

BUILDING AND ZONING COMMITTEE

AGENDA

WEDNESDAY, DECEMBER 7, 2011

8:15 P.M.

**CURTIS HALL IN CURTIS ARBORETUM
CHURCH ROAD AND GREENWOOD AVENUE**

**MICHAEL J. SWAVOLA – CHAIRMAN
ART HAYWOOD – VICE CHAIRMAN
KATHY A. HAMPTON - MEMBER
CHARLES D. MC KEOWN – MEMBER
J. ANDREW SHARKEY – MEMBER
MORTON J. SIMON, JR. – MEMBER
HARVEY PORTNER – EX-OFFICIO MEMBER**

1. Review of the Zoning Hearing Board Agenda for December 12, 2011; see attached.
2. Review of the Planning Commission meeting minutes of November 28, 2011; see attached.
3. Review of the Ad-Hoc Zoning Committee meeting minutes of November 28, 2011; see attached.
4. Review of Recent Decision(s) of the Zoning Hearing Board.
5. Report of the Building Inspector for November 2011. See attached.
6. Old Business
7. New Business
8. Citizens' Forum
9. Adjournment



David G. Krzywik
Township Manager

ZONING HEARING BOARD

AGENDA

FOR

DECEMBER 7, 2011

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 7803 Montgomery Avenue, Elkins Park, PA 19027 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, November 28, 2011 at 7:30 PM at the Township Administration Building Boardroom 8230 Old York Rd, Elkins Park PA 19027
- b. Cheltenham Township Building and Zoning Committee on Wednesday, December 7, 2011 at 8:00 P.M. at Curtis Hall, 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, December 12, 2011 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

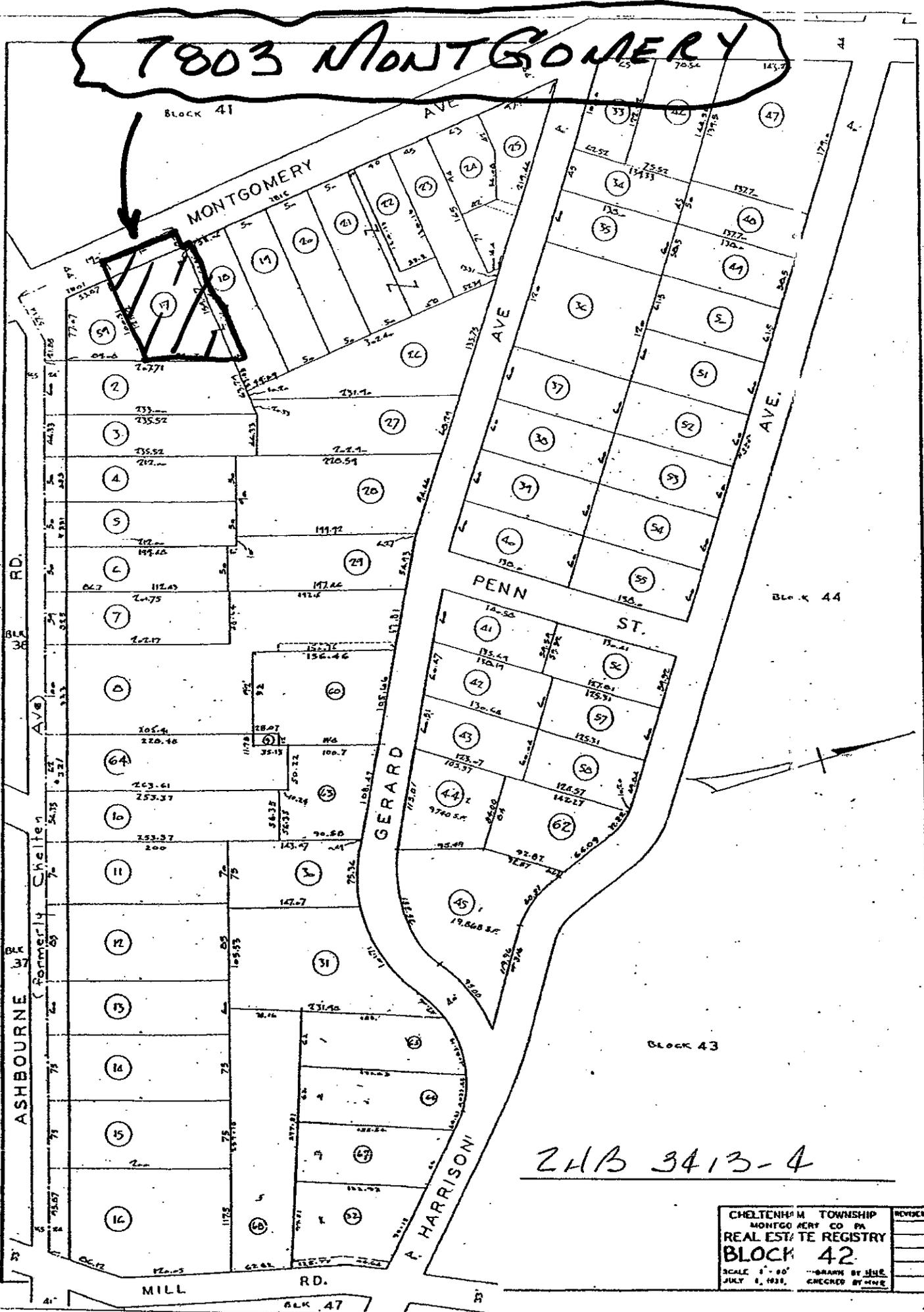
APPEAL NO. 3413: (Continued) Appeal of Montgomery Court Realty Co., L.P., owner of premises known as 7803 Montgomery Avenue, Elkins Park, PA 19027, from the Decision of the Zoning Officer in order to operate a Private Ambulance Service from the premises

- a. A Determination that the storage of Private Ambulance on the premises overnight is not a function of the operation of a Private Ambulance Service and thus permitted as a legal nonconforming use of the premises per the grant of relief under ZHB Appeal No. 1563.
- b. In the alternative to a, above, a Determination, pursuant to "Nonconforming Uses" as outlined in CCS 295-227.F., that the operation of a Private Ambulance Service is of the same class of use as the previously approved nonconforming use(s) and thus permissible.
- c. In the alternative to a. and b., above, a Variance from the Rules and Regulations of the Class R-5 Residence District as outlined in CCS 295-43. for the operation of a Private Ambulance Service instead of one of the enumerated permitted uses.

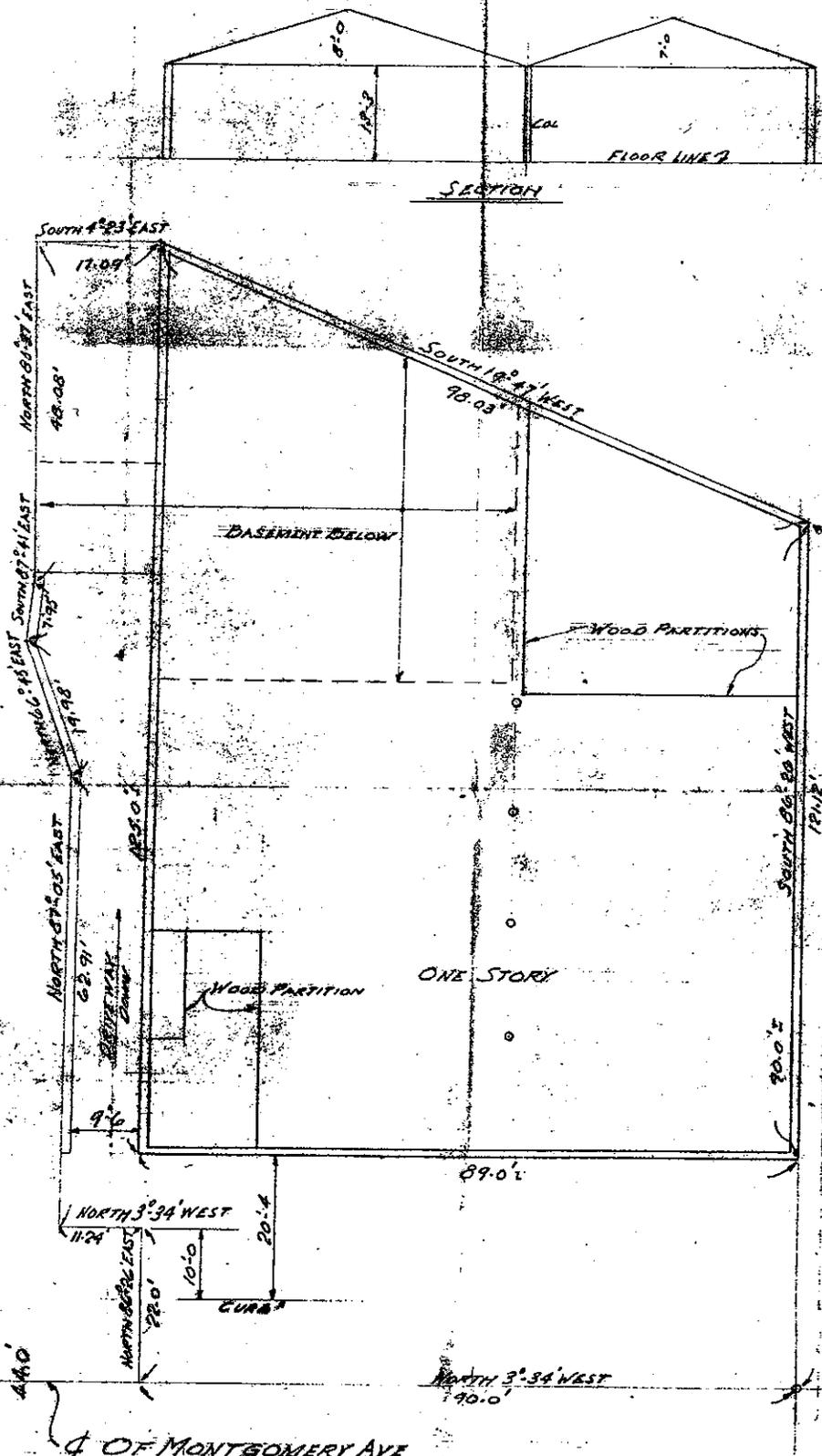
The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

7803 MONTGOMERY



CHELTENHAM TOWNSHIP
MONTGOMERY CO PA
REAL ESTATE REGISTRY
BLOCK 42
SCALE 1" = 60'
JULY 1, 1930
DRAWN BY H.E.
CHECKED BY H.N.E.



NOTES

FIRST FLOOR AREA 10000 SQ. FT. A

FIRST FLOOR CUBAGE 200000 CU. FT. A

ROOF 2" ABOVE GROUND FLOOR

OUTSIDE WALLS - BRICK

ROOF - WOOD CONSTRUCTION

FLOOR - CEMENT

1/4 OF ASHBORNE RD.

1/4 OF MONTGOMERY AVE

PLAT PLAN

7803-09 MONTGOMERY AVE.

ELKINS PARK, PA.

SCALE 1/4" = 1'-0"

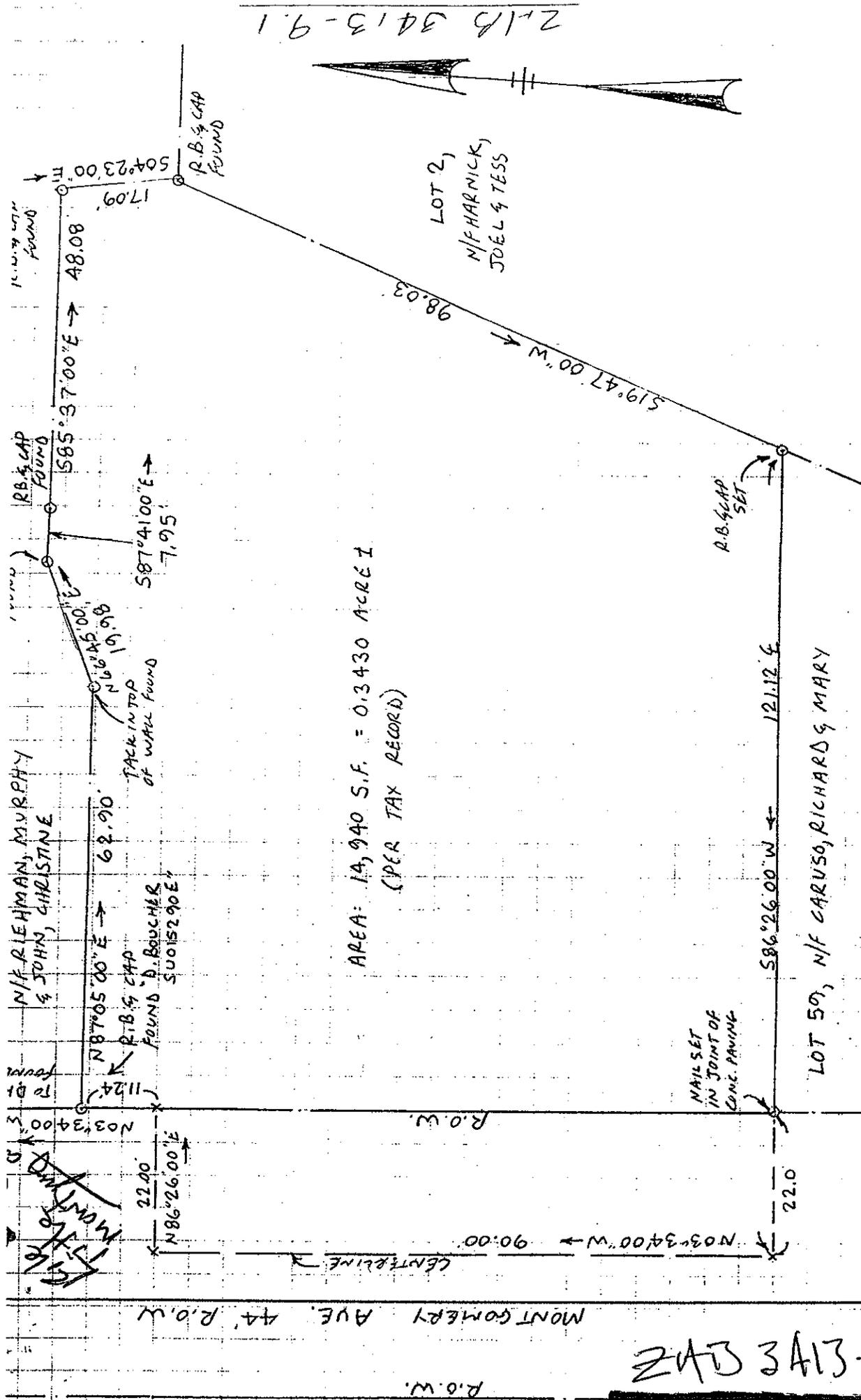
JAN. 25, 1958

2113 3413-8

ROSENGARTEN & KRAEMER

ARCHITECTURAL ENGINEERS

10 SOUTH BOSTON STREET, PHILA. & PA.



AREA: 14,940 S.F. = 0.3430 ACRES
(PER TAX RECORD)

Bear Gully Survey Company

FREE PRICE QUOTE - Mon.-Sat. 7 AM - 9 PM
CALL 215-280-3520 or 215-776-4168

- Owner Stephen P. Bryant, P.L.S.
- Serving Bucks, Montgomery, Delaware, and Chester Counties
- Land Boundary & Plan \$395 & Up
- Flood Certificates
- Pennsylvania Licensed

4323 Marple Street • Philadelphia, PA 19136-3630

PLAN OF LAND SURVEY FOR
MONTGOMERY COURT REALTY CO. L.P.
BLOCK 42, LOT 17
CHELLENHAM TWP.
MONTGOMERY CO.
PENNSYLVANIA
SCALE - 1" = 20'
DATE 4-8-2008

1.9-3122 QNZ

38052106-1
#510

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 651 Mulford Road Wyncote, PA 19095 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, November 28, 2011 at 7:30 PM at the Township Administration Building Boardroom 8230 Old York Rd, Elkins Park PA 19027
- b. Cheltenham Township Building and Zoning Committee on Wednesday, December 7, 2011 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, December 12, 2011 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3423: Appeal of Martin Roark owner of premises known as 651 Mulford Road, Wyncote, PA 19095, from the Decision of the Zoning Officer for a Variance from the Rules and Regulations of "Yard Regulations" as outlined in CCS 295-220.C. for a lesser rear yard setback of 3' instead of the minimum required 15' in order to install a 8' x 12' utility shed. (The premises is within the Class R-3 Residential District.)

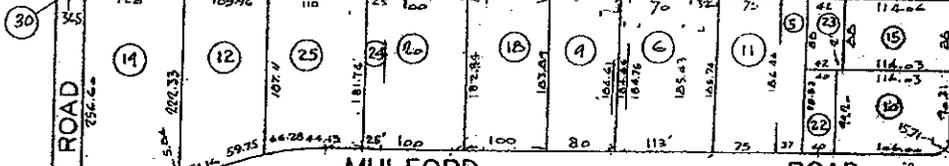
The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027 and are open for review, Monday thru Friday, 8:00 AM to 4:30 PM.

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

BLK. 136

PHILADELPHIA AND WILLOW GROVE STREET RW. CO.

RIGHT OF WAY



MULFORD ROAD



651 MULFORD RD.

BLK. 144

BLK. 142

SEE PLATE 143-A

CHURCH

ROYAL

RICES MILL ROAD

DOOR

Block 155

24B 3423-4

CHEL ENHAM TOWNSHIP		REVISED
MONTGOMERY CO. PA.		
REAL ESTATE REGISTRY		
BLOCK 143		
SCALE - 1" = 100'	DRAWN BY: F.E.K.	
JULY - 1 - 1938	CHECKED BY: H.H.S.	

ROAD

256.60

222.33

187.1

181.74

MULLER

T=420

68.66

26.3

74.67

55.71

30.43

29.07

10.04

A=20.8

84.21

45'

S. 24

54.14

59.75

66.28 44.13

25' 100



156.92'

158.78'

105

105

105

45'

ZAB 3423-7

187.67'

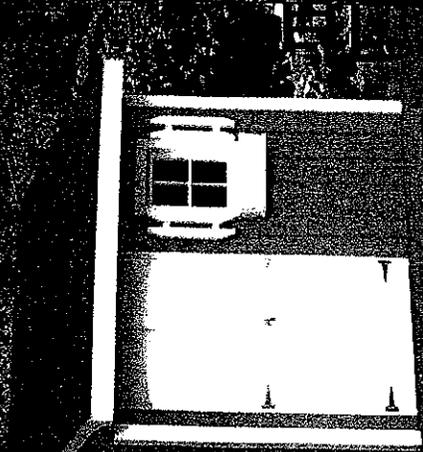
187.71

Shed
- placement



Smart Siding

8' x 3' HopeAway smart siding, extended peak roof, black shingles. Shown with painted trim and doors



Smart Siding is an environmentally friendly engineered siding made from real wood. It's durable, low maintenance and economical and best of all, Smart Siding comes pre-primed so it's ready to be painted to match your home!

- Pre-primed surface offers exceptional paint adhesion
- Smart Siding is knot free
- Trim and doors are unfinished pine
- All backed by **Sheds USA Lifetime Warranty**

Choose Your Model, Size & Wall Height

THE HIDEAWAY



THE CLASSIC



THE HORIZON



Free Delivery & Installation		
W x L	6' WALL (HEIGHT)	7' WALL (HEIGHT)
HIDEAWAY	SKU #461-241	SKU #464-034
6'x6'	\$1,198	\$1,397
6'x8'	\$1,335	\$1,522
8'x8'	\$1,469	\$1,651
8'x10'	\$1,698	\$1,944
10'x10'	\$1,897	\$2,141
6'x12'	\$1,999	\$2,192
8'x12'	\$1,995	\$2,266
8'x16'	\$2,271	\$2,593
10'x12'	\$2,170	\$2,470
10'x14'	\$2,297	\$2,634
10'x16'	\$2,636	\$2,999
12'x12'	\$2,374	\$3,469
12'x14'	\$2,766	\$3,666
12'x16'	\$3,171	\$4,149
12'x20'	\$3,997	\$4,718
CLASSIC	SKU #461-241	SKU #464-034
8'x12'	\$1,999	\$2,292
8'x14'	\$2,085	\$2,350
8'x16'	\$2,371	\$2,693
10'x12'	\$2,270	\$2,570
10'x14'	\$2,397	\$2,734
10'x16'	\$2,736	\$3,099
12'x12'	\$2,474	\$3,569
12'x14'	\$2,866	\$3,966
12'x16'	\$3,271	\$4,249
12'x20'	\$4,097	\$5,349
HORIZON	SKU #461-241	SKU #464-034
8'x12'	\$2,395	\$2,727
8'x14'	\$2,698	\$3,064
10'x12'	\$2,988	\$3,433
10'x14'	\$3,287	\$3,399
10'x16'	\$3,724	\$4,227
12'x12'	\$3,295	\$3,752
12'x14'	\$3,696	\$4,196
12'x16'	\$4,099	\$4,696
12'x20'	\$4,874	\$5,541

Pine

8' x 12' Classic pine siding, peak roof, white/grey shingles with optional double doors and ramp



For generations builders have been using pine siding. Our pine sided shed will answer all your storage needs and flatter your yard for a lifetime.

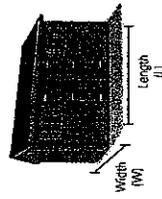
- North America's most popular wood siding
- Solid tongue and groove construction
- Paint or stain to match your house
- All backed by **Sheds USA Lifetime Warranty**

Choose Your Model, Size & Wall Height

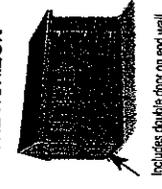
THE HIDEAWAY



THE CLASSIC



THE HORIZON



Free Delivery & Installation		
W x L	6' WALL (HEIGHT)	7' WALL (HEIGHT)
HIDEAWAY	SKU #460-842	SKU #463-759
6'x6'	\$1,467	\$1,676
6'x8'	\$1,564	\$1,784
8'x8'	\$1,665	\$1,894
8'x10'	\$1,896	\$2,193
10'x10'	\$2,324	\$2,645
8'x12'	\$2,295	\$2,627
8'x14'	\$2,598	\$2,964
8'x16'	\$2,888	\$3,333
10'x12'	\$2,899	\$3,299
10'x14'	\$3,187	\$3,657
10'x16'	\$3,624	\$4,127
12'x12'	\$3,195	\$3,652
12'x14'	\$3,595	\$4,096
12'x16'	\$3,999	\$4,596
12'x20'	\$4,774	\$5,441
CLASSIC	SKU #460-842	SKU #463-759
8'x12'	\$2,395	\$2,727
8'x14'	\$2,698	\$3,064
10'x12'	\$2,988	\$3,433
10'x14'	\$3,287	\$3,399
10'x16'	\$3,724	\$4,227
12'x12'	\$3,295	\$3,752
12'x14'	\$3,696	\$4,196
12'x16'	\$4,099	\$4,696
12'x20'	\$4,874	\$5,541
HORIZON	SKU #460-842	SKU #463-759
8'x12'	\$2,395	\$2,727
8'x14'	\$2,698	\$3,064
10'x12'	\$2,988	\$3,433
10'x14'	\$3,287	\$3,399
10'x16'	\$3,724	\$4,227
12'x12'	\$3,295	\$3,752
12'x14'	\$3,696	\$4,196
12'x16'	\$4,099	\$4,696
12'x20'	\$4,874	\$5,541

2LP 3423-8



24B 3423-9

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 7501 Woodlawn Avenue, Elkins Park, PA 19027 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, November 28, 2011 at 7:30 PM at the Township Administration Building Boardroom 8230 Old York Rd, Elkins Park PA 19027
- b. Cheltenham Township Building and Zoning Committee on Wednesday, December 7, 2011 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, December 12, 2011 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

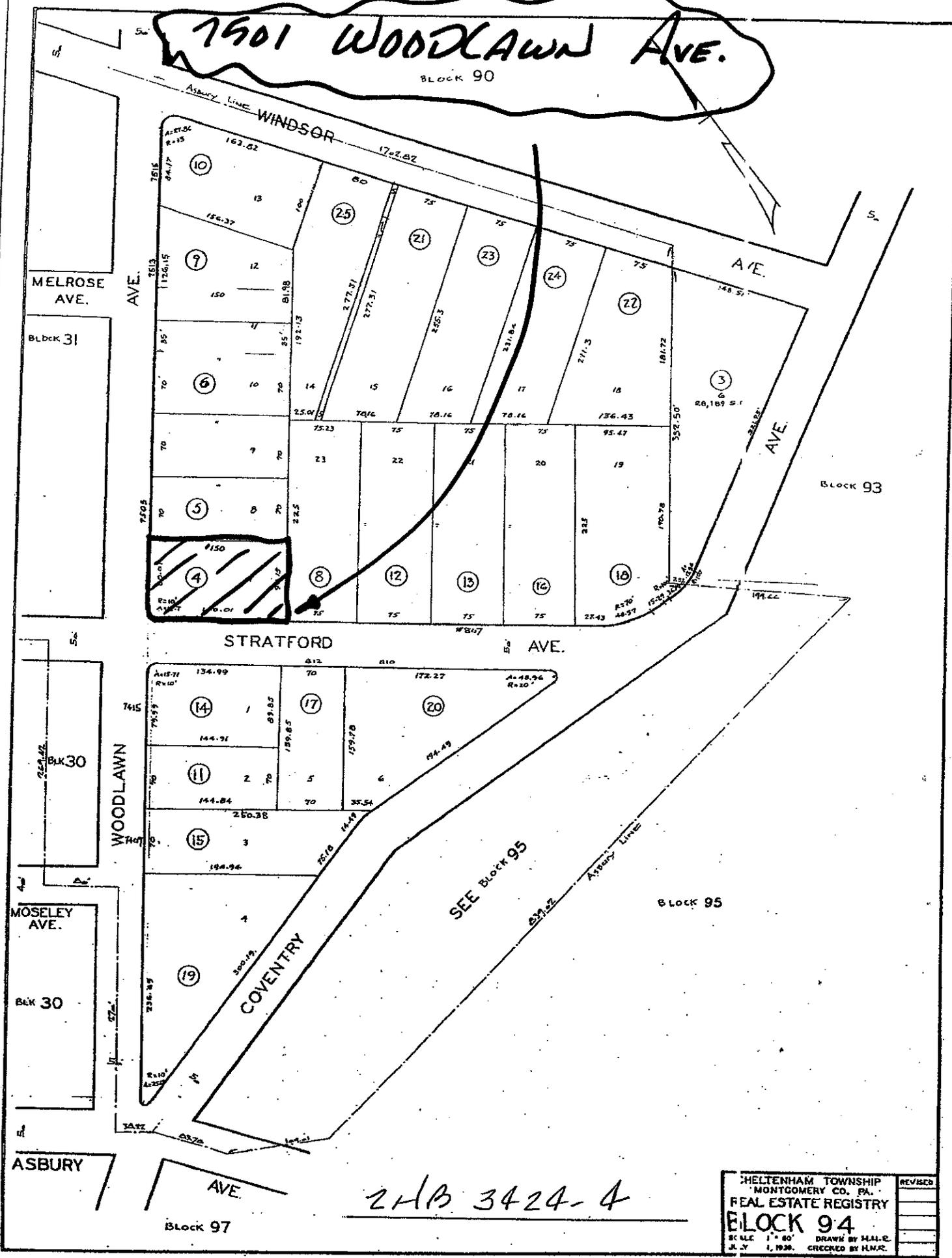
APPEAL NO. 3424: Appeal of Brian Brillman, owner of premises known as 7501 Woodlawn Avenue, Elkins Park, PA 19027, from the Decision of the Zoning Officer for a Variance from "Fences and Walls" as outlined in CCS 295-223. in order to install 123 ±' of 6' high, solid fencing within the Stratford Avenue frontage required front yard setback area of the Premises instead of the permitted 4' high 50% open fencing. (The Premises is within the Class R-4 Residence District.)

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

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

7501 WOODLAWN AVE.

Block 90



STRATFORD AVE.

MELROSE AVE.

Block 31

Block 30

WOODLAWN AVE.

MOSELEY AVE.

Block 30

ASBURY AVE.

Block 97

Block 93

Block 95

SEE Block 95

2HB 3424-4

MELTENHAM TOWNSHIP MONTGOMERY CO., PA.	
REAL ESTATE REGISTRY	
Block 94	
SCALE 1" = 80'	DRAWN BY H.M.C.
J. 27 1, 1920.	CHECKED BY H.M.C.
REVISED	

200 Ft

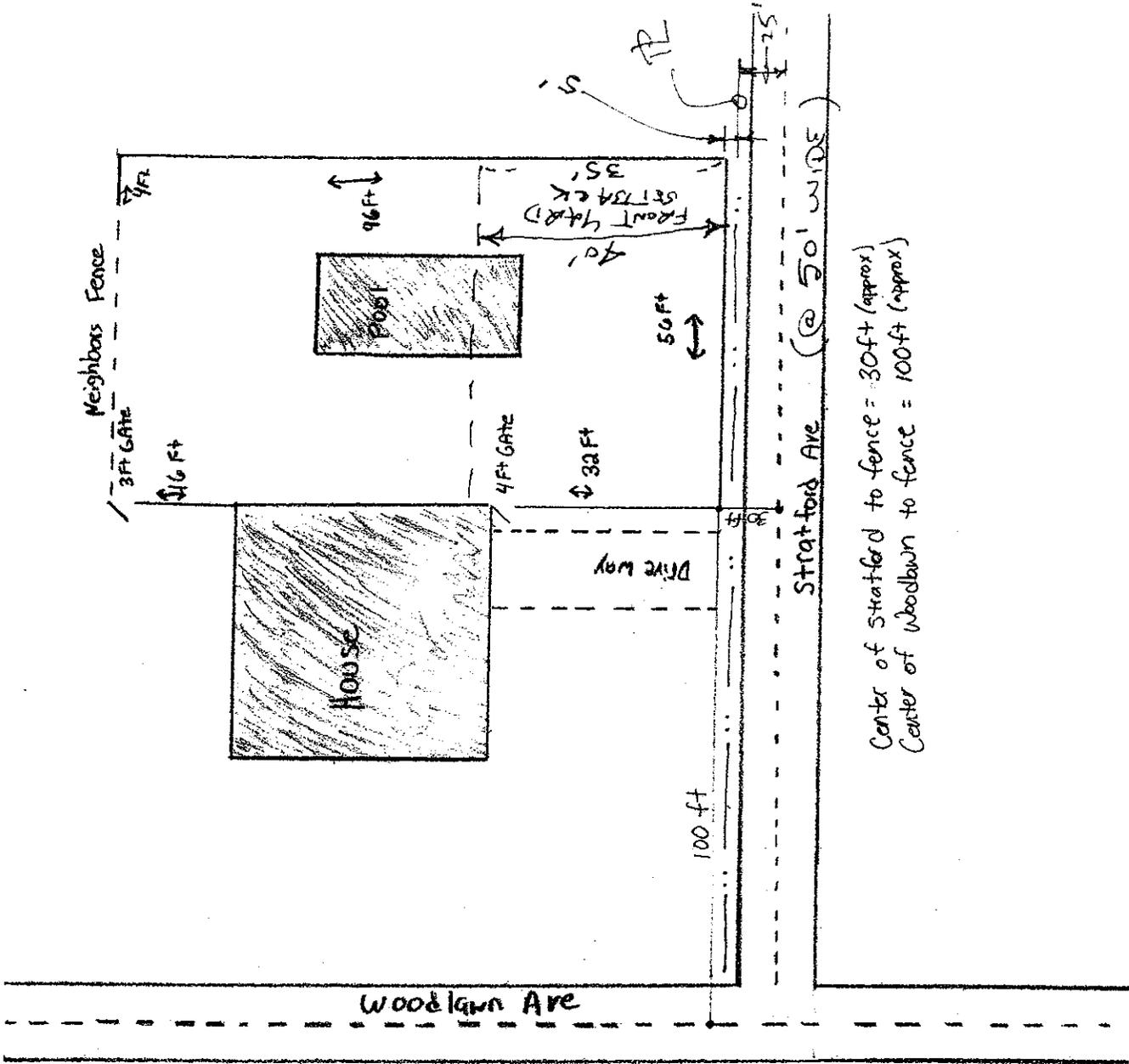
6 Ft spruce stockade

Pressure treated 4x4

Outward opening self closing gates

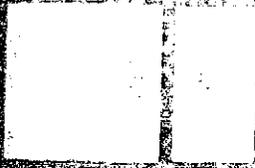
31 post

27 Sections



Center of Stratford to fence = 30ft (approx)
 Center of Woodlawn to fence = 100ft (approx)

ZHB 3424-7.1



©2011 Google. All rights reserved. Street View data provided by Google Maps.

Stanford Ave

Woodman Ave

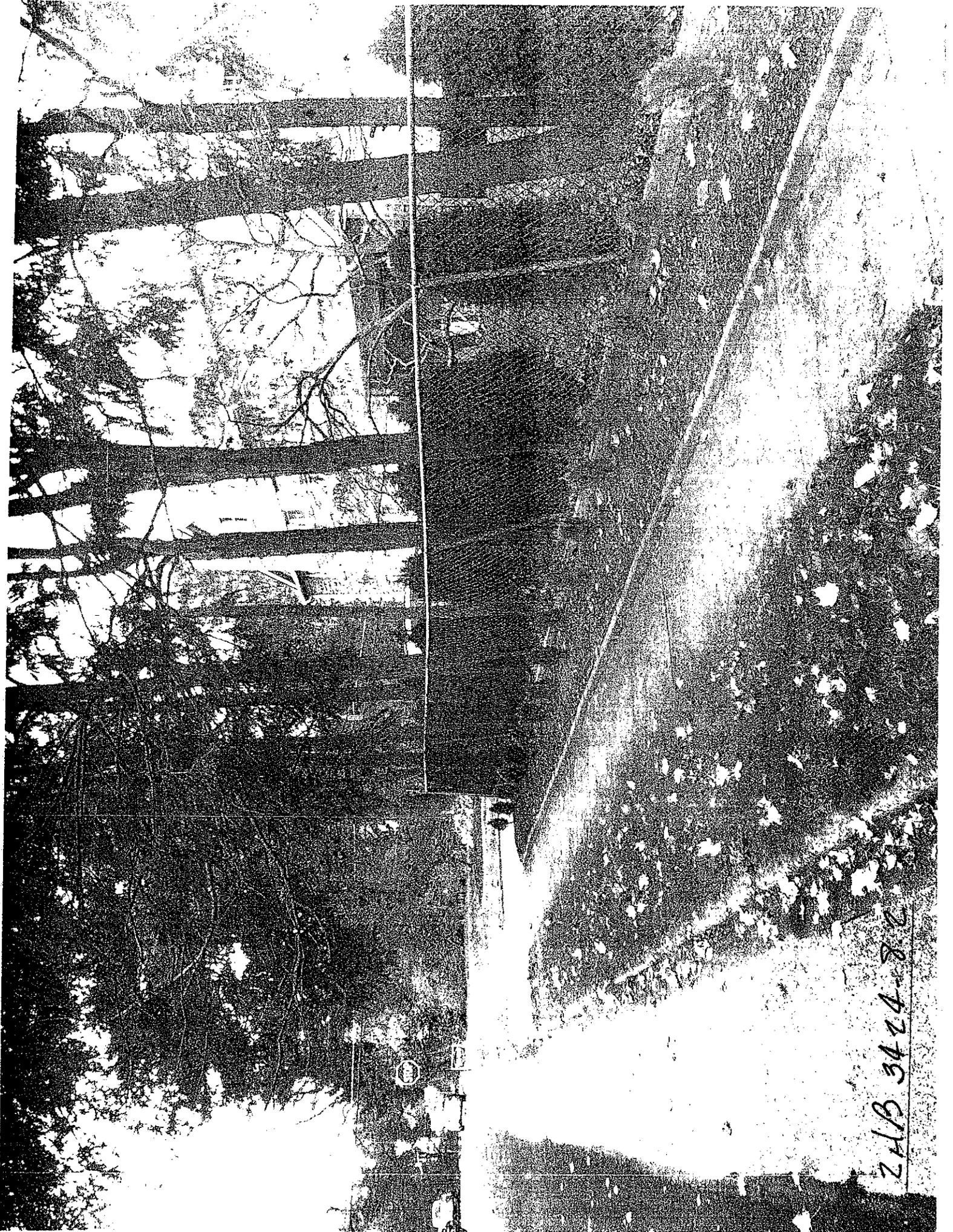
311
11.08
4.96

4.96

4.96

11.56 ft

ZAB 3424-8.1



ZAB 3424-82

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 139 E. Glenside Avenue, Glenside, PA 19038 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, November 28, 2011 at 7:30 PM at the Township Administration Building Boardroom 8230 Old York Rd, Elkins Park PA 19027
- b. Cheltenham Township Building and Zoning Committee on Wednesday, December 7, 2011 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, December 12, 2011 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 3425: Appeal of Steven and Chagit Nausbaum, owners of 139 E. Glenside Avenue, Glenside, PA 19038, from the Decision of the Zoning Officer for a Variance from the Rules and Regulations of the Class G Manufacturing and Industrial District as outlined in CCS 295-135 in order to convert the existing first floor commercial space (former "Plastic Bagmart") into a first floor apartment instead of one of the enumerated permitted uses. (There is one (1) legal nonconforming apartment above the Bagmart space.)

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

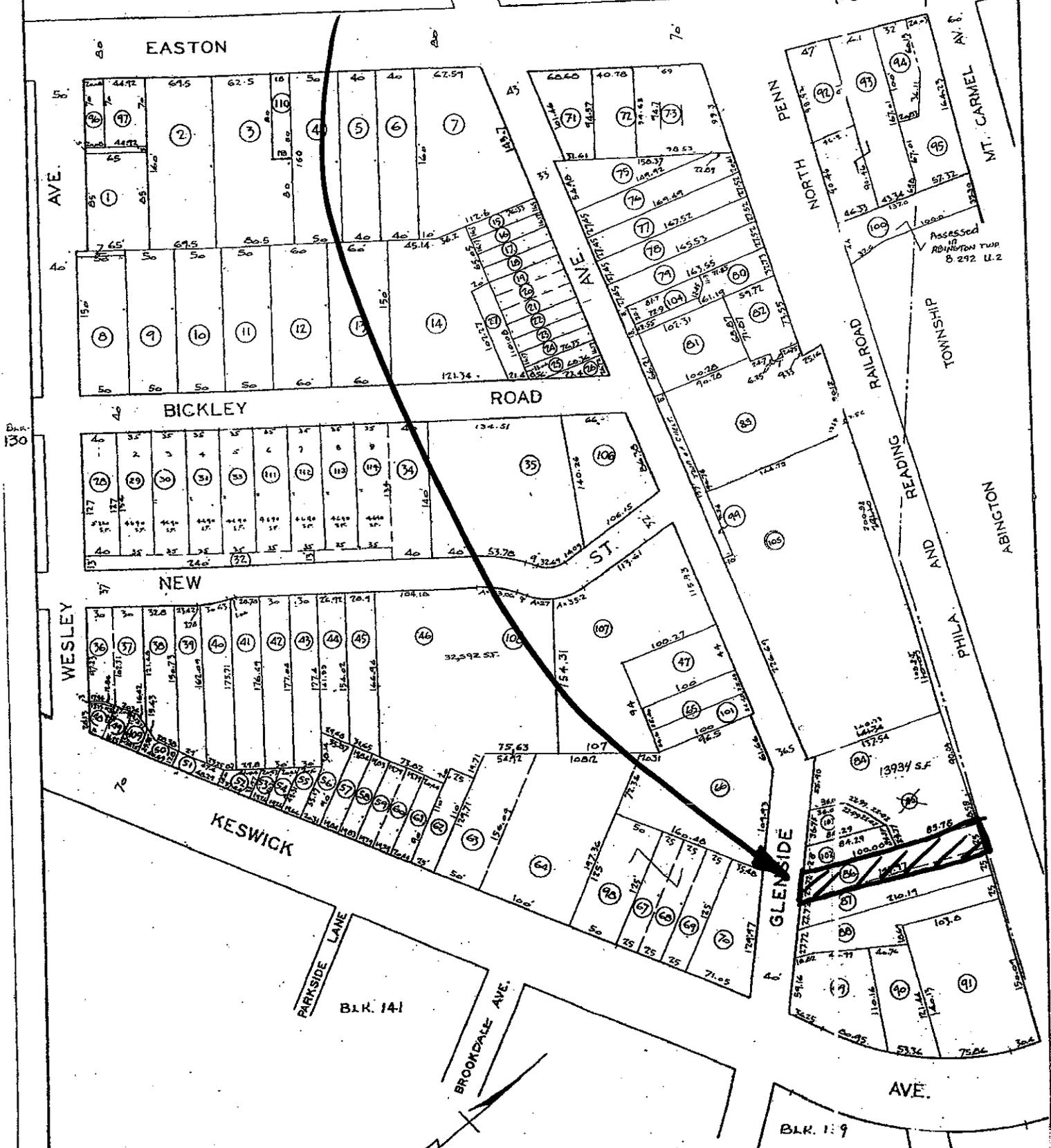
Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

139 E. GLENSIDE AVE.

BLK. 128

BLK. 125

BRANCH

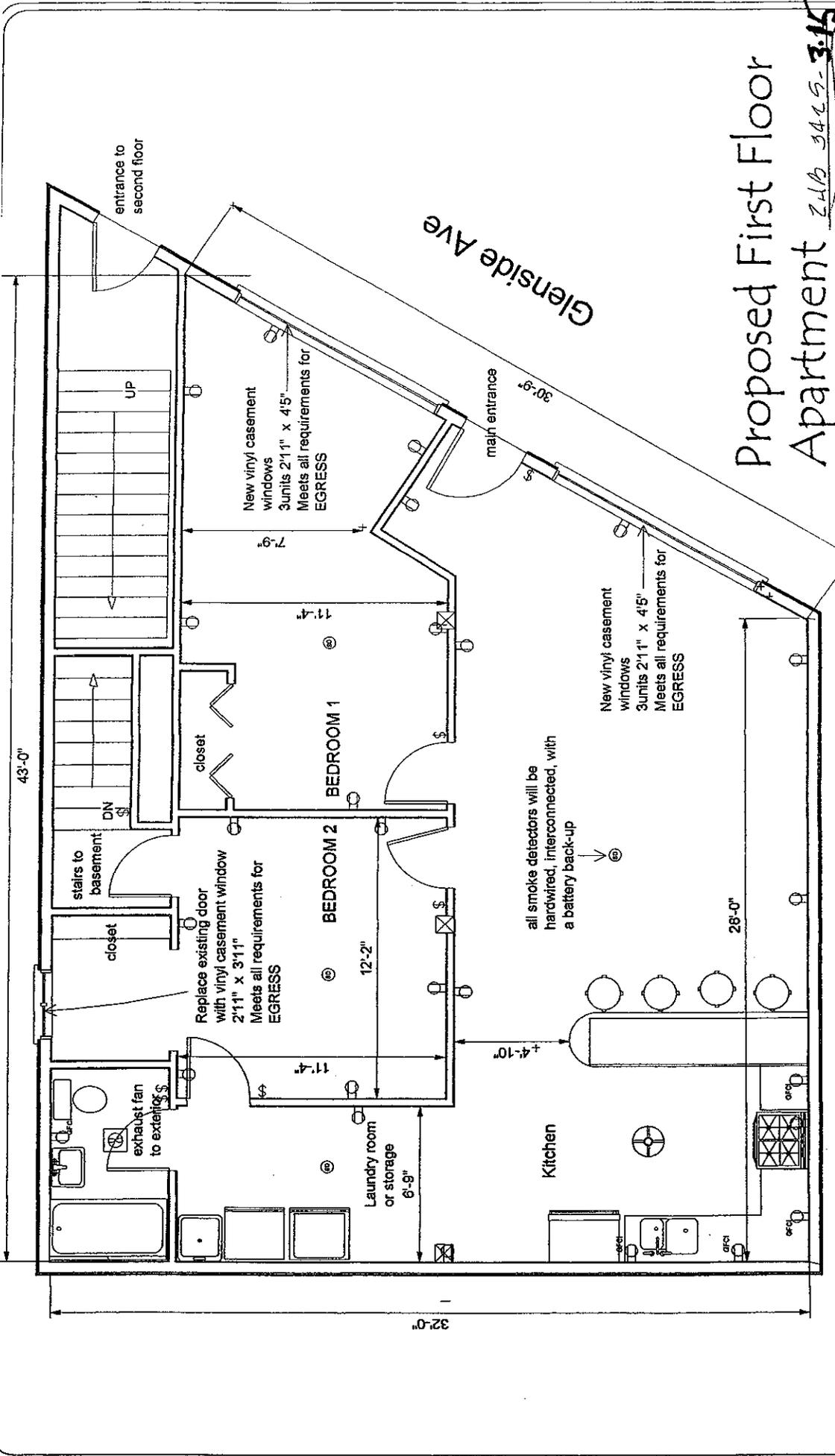


BLK. 130

ZHP 3425-4

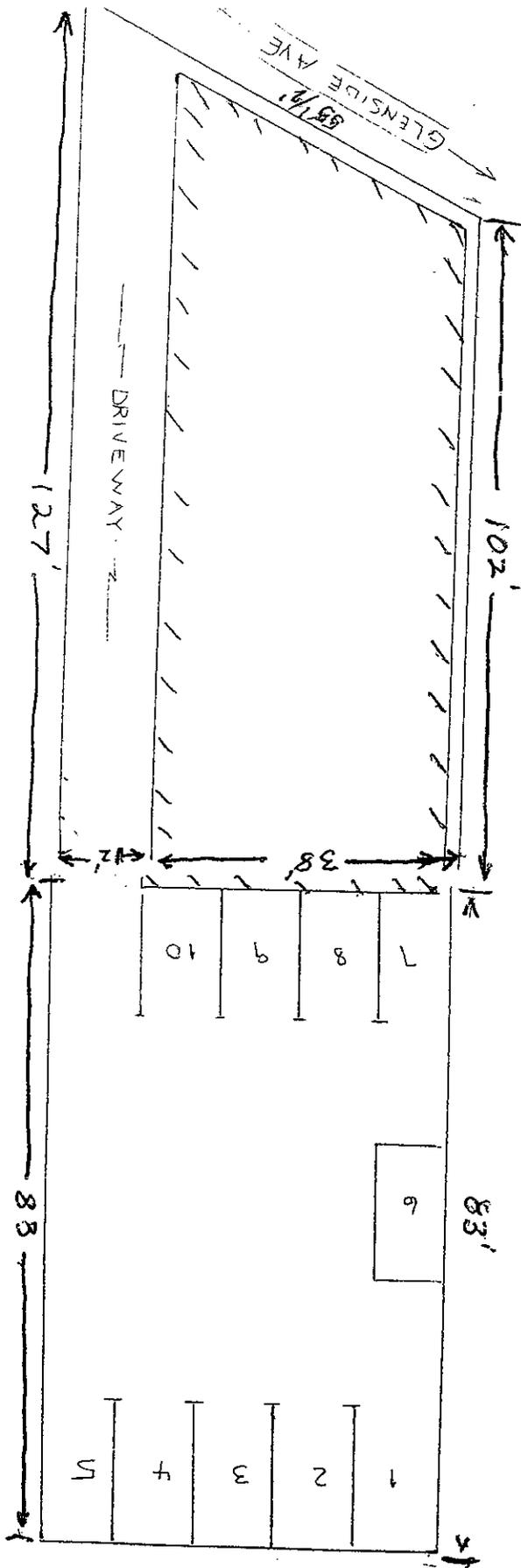
SHELTENHAM TOWNSHIP
 MONTGOMERY CO., PA.
REAL ESTATE REGISTRY
BLOCK 129
SC. LC - 1 - 60
JULI E - 27 - 1938

REVISED
CHECKED BY: NAME



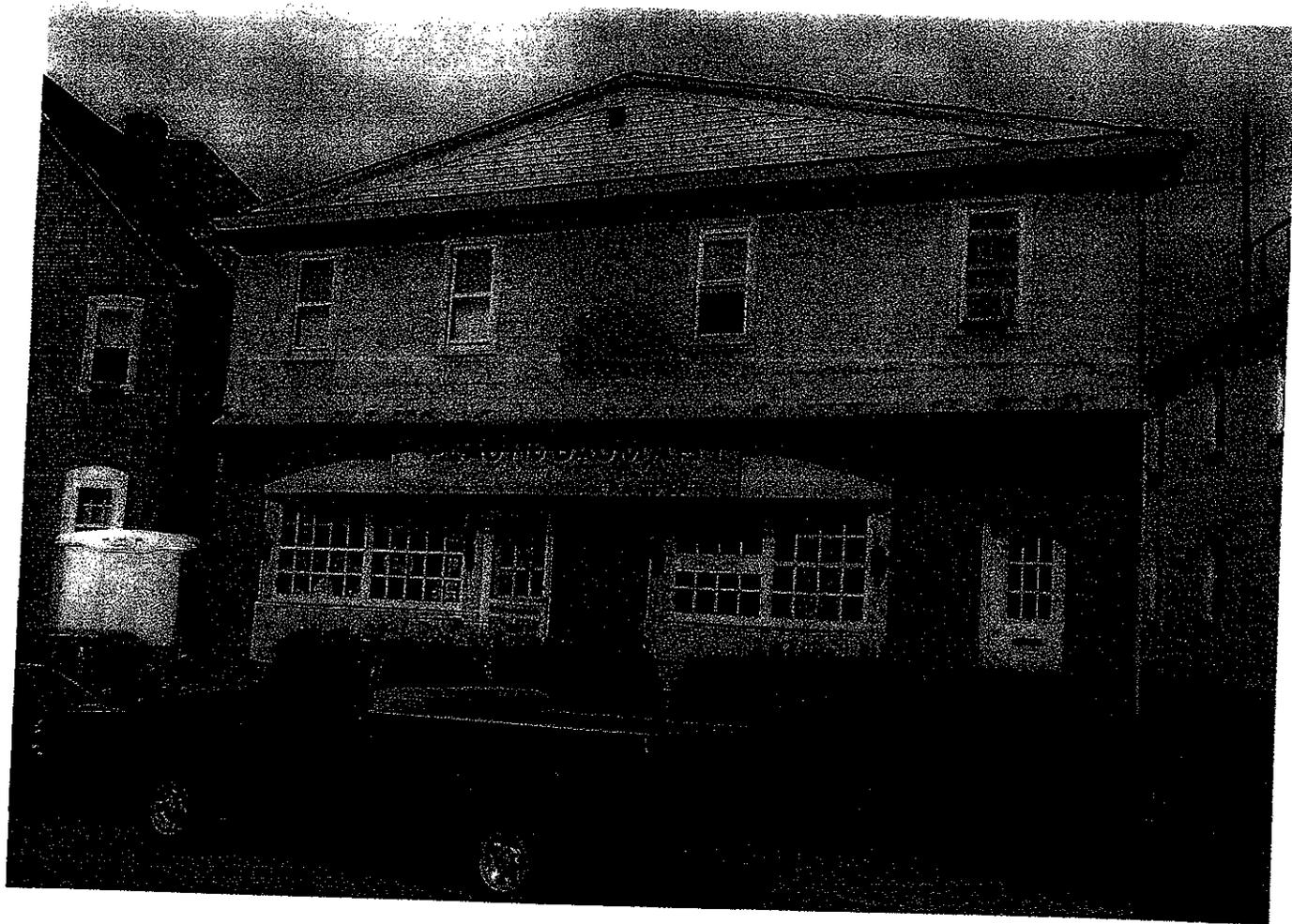
Proposed First Floor Apartment 211b 3425-315

Plans Prepared by Bulei Artisans 1006 Palm Hill Rd. Palm, PA 18070 215-679-0282	CLIENT	Steven Nusbaum Property 139 East Glenside Ave Cheltenham, PA 19038	PROJECT	Proposed First Floor Renovations	DATE:	April 13, 2011	PAGE:	2
	This drawing is conceptual only. NOT TO BE USED FOR CONSTRUCTION.			SCALE:	1/4" = 1'-0"	TITLE:	Proposed First Floor Apartment	



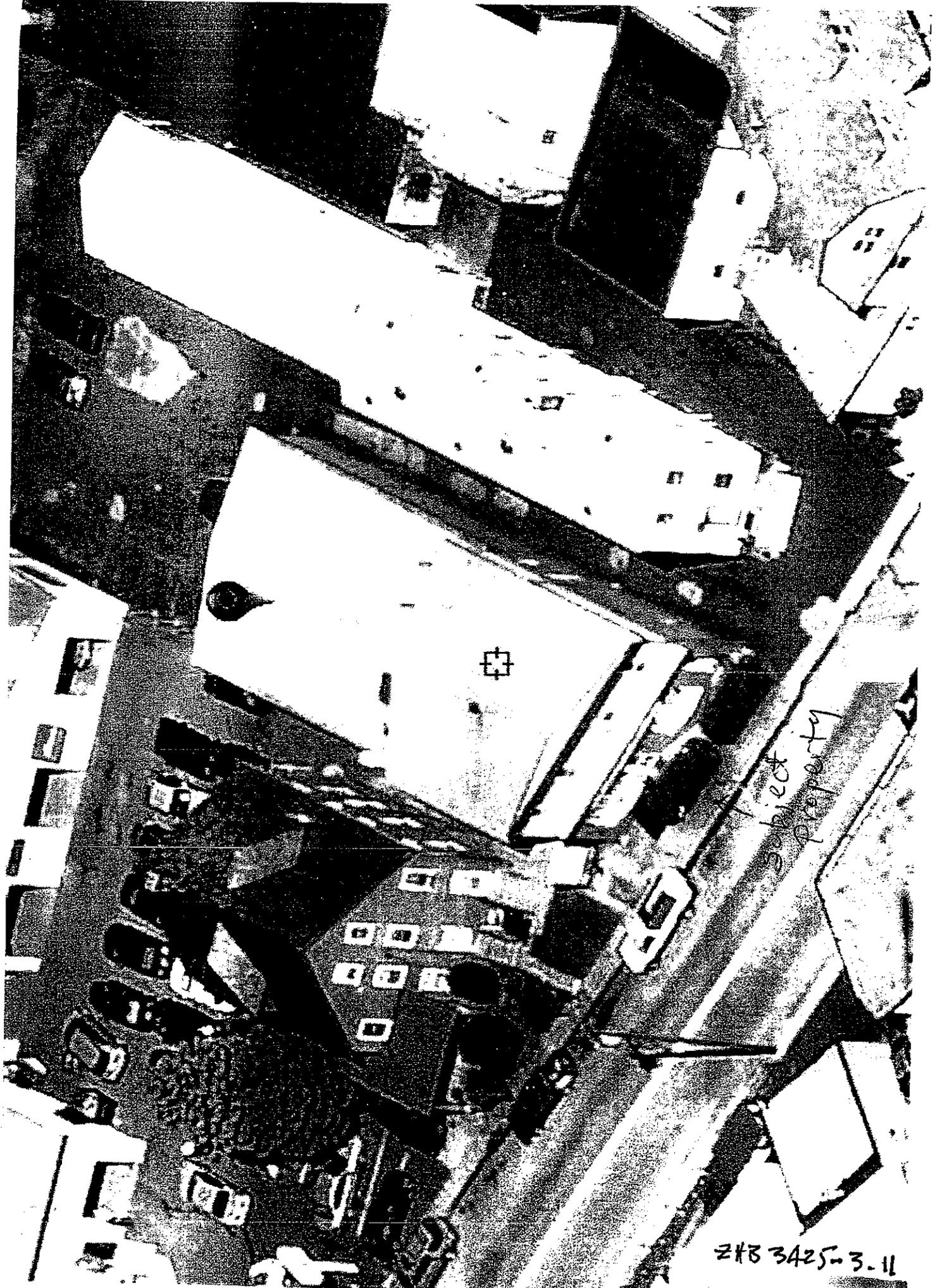
PARKING PLAN

EACH PARKING SPACE
MEASURES 10' X 20'



ZHB 3425-3.9

2013 11 18 10:00 AM



subject property

Z#B 3425-3-11

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 51-57 S. Keswick Avenue, Glenside, PA 19038 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, November 28, 2011 at 7:30 PM at the Township Administration Building Boardroom 8230 Old York Rd, Elkins Park PA 19027
- b. Cheltenham Township Building and Zoning Committee on Wednesday, December 7, 2011 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, December 12, 2011 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

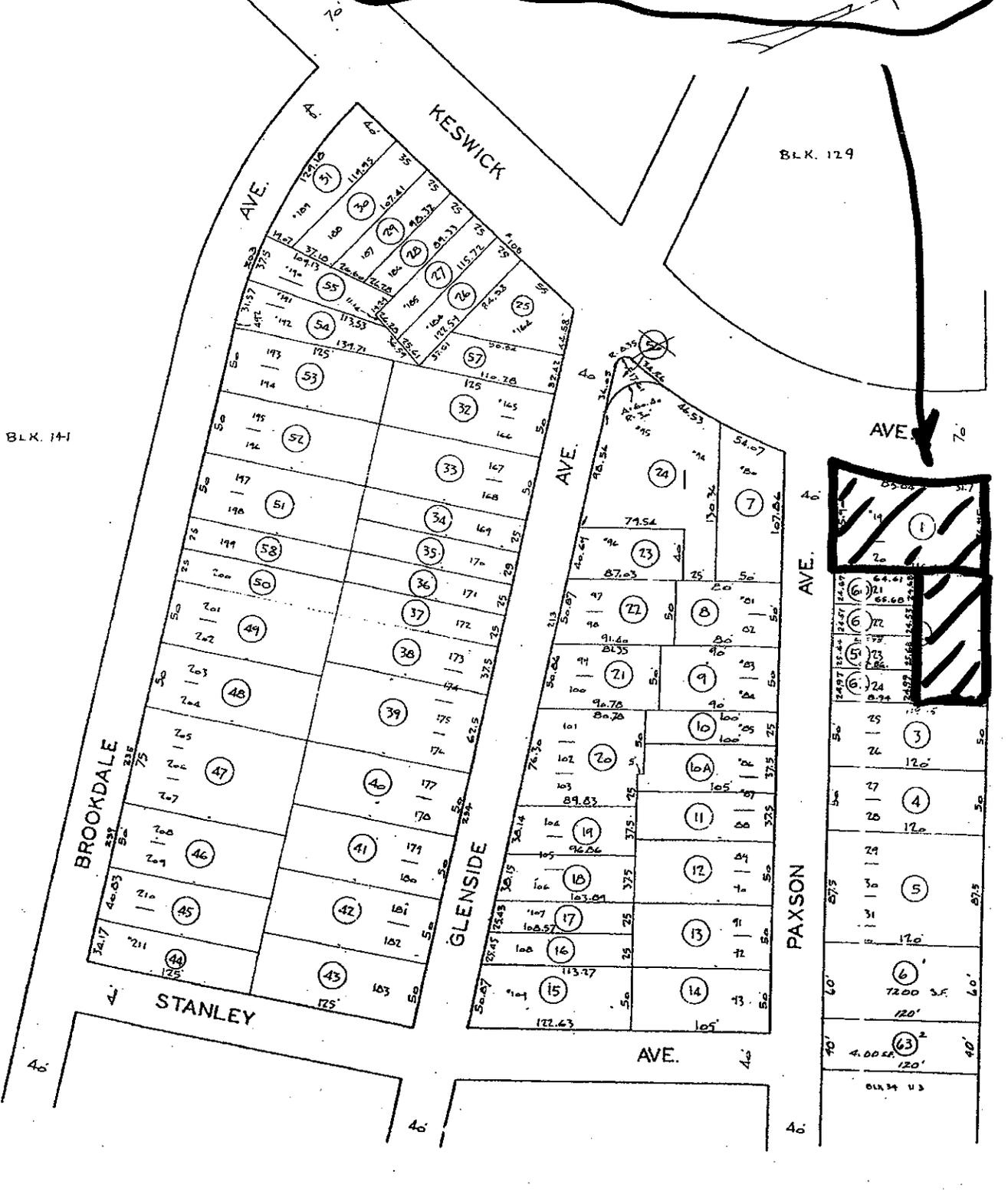
APPEAL NO. 3426: Appeal of Jason Silverman, owner of Premises known as 51-57 S. Keswick Avenue, Glenside, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a 4500 SF, 1 storey building (to replace a building damaged by fire in May 2007 and demolished in December 2007); the building is to be used for a Ceramics Studio (2700 SF) and a retail space (1800 SF). Said Premises being within the Class C-4 Commercial and Business District, in part, and with the Class R-7 Residence District, in part:

- a. A Variance from the Rules and Regulations of the Class C-4 Commercial and Business District as outlined in CCS 295-127. for the manufacture of pottery instead of one of the enumerated permitted uses.
- b. In the alternative to a., above, a Special Exception in accordance with Rules and Regulations of the Class C-4 Commercial and Business District as outlined in CCS 295-127.L. for the proposed Ceramics Studio.
- c. Variances from the Rules and Regulations of the Class C-4 Commercial and Business District as outlined in Article XVIII of the Cheltenham Code for the proposed retailing building as follows:
 - i. From CCS 295-129.A. for a lesser front yard setback of zero feet (0') from the SEPTA R/W line instead of the minimum required 15'.
 - ii. From CCS 295-132. for vehicular parking within the 15' wide vehicular parking setback area in which no vehicular parking is permitted.
 - iii. From CCS 295-133. for a lesser buffer area of zero feet (0') instead of the minimum required 11' along the C-4/R-7 District boundary line.
- d. A Variance from the Rules and Regulations of "Parking and Loading" as outlined in CCS 295-221.D. for three (3) on-site parking spaces instead of the minimum required 11 parking spaces. (Applicant is concurrently asking for permission/waivers for the dedicated use of 8 angled parking spaces on the Keswick Avenue frontage of the premises and 3 parallel parking spaces on the Keswick Avenue frontage of the Premises from the Cheltenham Township Board of Commissioners; said parking spaces are wholly or partially within the public right of way. Parking for the recently demolished retail/office building was in the same location).

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

Any person or persons with a disability requiring a special accommodation to participate in the meeting should notify Nancy K. Gibson at 215-887-1000 at least 5 work days prior to the meeting.

51-57 S. KESWICK AVE.

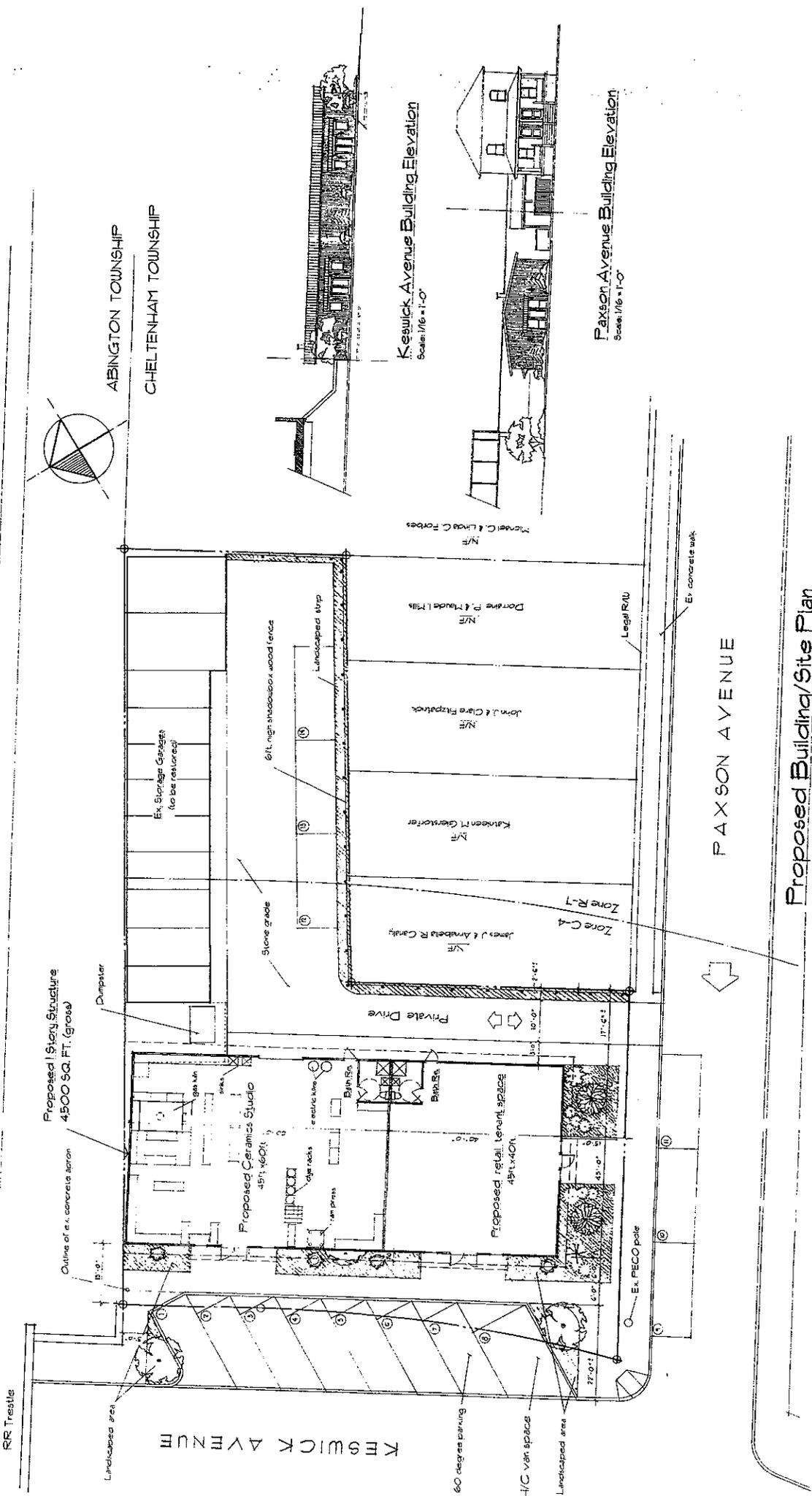


TOWNSHIP
ABINGTON

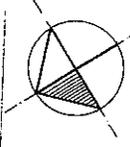
ZAB 3426-4

CHESTENHAM TOWNSHIP & MONTGOMERY CO., PA.		REVISED
REAL ESTATE REGISTRY BLOCK 139		
SCALE - 1" = 50'	DRAWN BY: P.M.K.	
JUNE - 3 - 1938.	CHECKED BY: H.H.S.	

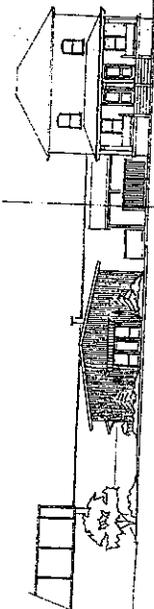
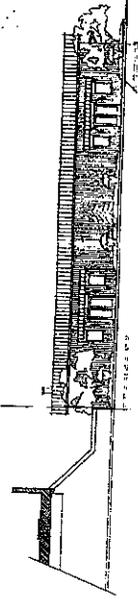
SEPTA RAILS



Proposed Building/Site Plan
Scale: 1" = 10'-0"



ABINGTON TOWNSHIP
CHELTENHAM TOWNSHIP



Property at 5715 Keswick Ave Germansville, PA 19046 For: Jason Silverman Ceramics	REGAN KLINE CROSS, LLC ARCHITECTURE • PLANNING • INTERIOR DESIGN KLINE CROSS	PHONE: (717) 866-4888 FAX: (717) 866-4888 WWW.REGANKLINECROSS.COM	SK-1 07/06
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2413 3A26-37



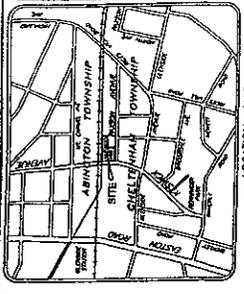
DATE	DESCRIPTION

RECORD OWNERS
LEADER INVESTMENT GROUP, INC.
1907 EDGE HILL ROAD ARLINGTON, PA 19001
PH: 610-261-2222 FAX: 610-261-2222

CHARLES E. SHOMAKER, INC.
ENGINEERS & SURVEYORS
1907 EDGE HILL ROAD ARLINGTON, PA 19001
PH: 610-261-2222 FAX: 610-261-2222

BOUNDARY SURVEY PLAN
LEADER INVESTMENT GROUP, LLC
KESWICK AVE & PAXSON AVE
CHELLENHAM TOWNSHIP
MONTGOMERY COUNTY, PA

DATE: 03-23-20
JOB NO: 25706
SHEET NO: 1 OF 1



LOCATION MAP
SCALE 1" = 200'

LEGEND

--- PROPERTY BOUNDARY
--- EASEMENT BOUNDARY
--- EASEMENT

'C'-1 - COMMERCIAL AND BUSINESS DISTRICT

LOT USE	MINIMUM LOT AREA (S.F.)	MINIMUM FRONT YARD SETBACK (FT)	MINIMUM SIDE YARD SETBACK (FT)	MINIMUM REAR YARD SETBACK (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM LOT DEPTH (FT)	MINIMUM LOT AREA (S.F.)
RESIDENTIAL SINGLE-FAMILY	16 FT	10 FT	5 FT	5 FT	10 FT	10 FT	100 S.F.
RESIDENTIAL TWO-FAMILY	18 FT	10 FT	5 FT	5 FT	10 FT	10 FT	100 S.F.
RESIDENTIAL MULTIFAMILY	20 FT	10 FT	5 FT	5 FT	10 FT	10 FT	100 S.F.
COMMERCIAL	20 FT	10 FT	5 FT	5 FT	10 FT	10 FT	100 S.F.
BUSINESS	20 FT	10 FT	5 FT	5 FT	10 FT	10 FT	100 S.F.

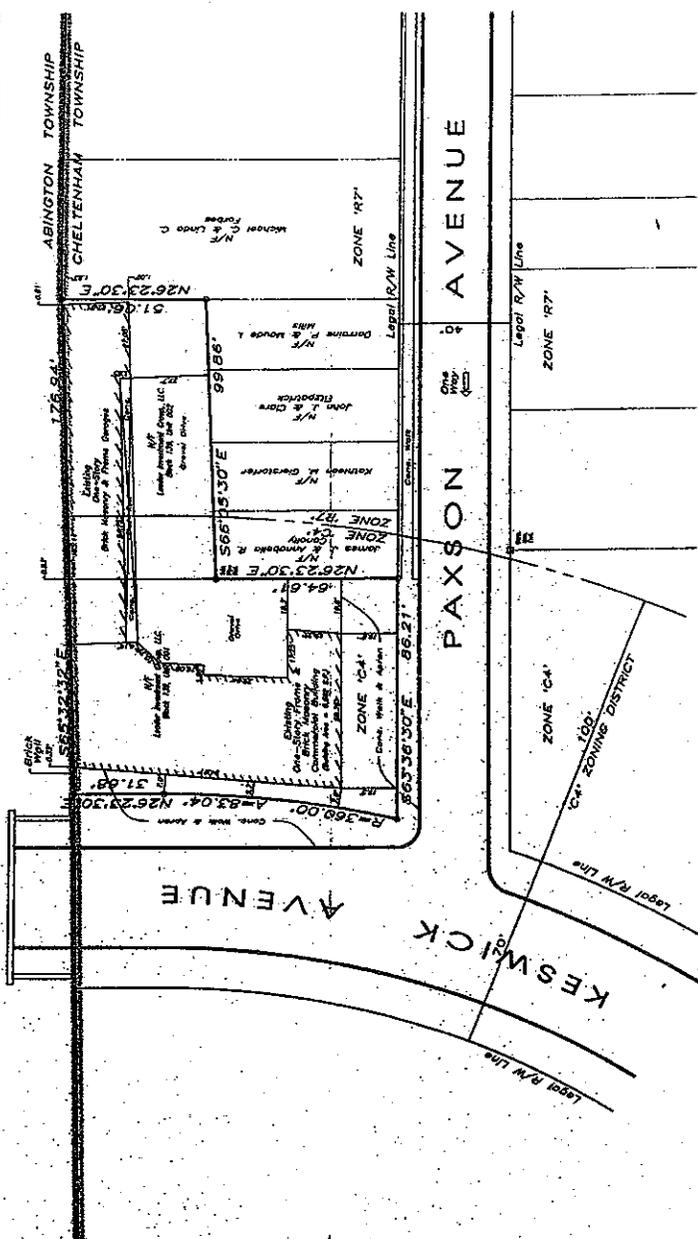
'R'-1 - RESIDENTIAL DISTRICT

LOT USE	MINIMUM LOT AREA (S.F.)	MINIMUM FRONT YARD SETBACK (FT)	MINIMUM SIDE YARD SETBACK (FT)	MINIMUM REAR YARD SETBACK (FT)	MINIMUM LOT WIDTH (FT)	MINIMUM LOT DEPTH (FT)	MINIMUM LOT AREA (S.F.)
RESIDENTIAL SINGLE-FAMILY	16 FT	10 FT	5 FT	5 FT	10 FT	10 FT	100 S.F.
RESIDENTIAL TWO-FAMILY	18 FT	10 FT	5 FT	5 FT	10 FT	10 FT	100 S.F.
RESIDENTIAL MULTIFAMILY	20 FT	10 FT	5 FT	5 FT	10 FT	10 FT	100 S.F.

NOTES:
1. All measurements were taken from the center of the street to the center of the lot.
2. All bearings are true bearings.
3. All distances are in feet and inches.
4. All areas are in square feet.
5. All lot widths and depths are in feet.
6. All lot areas are in square feet.
7. All lot widths and depths are in feet.
8. All lot areas are in square feet.
9. All lot widths and depths are in feet.
10. All lot areas are in square feet.

SITE AREA
AREA TO THE WITTL LINE
(BLOCK 139, UNIT 001)
0.132 S.F. OR 0.2096 AC.
(BLOCK 139, UNIT 002)
5,142 S.F. OR 0.1181 AC.
TOTAL COMBINED AREA
14,274 S.F. OR 0.3277 AC.

S. E. P. T. A.
(Formerly North Pennsylvania Railroad & Reading Company)



ZAB 3184-7.3

ZAB 3426-7.2

The Planning Commission ("PC") meeting was held tonight at the Township Administration Building. The following Planning Commission members were present: Messrs. Cross, Gordon, Winneberger, Pransky, Leighton and also present was ex-officio members Laughlin, and Harrower. Also present was David M. Lynch, P.E., P.L.S. Director of Engineering, Zoning & Inspections, Carmen G. Reitano, Assistant Director of Engineering, Zoning & Inspections and Hannah Mazzaccaro, Montgomery County Planning Commission.

1. Acceptance of the minutes of the October 24, 2011 Meeting.

Mr. Cross made a Motion for acceptance of the October 24, 2011 Planning Commission Meeting Minutes; Mr. Winneberger seconded the Motion; the Motion passed.

2. Review of Zoning Hearing Board Agenda for December 12, 2011.

APPEAL NO. 3426: Appeal of Jason Silverman, owner of Premises known as 51-57 S. Keswick Avenue, Glenside, PA from the Decision of the Zoning Officer for the following Zoning Relief in order to construct a 4500 SF, 1 storey building (to replace a building damaged by fire in May 2007 and demolished in December 2007); the building is to be used for a Ceramics Studio (2700 SF) and a retail space (1800 SF). Said Premises being within the Class C-4 Commercial and Business District, in part, and within the Class R-7 Residence District, in part:

- a. A Variance from the Rules and Regulations of the Class C-4 Commercial and Business District as outlined in CCS 295-127. for the manufacture of pottery instead of one of the enumerated permitted uses.
- b. In the alternative to a., above, a Special Exception in accordance with Rules and Regulations of the Class C-4 Commercial and Business District as outlined in CCS 295-127.L. for the proposed Ceramics Studio.
- c. Variances from the Rules and Regulations of the Class C-4 Commercial and Business District as outlined in Article XVIII of the Cheltenham Code for the proposed retailing building as follows:
 - i. From CCS 295-129.A. for a lesser front yard setback of zero feet (0') from the SEPTA R/W line instead of the minimum required 15'.
 - ii. From CCS 295-132. for vehicular parking within the 15' wide vehicular parking setback area in which no vehicular parking is permitted.
 - iii. From CCS 295-133. for a lesser buffer area of zero feet (0') instead of the minimum required 11' along the C-4/R-7 District boundary line.
- d. A Variance from the Rules and Regulations of "Parking and Loading" as outlined in CCS 295-221.D. for three (3) on-site parking spaces instead of the minimum required 11 parking spaces. (Applicant is concurrently asking for permission/waivers for the dedicated use of 8 angled parking spaces on the Keswick Avenue frontage of the premises and 3 parallel parking spaces on the Keswick Avenue frontage of the Premises from the Cheltenham Township Board of Commissioners; said parking spaces are wholly or partially within the public right of way. Parking for the recently demolished retail/office building was in the same location).

Mr. Jason and Leon Silverman were present for this application.

Leon Silverman stated that his son Jason is seeking to move his ceramics studio from South Philly to the Glenside area. Leon Silverman stated that they are seeking a variance for no setback area from the SEPTA Rail Road tracks that run behind the property.

Mr. Silverman stated that it is a very low traffic use with only one employee. Jason Silverman stated that there would be one drop off and pick up a day from UPS.

Mr. Lynch stated for the record that the Silverman's are looking to construct a 1 storey prefab metal building that is smaller than the previous building. Mr. Lynch further stated that the new use would have more green space than the previous proposal.

Mr. Lynch read the conditions from the Building & Zoning Recommendation on the previous appeal and noted how this application compares, as follows:

Mr. Winneberger pointed out that the garages in the rear are in very poor shape, Jason Silverman acknowledged this and stated that he was considering renovating the garages and renting them out for storage for additional income but has no time line as to when this would be done.

Mr. Winneberger also asked if there was a photograph or sample of the prefab building. Mr. Silverman stated there is not. Mr. Winneberger asked why the prefab building was his choice of building material. Jason Silverman stated that he chose it because it's cheap.

Mr. Lynch stated that per the previous zoning relief the wheel stops had to be put back in the parking spaces. Jason Silverman stated that it would be done.

Mr. Laughlin asked if the parking spaces shown on the plan are Township Property. Mr. Lynch acknowledged that they are.

Mr. Reitano pointed out the parking areas on the presented plan to the committee.

Mr. Laughlin asked if the residents on Paxson have off-street parking. Mr. Reitano stated that it's a combination of street parking and off street parking and that most residents have driveways.

Mr. Gordon asked if there are classes being held in the studio. Jason Silverman stated that the studio is not open to the public.

Mr. Harrower stated that he is supportive of the business and also stated that he has no problem with the request for dedicated parking.

Mr. Laughlin also stated that he is supportive of the business but does have an issue with the request for dedicated parking.

Mr. Winneberger stated that the Silvermans need to come up with a plan for the restoration of the garages sooner rather than later

Mr. Winneberger made a motion of No Action with the following conditions:

a. That the hours of operation for the retail/office building be:

- i. Friday thru Saturday no later than 11 PM
- ii. Sunday thru Thursday no later than 10 PM

Messers Silverman stated they would agree to this.

b. That the parking along the Keswick Avenue frontage of the property be 60 ° diagonal parking.

Mr. Lynch noted the proposed plan shows 60 ° diagonal parking spaces.

c. That no perpendicular parking spaces be provided along the Paxson Avenue frontage of the property.

Mr. Lynch noted that the propose plan does not have perpendicular spaces along the Paxson Avenue frontage of the property.

d. That three (3) parallel parking spaces be provided along the Paxson Avenue frontage for employee parking.

Mr. Lynch noted the proposed plan does show three (3) parallel parking spaces along the Paxson Avenue frontage of the Property.

Mr. Winneberger stated he saw no need to limit these spaces to employees.

e. That three (3) parallel parking spaces be provided within the property for employee parking.

Mr. Lynch noted the proposed plan provided these parking spaces.

f. That the garages on the property be for private storage only.

Messers. Silverman stated they would agree to this.

g. That there be no access to the garages after 9 PM.

Messers. Silverman stated they would agree to this.

h. That trash pick-up for retail/office building be between the hours of 7:30 AM thru 7:30 PM only.

Messers. Silverman stated they would agree to this.

i. That the site layout be in substantial compliance with the plans submitted to and presentation made to the Building and Zoning Committee at its December 7, 2011 meeting, as modified by the above conditions.

Messers. Silverman stated they would agree to this.

Mr. Gordon seconded the Motion; the Motion passed.

APPEAL NO. 3413: (Continued) Appeal of Montgomery Court Realty Co., L.P., owner of premises known as 7803 Montgomery Avenue, Elkins Park, PA 19027, from the Decision of the Zoning Officer in order to operate a Private Ambulance Service from the premises

a. A Determination that the storage of Private Ambulance on the premises overnight is not a function of the operation of a Private Ambulance Service and thus permitted as a legal nonconforming use of the premises per the grant of relief under ZHB Appeal No. 1563.

b. In the alternative to a, above, a Determination, pursuant to "Nonconforming Uses" as outlined in CCS 295-227.F., that the operation of a Private Ambulance Service is of the same class of use as the previously approved nonconforming use(s) and thus permissible.

c. In the alternative to a. and b., above, a Variance from the Rules and Regulations of the Class R-5 Residence District as outlined in CCS 295-43. for the operation of a Private Ambulance Service instead of one of the enumerated permitted uses.

No one was present for this application.

1. That the private ambulances stored on site be limited to non-emergency transport only.
2. That the private ambulances stored on site be limited to the transport of the infirm elderly or medically disabled only.
3. That sirens and/or flashing lights shall not be used at or near the Property at any time.
4. That the garage door be down at all times except to move vehicles in and out.
5. That the ambulances be limited to a maximum of three (3) round trips per day from the Property only.
6. That no maintenance and/or repair be done on site except for minor maintenance and/or repair of the ambulances.
7. That neither the ambulances nor other vehicles park on the sidewalk in front of the Property.
8. That no other functions of a Private Ambulance Service be performed on the Property.
9. That an automatic garage door opening/closing system be installed and maintained and that said system be used by all ambulances using the garage.
10. That the ambulances be restricted to backing into the garage only in the evening (7 p.m. to 6 a.m.) and be restricted to moving forward only when exiting from the garage in the morning (4 a.m. to 7 a.m.) (to avoid triggering the ambulance's back-up alarm beeping in the morning.).
11. That, in whatever manner deemed legally appropriate, that all vested rights and nonconforming uses other than automobile storage be extinguished.

APPEAL NO. 3423: Appeal of Martin Roark owner of premises known as 651 Mulford Road, Wyncote, PA 19095, from the Decision of the Zoning Officer for a Variance from the Rules and Regulations of "Yard Regulations" as outlined in CCS 295-220.C. for a lesser rear yard setback of 3' instead of the minimum required 15' in order to install a 8' x 12' utility shed. (The premises is within the Class R-3 Residential District.)

Mr. Martin Roark was present for this application.

Mr. Lynch stated that Mr. Roark is requesting a variance to put a shed in his rear yard 15' off the side line and 3' off the rear line.

Mr. Winneberger asked if the neighbors are okay with the shed. Mr. Roark stated that in brief discussion with his neighbors no one seemed opposed. Mr. Roark stated that he has large trees in the back yard and in an effort to save them he would like to put the shed near the rear property line.

Mr. Winneberger asked if there are other houses with sheds in the same general location. Mr. Roark confirmed that there were. Mr. Winneberger suggested that Mr. Roark take pictures of the other sheds and get letters of support from his neighbors.

Mr. Gordon made a Motion of No Action; Mr. Winneberger seconded the Motion; the Motion passed.

APPEAL NO. 3424: Appeal of Brian Brillman, owner of premises known as 7501 Woodlawn Avenue, Elkins Park, PA 19027, from the Decision of the Zoning Officer for a Variance from "Fences and Walls" as outlined in CCS 295-223. in order to install 123 ±' of 6' high, solid fencing within the Stratford Avenue frontage required front yard setback area of the Premises instead of the permitted 4' high 50% open fencing. (The Premises is within the Class R-4 Residence District.)

APPEAL NO. 3424: Appeal of Brian Brillman, owner of premises known as 7501 Woodlawn Avenue, Elkins Park, PA 19027, from the Decision of the Zoning Officer for a Variance from "Fences and Walls" as outlined in CCS 295-223. in order to install 123 ±' of 6' high, solid fencing within the Stratford Avenue frontage required front yard

setback area of the Premises instead of the permitted 4' high 50% open fencing. (The Premises is within the Class R-4 Residence District.)

Mr. and Mrs. Brian Brillman were present for this application.

Mr. Lynch stated that the property is a corner property and has an existing fence around an in ground pool. Mr. Lynch stated that the Brillman's are requesting a 6' tall, solid wood fence enclosing an existing pool.

Mr. Brillman stated that they are looking for privacy and security for the pool. Mr. Winneberger asked if the Brillman's had spoken with the neighbors. Mr. Brillman stated that they mentioned it to the immediate neighbor facing the fence and the neighbor was okay with the fence.

Mr. Cross stated that they should explain the fence to all of their neighbors not just the one that is directly impacted. Mr. Laughlin recommended that the Brillman's walk around the neighborhood and look for other corner properties with fences.

Mr. Gordon made a Motion of No Action; Mr. Winneberger seconded the Motion; the Motion passed.

APPEAL NO. 3425: Appeal of Steven and Chagit Nausbaum, owners of 139 E. Glenside Avenue, Glenside, PA 19038, from the Decision of the Zoning Officer for a Variance from the Rules and Regulations of the Class G Manufacturing and Industrial District as outlined in CCS 295-135 in order to convert the existing first floor commercial space (former "Plastic Bagmart") into a first floor apartment instead of one of the enumerated permitted uses. (There is one (1) legal nonconforming apartment above the Bagmart space.)

Mr. Nausbaum was present for this application.

Mr. Steven Nausbaum stated he was looking to convert the previous Plastic Bagmart into a first floor apartment. Mr. Nausbaum stated that the current tenant is in arrears and has decided that there is no longer a stable market for his business. Mr. Nausbaum stated that he believes that the best way to profit off of this property would be to convert it into an apartment and rent it.

Mr. Cross asked about the exterior renovations. Mr. Nausbaum stated that he will paint the outside and replace all of the windows on the first floor. Mr. Cross asked if it's always been residential space on the second floor. Mr. Nausbaum confirmed it was.

Mr. Cross asked why not rent out for commercial use. Mr. Nausbaum stated that the market is too soft and that the location is not ideal for a business.

Mr. Cross asked Mr. Lynch how many parking spaces are required. Mr. Lynch stated that the two (2) apartments require 4 parking spaces and the property currently has 10.

Mr. Lynch noted that sanitary sewer connection will be an issue for the proposed apartment. Mr. Lynch asked Mr. Nausbaum to contact him to discuss what next steps need to be taken.

Mr. Winneberger made a Motion of No Action; Mr. Gordon seconded the Motion, the Motion passed.

3. Old Business

None

4. New Business

None.

5. Adjournment

Mr. Cross made a motion for adjournment; Mr. Winneberger seconded the Motion, the Motion passed. The meeting adjourned at 8:30 P.M.



David G. Kraynk

Township Manager

Per Holly A. Nagy

Township Building
November 28, 2011

An AdHoc Zoning Code Revision Committee meeting was held this night. Members present were: Messrs. Cohen, Cross, Leighton, Harrower, Mirsky, Pransky, and Gordon. Also in attendance were: Mr. David M. Lynch, Director of Engineering, Zoning and Inspections; Mr. Carmen G. Reitano, Assistant to Director of Engineering, Zoning and Inspections and Ms. Hannah Mazzaccaro, Montco Planning Commission Consultant.

1. Cheltenham Township Proposed Code Revision Review

Definitions- Billboard

Mr. Lynch suggested taking out the word "area" in the definition. Ms. Mazzaccaro stated that she took all definitions from the current Cheltenham Zoning Code.

The committee is in agreement to strike the word "area" relating to the definition of billboards.

Mr. Cohen suggested rephrasing the definition to say a non accessory sign that promotes businesses or services.

Mr. Leighton asked if it should be free standing or wall mounted. Mr. Harrower stated that he thought it was committee consensus to stay away from roof mounted signage.

Discussion ensued regarding pros and cons of billboard placement.

Ms. Mazzaccaro stated she will look at other definitions for billboards.

Discussion ensued regarding regulation of content.

Definitions-Buffer

Mr. Lynch asked about hardscaped areas in the buffer such as sidewalks. Mr. Lynch said he personally would allow paths and sidewalks but the new Zoning Officer may not.

Discussion ensued regarding sidewalks in the buffer area.

Mr. Lynch asked why exclude porches or decks from building area. Discussions ensued regarding impervious surfaces of decks.

Mr. Cross asked if there was a definition of impervious coverage. Ms. Mazzaccaro stated that there currently isn't a definition in place for impervious coverage.

Mr. Cross asked what was the greatest percentage of impervious surface in any of the areas. Ms. Mazzaccaro stated that it was 55% for R-4.

Discussion ensued regarding Stormwater Management Practices.

Section H-11 definition of impervious surfaces

Mr. Lynch stated that decks and patios should be placed in this category. Mr. Lynch also recommended that impervious paving should be applied in this section as well. Mr. Cohen recommended striking the 1st sentence in Section H-11.

Ms. Mazzaccaro stated that there should be consideration of providing an incentive for installing more porous driveways and sidewalks.

Discussion ensued regarding maintenance for stormwater collection methods.

Mr. Cross stated that there is maintenance required for every collection method.

Discussion ensued regarding decks and building coverage area. Mr. Cross stated that if the structure has a roof over it then it should be included in coverage area.

Mr. Lynch stated that the size and height should also be limited on accessory buildings.

2. Adjournment

Meeting adjourned 7:22 PM



David G. Kraynik
Township Manager

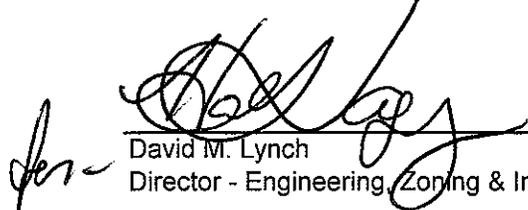
Per: Holly Nagy

November 30, 2011

COMMISSIONERS OF CHELTENHAM TOWNSHIP
ELKINS PARK, PA 19027

**COMMISSIONERS OF CHELTENHAM TOWNSHIP
REPORT OF THE BUILDING INSPECTOR FOR NOVEMBER, 2011**

	# PERMITS	TOT. FEES	\$ VALUE
RESIDENTIAL			
RENOVATIONS / ALTERATIONS	47	12,088	604,400
MULTI-FAMILY			
RENOVATIONS / ALTERATIONS	1	795	39,750
COMMERCIAL			
RENOVATIONS / ALTERATIONS	1	135	2,700
INSTITUTIONAL			
RENOVATIONS / ALTERATIONS	1	310	15,500
FENCE	1	50.7	50.7
NOVEMBER, 2011	51	13,378.7	662,400.7
NOVEMBER, 2010	43	17,984	817,319
YEAR-TO-DATE 2011	376	99,198.7	3,934,092.7
TOTAL 2010	424	272,993	13,868,965
HEATING & AIR CONDITIONING			
NOVEMBER, 2011	4	728	36,400
NOVEMBER, 2010	12	1,748	76,000
YEAR-TO-DATE 2011	54	10,481	417,200
TOTAL 2010	56	33,578	1,613,000
ELECTRICAL			
NOVEMBER, 2011	5	1,338	66,900
NOVEMBER, 2010	19	3,843	174,000
YEAR-TO-DATE 2011	101	10,590	399,742
TOTAL 2010	128	118,265	4,225,950



David M. Lynch
Director - Engineering, Zoning & Inspections