tax revenue. This value will increase with the proposed improvements and the University plans to pay the taxes on this property.

Ms. Rappoport asked if there would be evening classes in the building and if the building would be open after classroom hours for studying or social gatherings. Mr. Lichtman said building will primarily be used as ESL classroom space and will have evening classes that end between 8:30/9 p.m. The building will be patrolled by university security and will not be a place where students will hang out to study or socialize after hours.

Upon a motion of Mr. Sharkey, the Committee unanimously recommended approval of Appeal No. 15-3513 for 6 Royal Avenue, Glenside, PA, subject to the applicant's agreement to continue to pay taxes on the property and to install a fenced buffer along the neighboring property line and other conditions agreed to by the previous applicant.

6. Upon motion of Mr. Sharkey, the Committee unanimously received the Planning Commission Meeting Minutes dated February 23, 2015.

7. The Committee reviewed recommendations by the Economic Development Task Force (EDTF) for signage as follows:

- a. 200 Ryers Avenue, Cheltenham Village (Blend Lab Groom Society). Upon motion of Mr. McKeown, the Committee unanimously took no action on the issuance of a Certificate of Appropriateness for façade signage.
- b. 128 South Easton Road, Glenside (MUSE Hair Studio). Upon motion of Mr. Sharkey, the Committee unanimously approved issuance of a Certificate of Appropriateness for façade and awning signage conditioned upon the conditions set forth by the EDTF.

- c. 258 South Easton Road, Glenside (Speedway, formerly Hess Gas Station). Upon motion of Mr. Sharkey, the Committee unanimously approved issuance of a Certificate of Appropriateness for replacement of three signs (one free-standing, one façade and one canopy) conditioned upon the removal of cigarette sandwich boards on site.

8. Review of Select Committee Meeting Minutes dated February 9 and 23, 2015. Mr. Lichtman asked when the latest draft will be ready for public review, particularly the proposed Campus Overlay District. Mr. Havir responded that the draft document is still going through the Select Committee for review and it will be scheduled for the Building and Zoning Committee to review before being sent to the Planning Committee for comment.

Upon motion of Mr. Sharkey, the Committee unanimously received the Select Committee Meeting Minutes dated February 9 and 23, 2015.

9. R-3A Zoning District Ordinance and Map Change. Mr. Bagley announced that a public hearing on the R-3A Zoning District Ordinance and Map Change will be held on March 18, 2015.

10. Upon motion of Mr. Sharkey, the Committee unanimously received the Report of the Building Inspector for February 2015.

11. Review of Zoning Hearing Board Decisions – None.

12. Old Business – None.

13. New Business – Mr. Simon asked if Township staff would send the Board's condolences to Ms. Carol Lauchmen, Esq, the Township's Zoning Hearing Board Solicitor.

14. Citizen's Forum – None.

There being no further business, upon motion of Mr. Sharkey, and unanimously approved by the Committee, the meeting was adjourned at 9:26 p.m.



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Bryan T. Havir  
Township Manager

as per Alyson Elliott

**PUBLIC SAFETY COMMITTEE – 7:30 p.m.**  
**PUBLIC AFFAIRS COMMITTEE – 7:45 p.m.**  
**BUILDING AND ZONING COMMITTEE -8 p.m.**

**Wednesday, March 4, 2015**  
**PUBLIC ATTENDANCE LIST**

(Please print clearly)

NAME	ADDRESS	PHONE OR E-MAIL
Chief J. J. Mulligan	7600 PEURDUE AVE	DEPUTYCHIEF2@gmail.com
S S Steaks		
BRAD PRONSKY	C/	
Stephanie Eller	504 Plymouth Road, Glenside	215-317-2798
Martin Schmid	631 Twickenham Rd.	215-886-8649
Stephanie Dalosta	2901 W. Cheltenham	215-885-2585
Erin Thompson	-	ethompson@wekns
Stephanie J. Gray		
Meyant Grifen		267-259-7772
Helene To MacDonald	316 Bickley Rd. Glenside	215 586 0773