

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.

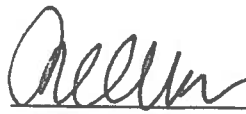
## BUILDING AND ZONING COMMITTEE

Morton J. Simon, Jr.- Chair  
Harvey Portner - Vice Chair  
Kathy A. Hampton - Member  
Charles D. McKeown, Sr. - Member  
J. Andrew Sharkey - Member  
Daniel Norris – Member  
Art Haywood - Ex-Officio Member

**Wednesday, November 6, 2013  
8:15 PM  
Curtis Hall**

### AGENDA

1. Review of the Zoning Hearing Board Agenda for November 18 and November 26, 2013.  
See attached.
2. Review of the Planning Commission Minutes dated October 28, 2013.  
See attached.
3. Review of Ad-Hoc Zoning Revision Committee Meeting Minutes dated October 30, 2013.  
See attached.
4. Report of the Building Inspector for October 2013.  
See attached.
5. Old Business
  - a. Consider recommending to the Board the adoption of a Resolution authorizing a three (3) year renewal of the Township's contract with the Montgomery County Planning Commission for years 2014 through 2016.  
See attached.
6. New Business
7. Citizens' Forum
8. Adjournment



Bryan T. Havir  
Township Manager

**ZONING HEARING BOARD**

**AGENDA**

**FOR**

**NOVEMBER 18, 2013**

**NOTICE**

**NOTICE IS HEREBY GIVEN that an application for zoning relief for Ogontz Autos LLC, 8141 Ogontz Ave. Philadelphia, PA 19150 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:**

- a. **Cheltenham Township Planning Commission on Monday, September 23, 2013 at 7:30 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, October 2, 2013 at 8:00 P.M. in Curtis Hall at Curtis Arboretum, Wyncote, PA 19095.**

**This application will be heard by the Zoning Hearing Board on Monday, October 21, 2013 at 7:30 PM at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

**APPEAL NO 3474** – Appeal of Ogontz Autos, LLC owner of premises known as 8141 Ogontz Ave., Philadelphia, PA 19050 from the Decision of the Zoning Officer for the following Zoning Relief in order to operate a used motor vehicle sales agency as a “primary use” and the existing Midas Auto Repair as an “accessory use” in a Class C-2 Commercial and Business District:

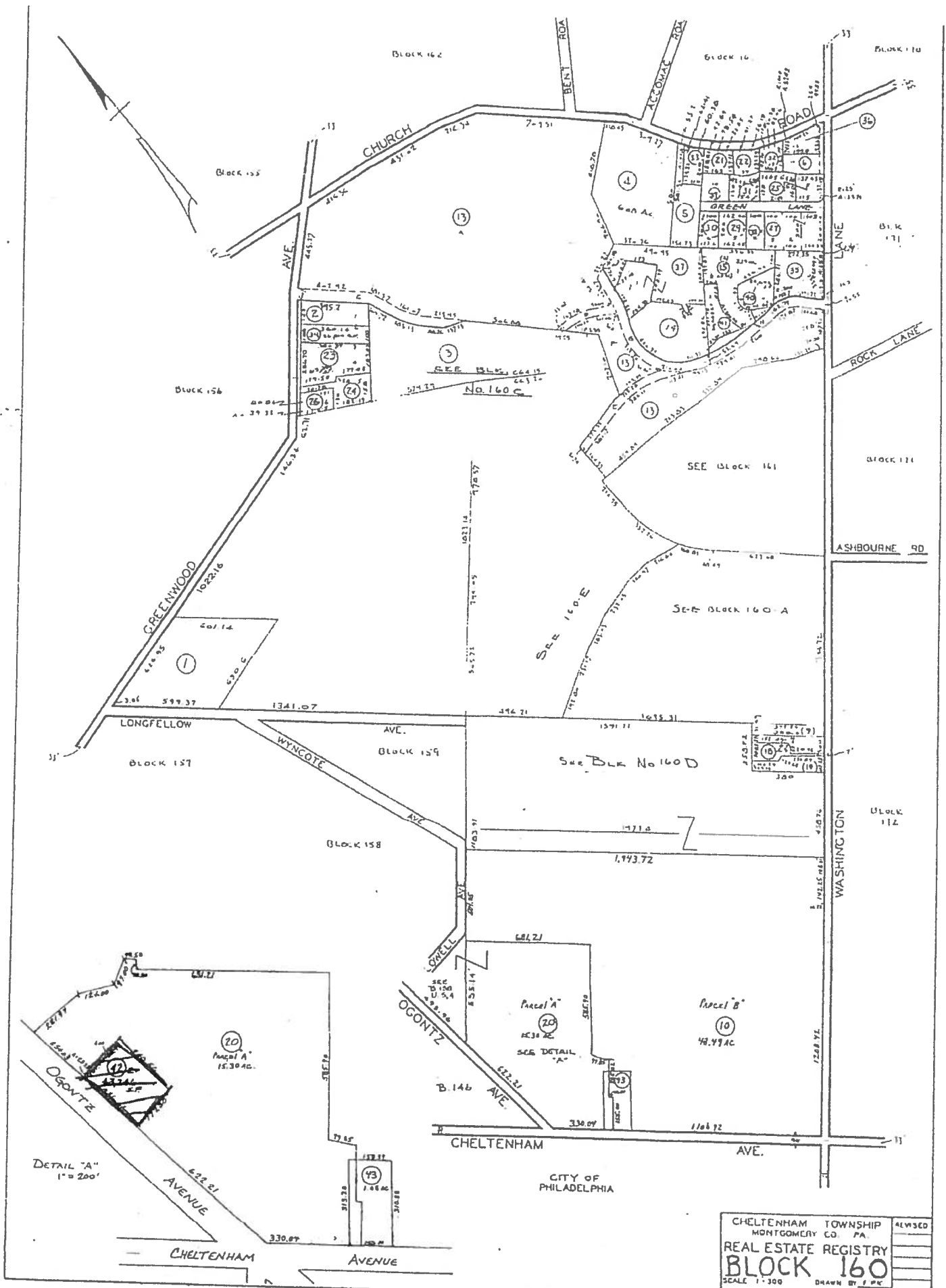
- a. Variances from the Rules and Regulations of the Article XVI of Chapter 295-108 J. prohibiting the sale of used automobiles.

**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.**

**ZHB #3474**

**Zoning Officer**

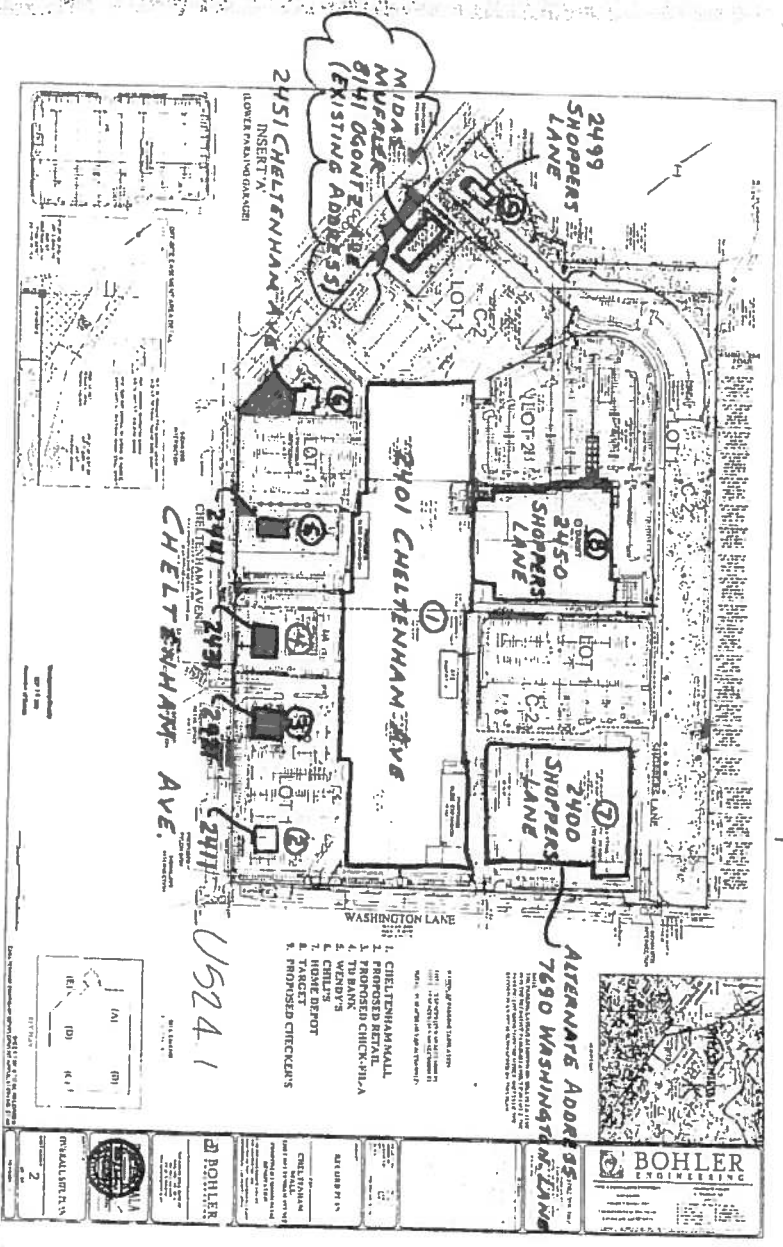


CHELTENHAM TOWNSHIP  
 MONTGOMERY CO. PA.  
**REAL ESTATE REGISTRY**  
**BLOCK 160**  
 SCALE 1" = 300' DRAWN BY E.P.K.  
 JULY 27, 1938 CHECKED BY H.M.R.

ZHB-3474-4

160

8141 Ogontz Ave.



ZHB-3474-4

NOTICE

**NOTICE IS HEREBY GIVEN** that an application for Zoning Relief for 425 Greenwood Avenue, Wyncote, PA 19095 will be reviewed by the following Township Committees which will offer recommendations to the Zoning Hearing Board:

- a. Cheltenham Township Planning Commission on Monday, October 28, 2013, at 7:30 P.M. at the Township Administration Building Boardroom.
- b. Cheltenham Township Building and Zoning Committee on Wednesday, November 6, 2013 at 8:15 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, November 18, 2013 at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

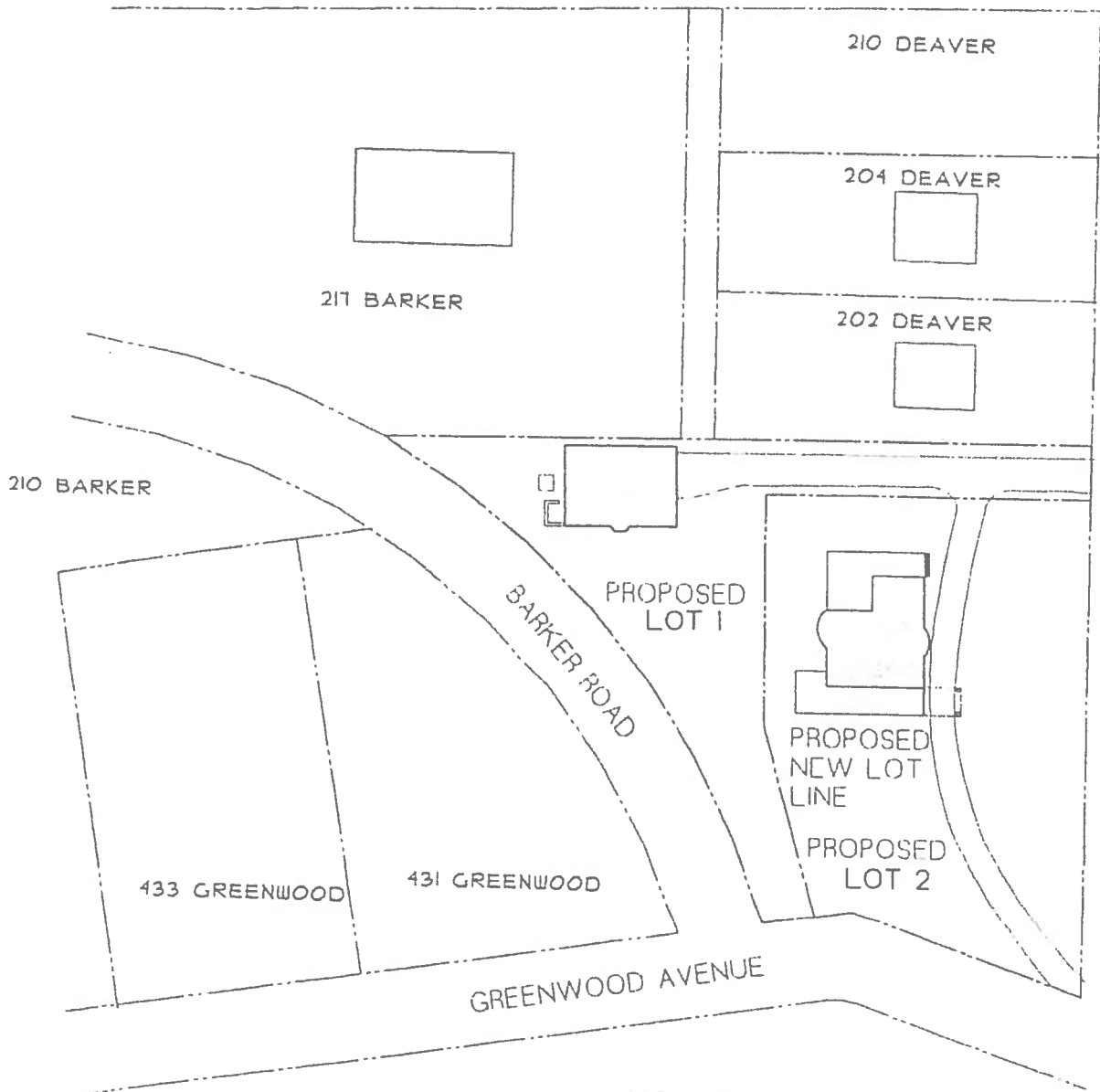
APPEAL NO. 3475: Appeal of David and Ethel Dobson, owner of premises known as 425 Greenwood Ave., Wyncote, PA 19095, from the Decision of the Zoning Officer in order to subdivide their property with two (2) existing dwellings into two (2) single family lots. Lot 2 will be a legal conforming lot, however, Lot 1 will require the following zoning relief:

- a. Variances from the Rules and Regulations of the Class R-3 Residence District as outlined in Article V of the Cheltenham Code per CCS 295-24B.(1).for a lesser side yard of 3' instead of the allowed 15' and,
- b. Variance from CCS 295-24A.(1). for a lesser front yard of 17'-11" instead of the allowed 50'.

ZHB #3475

Zoning Officer

24B 3475-2.1



KEY MAP  
 1"=100'-0"  
 EXISTING LOT  
 IS LOT 1, BLOC

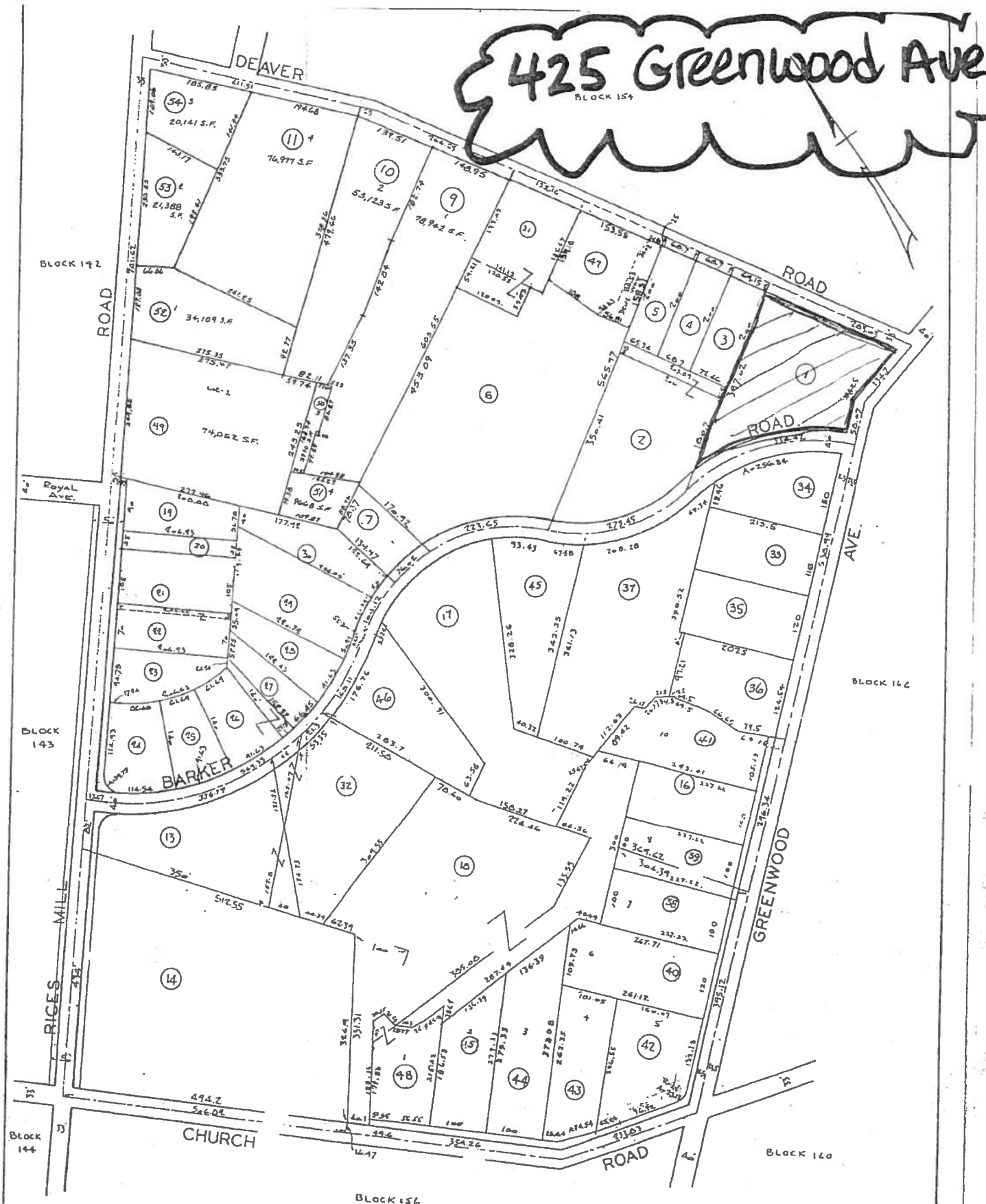
ADJACENT PROPERTY OWNERS	
ADDRESS	NAME
217 BARKER RD	JONAT GROHSMAN
210 BARKER RD	ROBERT I. COMIS
433 GREENWOOD	AMY JO KEAN
431 GREENWOOD	TIMOTHY CLIFTON
407 GREENWOOD	LAURA J KELLY
19-409 DEAVER	
406 CRESCENT	H. LUSTINE
409 DEAVER	JERRY PAYES
210 DEAVER	SANDRA COHEN
204 DEAVER	STEVEN MIRANO
202 DEAVER	

425  
 GREENWOOD AVE

ZHB #34.75

# 425 Greenwood Ave.

BLOCK 154



CHELTENHAM TOWNSHIP  
 MONTGOMERY CO. PA.  
 REAL ESTATE REGISTRY  
**BLOCK 155**  
 SCALE - 1"=100'  
 DRAWN BY - P.P.K.  
 JULY - 0 - 1938. CHECKED BY - H.N.E.

ZHB 3475-4.1 155



The monthly meeting of the Cheltenham Township Planning Commission ("PC") was held on October 28, 2013 at 7:30 PM in the Boardroom at the Township Administration Building. The following Planning Commission members were present: Messrs. Goldfarb, Di Benedetto, Harrower, Leighton, Laughlin, Cross, also present was Richard B. Parkes, Engineering Aide of Engineering, Zoning & Inspections and Joseph V. Nixon from Montgomery County Planning Commission.

**1. Acceptance of the minutes of the September 23, 2013 Meeting.**

Minutes were unanimously approved by all present.

**2. Review of Zoning Hearing Board Applications for November 18, 2013 Zoning Hearing Board Meeting.**

**APPEAL NO. 3475:** Appeal of David and Ethel Dobson, owner of premises known as 425 Greenwood Avenue., Wyncote, PA 19095, from the Decision of the Zoning Officer in order to subdivide their property with two (2) existing dwellings into two (2) single family lots. Lot 2 will be a legal conforming lot; however, Lot 1 will require the following zoning relief:

- a. Variances from the Rules and Regulations of the Class R-3 Residence District as outlined in Article V of the Cheltenham Code per CCS 295-24B.(1).for a lesser side yard of 3' instead of the required 15' and;
- b. Variance from CCS 295-24A.(1). for a lesser front yard of 17'-11" instead of the required 50'.

Mr. Lance Kramer, Architect, and Mr. David Dobson, owner of the above referenced property, were both present to discuss the application with the Planning Commission. Mr. Kramer reported that about twenty (20) years ago there was an approval on the property for the carriage house to be a rental unit, and therefore, it would be virtually unnoticed to the neighborhood if this was to be converted into a separate parcel and home. Lot #2 would be a legal conforming lot, however, Lot #1 would require front yard and side yard setback variances.

Mr. Laughlin stated that Lot #1 would be a flag lot, and as such, Lot #2 would require an easement from Lot #1. Mr. Cross asked Mr. Dobson if he had talked to his neighbors in regards to the variance he is requesting. Mr. Dobson said that he has tried to talk to some of his neighbors but has not, as of yet, made contact with everyone. Mr. Cross said he thought it would be a good idea if Mr. Dobson could make contact with all neighbors to ascertain if anyone had any objections to the proposed subdivision. Mr. Cross also asked if the property had separate electric and water meters for each of the houses. Mr. Dobson stated that the carriage house had its own meters.

Mr. Cross asked the Commission if anyone had any objections to this subdivision or the related relief being sought from the Zoning Hearing Board. With no objections raised Mr. Cross then made a motion to recommend approval of the requested zoning relief and it was seconded by Mr. Goldfarb and passed unanimously.

Planning Commission Minutes  
October 28, 2013  
Page 2 of 2

Since there was no Old Business or New Business to be discussed, a Motion was made for adjournment by Mr. Cross, seconded by Mr. Goldfarb and unanimously approved.

Meeting adjourned at 7:46 P.M.



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Bryan T. Havir  
Township Manager

Per Richard B. Parkes

ADHOC Meeting Minutes October 30, 2013

The meeting came to order at 6:00 P.M. Members present include Bryan Havir, Township Manager, David Cohen, Peter Labiak, Thomas Cross, Brad Pransky, Joseph Nixon from Montgomery County Planning Commission and Carmen Reitano

Mr. Nixon presented to the committee for their review, comment and approval of the Cheltenham Township Zoning Code Draft 10-2013, the Map District Spreadsheet and the Table of Contents.

- A discussion ensued concerning the current status, condition of existing Cheltenham schools and school property as it pertains to the new zoning code designations.
- Commercial District Designations specifically along Cottman Avenue/Township Line were discussed. As the districts also include single-family residences and mixed use properties within the Cottman Avenue / Township Line corridor.
- Status of billboard signs within the Township under the term used, "off-premise signs." Their location, type, language and size.

The question raised was should control of billboards be by special exception, i.e., billboard Size/height or by right/ordinance. Another question was raised concerning leased Billboards. The federal government states permitted by right zoning.

- The Committee discussed billboards as conditional use along state highways such as Route 309 and in the C-2 districts with a restriction of a certain radius between billboards (to be determined).
- Roof top signs – Mr. Jay G. Ochroch's letter of March 26, 2008 was presented to the Committee for discussion of Elkins Park Square and the proposed rooftop sign as it would pertain to the Sign Ordinance.

The Committee revisited the rooftop sign issue and determined it was something it would not support in the Township.

- Estate dwellings would be qualified according to Township guidelines as follows:
  - a. protected by deed restrictions
  - b. open space considerations
  - c. size would be a factor in establishing eligibility
- 1509 Ashbourne Zoning decision requested to be changed for the purpose of demolishing the existing mansion, (Cultural Resource) was reviewed as it pertains to Zoning Hearing Board and Land development conditions.
- Commercial property inventory and the increase of buffer areas in C-1 & C-2 Zoning Districts.
- The Historical District, local landmarks are covered under a separate code; overlay district and ordinance.
- Agricultural Districts and Kennels within the Township
  - a. kennels will be permitted in industrial district
  - b. Veterinary Clinics will be restricted to overnight stays and grooming.
  - c. Medical procedures will be permitted.

The consideration will be made either by Special Exception, conditions or by permit.

- Home businesses are to be limited to specific low key impact home occupations.

Consideration of business permitted by use would require a permit.

- Funeral homes will be with conditions, - C-1 & C-2. suggestions were as follows:
  - a. No crematoriums will be permitted
  - b. 3000 ± space minimum
  - c. Funeral homes in residential districts to are to conform to the architecture and style of the homes adjacent to the proposed home.
  - d. Residential homes converted to Funeral Homes are to be maintained.
- The Committee discussed a schedule to present to the Commissioner's Building and Zoning Committee starting in 2014 for consideration of public education and outreach. The schedule is as follows:

Tentatively it will run from January through April, 2014. The suggested time frame is as follows:

Wednesday, January 29, 2014, Overview of the Zoning Ordinance Review Process  
Wednesday, February 26, 2014, Residential and Multi-family Zoning Districts  
Wednesday, March 26, 2014, Mixed-Use (MU1 and MU2), Commercial and Light Industrial Districts  
Wednesday, April 23, 2014, MU3 Mixed-Use Overlay Districts, CRO Cluster Residential Overlay Districts, CDO Campus Development Overlay, HPO Historic Resource Overlay, FPO Floodplain Conservation Overlay Districts  
Wednesday, April 30, 2014, Overflow meeting, if needed.

- Preface, What the process and goals are for the logical/friendly way to Communicate to the residents the Township's vision for the next Quarter century.
- The overall Review summary will cover the rational reasons for the current zoning changes.

A suggestion was made to use the MCPC map as the base for presenting the zoning districts for public display.

The Commissioners are to receive a copy of the final draft copy, map spreadsheet for their review.

Summary – Cheltenham Township Zoning Code Draft October, 2013 comments to Montgomery County as of this meeting presented to Mr. Nixon for preparation of final Document.

Meeting adjourned at 8:00 P.M.



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Bryan T. Haver  
Township Manager

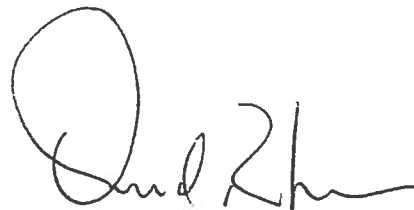
Per Carmen G. Reitano

October 30, 2013

COMMISSIONERS OF CHELTENHAM TOWNSHIP  
ELKINS PARK, PA 19027

COMMISSIONERS OF CHELTENHAM TOWNSHIP  
REPORT OF THE BUILDING INSPECTOR FOR OCTOBER, 2013

	# PERMITS	TOT. FEES	\$ VALUE
<b>RESIDENTIAL</b>			
RENOVATIONS / ALTERATIONS	58	94,386	4,719,300
<b>MULTI-FAMILY</b>			
RENOVATIONS / ALTERATIONS	1	6,394	319,700
<b>COMMERCIAL</b>			
RENOVATIONS / ALTERATIONS	17	2,507	125,350
<b>INSTITUTIONAL</b>			
RENOVATIONS / ALTERATIONS	1	13,799	689,950
<b>FENCE</b>	7	501	501
<b>OCTOBER, 2013</b>	84	117,587	5,854,801
<b>OCTOBER, 2012</b>	67	41,154	2,045,499
<b>YEAR-TO-DATE 2013</b>	667	317,431	15,871,550
<b>TOTAL 2012</b>	604	224,950	11,247,500
<hr/>			
<b>HEATING &amp; AIR CONDITIONING</b>			
<b>OCTOBER, 2013</b>	9	9,393	469,650
<b>OCTOBER, 2012</b>	5	1,939	96,950
<b>YEAR-TO-DATE 2013</b>	48	25,564	1,346,907
<b>TOTAL 2012</b>	48	20,671	1,033,550
<hr/>			
<b>ELECTRICAL</b>			
<b>OCTOBER, 2013</b>	8	12,068	603,400
<b>OCTOBER, 2012</b>	7	3,259	163,000
<b>YEAR-TO-DATE 2013</b>	84	32,571	1,613,557
<b>TOTAL 2012</b>	80	20,055	1,002,750
<hr/>			
<b>PLUMBING</b>			
<b>OCTOBER, 2013</b>	8	9,373	468,650
<b>OCTOBER, 2012</b>		NOT PREVIOUSLY RECORDED	
<b>YEAR-TO-DATE 2013</b>	84	21,507	1,074,350
<b>TOTAL 2012</b>		NOT PREVIOUSLY RECORDED	



David R. Jones  
Interim Director - Zoning & Inspections

**CHELTENHAM TOWNSHIP  
RESOLUTION NO. \_\_\_\_-13**

**AUTHORIZING THE RENEWAL OF A PLANNING ASSISTANCE CONTRACT WITH  
THE MONTGOMERY COUNTY PLANNING COMMISSION TO PROVIDE  
PLANNING ASSISTANCE AND TECHNICAL SERVICES**

WHEREAS, the Montgomery County Planning Commission ("the Commission") has provided planning assistance and technical services, professional planners and support staff to Cheltenham Township ("the Township") for the purpose of reviewing subdivision, land developments and ordinance amendments, and performing planning studies as required by Act 247, The Pennsylvania Municipalities Planning Code;

WHEREAS, the Township recognizes that it wants to continue the planning assistance relationship with the county;

WHEREAS, the Commission will assist the Township in the completion of a Comprehensive Zoning Ordinance update and maps;

WHEREAS, the Commission will assist the Township in the audit of intersections throughout the Township to determine pedestrian and bicycle accessibility;

WHEREAS, the Commission will assist the Township in updating its Comprehensive Plan;

WHEREAS, the Commission will assist the Township on the implementation of the Township's Sustainability Plan;

WHEREAS, the Commission will provide the Township with Enhanced Land Development Reviews;

WHEREAS, the Commission will provide the Township with assistance on special projects, reviews and meeting attendance;

I, Bryan T. Havir, duly qualified Secretary of the Township of Cheltenham, Montgomery County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners as a regular meeting held on October 16, 2013, at Curtis Hall, Church Road and Greenwood Avenue, Wyncote, PA, and said Resolution has been recorded in the Minutes of the Township of Cheltenham and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Cheltenham on this 16<sup>th</sup> day of October, 2013.

TOWNSHIP OF CHELTENHAM  
BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
Art Haywood, President  
Board of Commissioners

ATTEST:

\_\_\_\_\_  
Bryan T. Havir, Secretary/Manager