

## **BUILDING AND ZONING COMMITTEE**

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

**Wednesday, August 7, 2013  
8:00 PM  
Curtis Hall**

### **AGENDA**

1. Review of the Zoning Hearing Board Agenda for August 12, 2013.  
See attached.
2. Review of the Zoning Hearing Board Agenda for August 20, 2013.  
See attached.
3. The Planning Commission meeting for July 22, 2013; was canceled.
4. Review of Ad-Hoc Zoning Revision Committee Meeting Minutes of July 29, 2013.  
See attached.
5. Review of the Economic Development Task Force recommendations for issuance of Certificates of Appropriateness for signage for the following:
  - Pep Boys 245 S. Easton Road, Glenside for facade *signage*.
  - Wesley Pharmacy, 108 S. Easton Road, Glenside for *façade signage and awning*.
6. Review of recent Decision(s) of the Zoning Hearing Board.  
See attached.
7. Report of the Building Inspector for July 2013.  
See attached.
8. Old Business
9. New Business
10. Citizens' Forum
11. Adjournment



\_\_\_\_\_  
Bryan T. Haver  
Township Manager

**ZONING HEARING BOARD**

**AGENDA**

**FOR**

**AUGUST 12, 2013**

FRIEDMAN  SCHUMAN

Attorneys at Law • A Professional Corporation

Peter S. Friedman  
Direct Dial: (215) 690-3804  
PFriedman@fsalaw.com  
www.fsalaw.com

Main Office  
101 Greenwood Avenue, Fifth Floor  
Jenkintown, PA 19046  
Phone: (215) 635-7200  
Fax: (215) 635-7212

July 22, 2013

Via Email: [sklaroffn@ballardspahr.com](mailto:sklaroffn@ballardspahr.com)

Neil Sklaroff, Esquire  
Ballard, Spahr, Andrews & Ingersoll, LLP  
1735 Market Street/51<sup>st</sup> Floor  
Philadelphia, PA 19103-7599

**Re: Application of 1509 Ashbourne Road L.P. -  
Cheltenham Township Zoning Heard Board Appeal No. 3457**

Dear Neil:

I am writing to follow up our telephone conversation of earlier today concerning the above-referenced Appeal. As I indicated to you, our client is willing to work with Cheltenham Township to allow additional time within which to find a user for the Mansion building.

In this regard, our client is willing to further continue the hearing in the above-referenced Appeal, which is currently scheduled for August 12, 2013. Instead of continuing the Appeal for a specific date, we would request that the case be continued to the next available hearing date after the Applicant provides written notice that it wishes to proceed.

This letter shall also constitute Applicant's waiver of the 60 day requirement to conduct a hearing under the Municipalities Planning Code.

Thank you.

Sincerely,

  
Peter S. Friedman

PSF/msm

cc: Bryan T. Havir, P.P., AICP, via email: [bhavir@cheltenham-township.org](mailto:bhavir@cheltenham-township.org)  
David L. Jones, via email: [djones@cheltenham-township.org](mailto:djones@cheltenham-township.org)  
Holly A. Nagy, via email: [hnagy@cheltenham-township.org](mailto:hnagy@cheltenham-township.org)  
Eric D. Naftulin, via email: [eric.naftulin@federationhousing.org](mailto:eric.naftulin@federationhousing.org)

# Township of Cheltenham

Montgomery County, Pennsylvania

## Board of Commissioners

Art Haywood, *President*  
Harvey Portner, *Vice President*  
Kathy A. Hampton  
Charles D. McKeown  
Daniel B. Norris  
J. Andrew Sharkey  
Morton J. Simon, Jr.

## Township Manager

Bryan T. Havir



Administration Building  
8230 Old York Road  
Elkins Park, PA 19027-1589

Phone: 215 887-1000  
FAX: 215 887-1561  
WWW.CHELTENHAMTOWNSHIP.ORG

July 23, 2013

Peter S. Friedman, Esq.  
Friedman Schuman  
101 Greenwood Avenue, Fifth Floor  
Jenkintown, PA 19046

Re: 1509 Ashbourne Road L.P.  
Zoning Hearing Board Appeal No. 3457

Dear Peter:

This is in response to your letter addressed to Neil Sklaroff, Esq., on which I was copied, dated July 22, 2013, on the above-referenced Appeal.

The intent of the Township Staff is to place this matter on the August 7, 2013 agenda of the Building and Zoning Committee for discussion. Based on the information provided to the Township by David Cohen of the Township's Economic Development Task Force, it is our understanding that your client is aware that another proposed use is being explored favorably, and in light of this, Township Staff will be asking for the Commissioners' approval to request an additional 60-day extension from your client to allow the parties time to complete due diligence.

I thank you and your client for your assistance and cooperation in this matter.

Sincerely,

Bryan T. Havir  
Township Manager

BTH:amf

cc: Board of Commissioners, w/attach.

David L. Jones, Interim Township Planner/Zoning Officer

Neil Sklaroff, Esq.

Joseph M. Bagley, Esq.

Eric D. Naftulin, Federation Housing

**ZONING HEARING BOARD**

**AGENDA**

**FOR**

**AUGUST 20, 2013**



## **NOTICE OF PUBLIC HEARING** **CONTINUATION**

**NOTICE IS HEREBY GIVEN** that the Cheltenham Township Zoning Hearing Board commenced a hearing on July 16, 2013 for an application submitted by Good Pro Cheltenham, L.P. c/o Goodman Properties, 636 Old York Rd, 2<sup>nd</sup> Floor, Jenkintown, PA 19046 for zoning relief to construct a Super Wawa on a 3.65 + acre parcel near the intersection of Limekiln and Ogontz Avenue, Wyncote, PA. The hearing will be continued to August 20, 2013 at 7:30 PM. This and all future hearings are open to the public.

**The hearing will be held at Curtis Hall, 1250 W. Church Road, Wyncote, PA 19095.**

**-Cheltenham Township Zoning Hearing Board**

## NOTICE

**NOTICE IS HEREBY GIVEN that an application for zoning relief for Good Pro Cheltenham, L.P. c/o Goodman Properties, 636 Old York Rd, 2<sup>nd</sup> Floor, Jenkintown, PA 19046 will be reviewed by the following Township Bodies which will offer recommendations to the Zoning Hearing Board:**

- a. **Cheltenham Township Planning Commission on Monday, June 24, 2013 at 7:30 P.M. In Curtis Hall at Greenwood Avenue and Church Road, Wyncote, PA 19095.**
- b. **Cheltenham Township Building and Zoning Committee on Wednesday, July 3, at 8:00 P.M. in Curtis Hall at Greenwood Avenue and Church Road, Wyncote, PA 19095.**

**This application will be heard by the Zoning Hearing Board on Monday, July 8, 2013 at 7:30 P.M. at Curtis Hall, Greenwood Avenue and Church Road, Wyncote, PA 19095.**

**APPEAL NO. 3468:** Applicant is the equitable owner of a 3.65+ acre parcel of ground with frontage on Ogontz Avenue, Limekiln Pike, MacDonald Avenue and Clubhouse Lane. The property is located in a C1 Zoning District and is currently vacant.

Applicant proposes to develop the property for a WaWa Convenience Store containing 5,585 square feet with fueling stations. In this regard, Applicant requests the following zoning relief:

1. A variance under Section 295-98 of The Cheltenham Zoning Ordinance of 1929, as amended (the "Ordinance") so as to permit the property to be used as a Wawa convenience store containing 5,585 square feet with fueling stations;
2. A variance under Section 295-102 of the Ordinance for a reduction in the width of the 15 foot wide buffer along a public highway. The area between the proposed driveway and the Limekiln Pike right-of-way is 11.1 feet;
3. A variance under Section 295-101.A of the Ordinance to permit a canopy along Limekiln Pike to be located less than 60 feet from Limekiln Pike;
4. An interpretation under Section 295-221.B.(5)(a) of the Ordinance or, in the alternative, a variance under Section 295-221.B.(5)(a) of the Ordinance, to permit parking to be located between the building and the street;
5. A variance under Section 295-221.F of the Ordinance so as to increase the allowable parking area. The convenience store and the fueling stations use requires 31 parking spaces. Applicant is

6. A variance under Section 295-221.K.(1) of the Ordinance so as to permit service and loading behind the building. Applicant proposes to have the loading on the side of the building (along Clubhouse Lane);
7. A variance under Section 295-196.A.(3) of the Ordinance so as to permit five (5) directional signs, each exceeding 4 square feet; and
8. Variances under Section 295-197.C.(1)(a) of the Ordinance, so as to permit: (a) two (2) free-standing, internally illuminated, double sided signs with LED price changer, one (1) containing 189.04 square feet with a height of 40 feet (located on Ogontz Avenue), and one (1) containing 99.94 square feet with a height of 25 feet (located on Limekiln Pike); (b) three (3) parallel wall signs with logo, one (1) containing 66.69 square feet (facing Limekiln Pike), one (1) containing 37.47 square feet on the rear of the building (facing the Clubhouse Lane/MacDonald Avenue intersection); and (c) an additional 3.92 square feet of parallel wall signage (pump signage), as per the attached signage plan, all of which parallel wall signs total 108.08 square feet, which total exceeds the maximum square footage permitted;
9. A variance under Section 295-221.B.(5)(b) of the Ordinance so as to permit off-street parking on the corner lots;
10. A variance under Section 225-221.C.(2)(c) of the Ordinance so as to permit the width of driveway entrance along Limekiln Pike to exceed 24 feet in width. The proposed driveway width is 30 feet;
11. A variance under Section 225-223 of the Ordinance so as to permit the trash enclosure to be located approximately 20 feet from the rear yard setback area. The rear setback requirement is 50 feet;
12. To the extent that it is determined that the right-of-way line is located on the conservation easement boundary, Applicant requests additional relief under paragraphs 2 and 3 above as the setbacks may change; and
13. Applicant seeks such other variances, special exceptions and interpretations as may be required in order to develop the property in accordance with the plans submitted by Applicant.

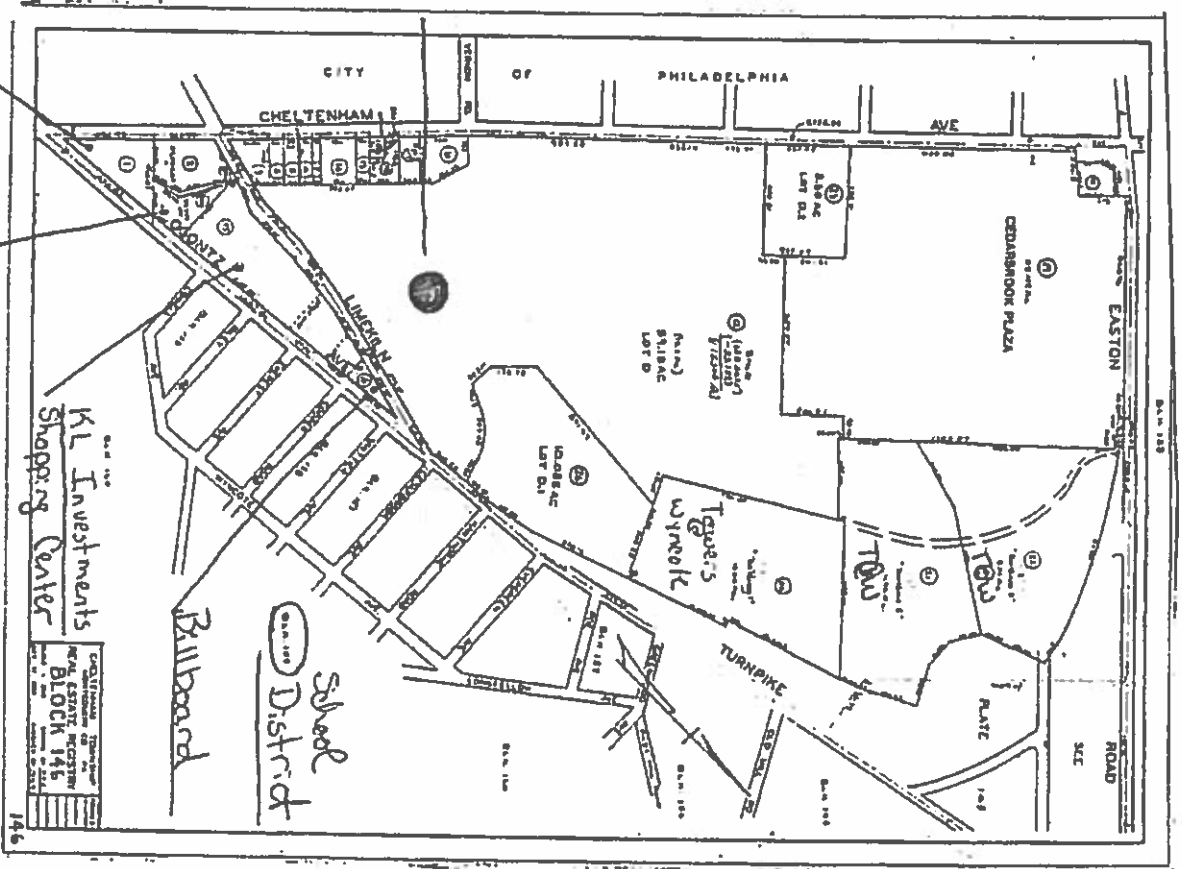
**The above application, including site plans, is on file in the Township Administration Building, Building and Zoning Department, Room 204, 8230 Old York Road, Eikins Park, PA 19027 and are open for review, Monday thru Friday, 8:00 A.M. to 4:30 P.M.**

**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 days prior to the meeting.**



Proposed  
Malwa

2501 Cheltenham  
SEPTA  
8140 Dgontz



ZHB 3468-4



ARCHITECTURA  
EDIFICAZIONE  
PUNTO DI VISTA

EDIFICAZIONE

CONCEPT ARCHITECTURE  
LIVING, LEARNING AND OCCUPANCY  
WYKONCJE ARCHITECTURA



**BOHLER ENGINEERING**  
 1100 S. W. 10th St., Ft. Lauderdale, FL 33304  
 Phone: (305) 551-1100  
 Fax: (305) 551-1101  
 E-mail: boller@boller.com

**REVISIONS**

NO.	DATE	DESCRIPTION
1		
2		
3		
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10		

**CALL BEFORE YOU DIG**  
 811  
 Florida Department of Transportation  
 1-800-368-8888

**PROFESSIONAL SEAL**  
 BOHLER ENGINEERING  
 BOHLER, JOHN W.  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 12187

**COMMERCIAL CHIEF ENGINEER**  
 BOHLER ENGINEERING  
 BOHLER, JOHN W.  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 12187

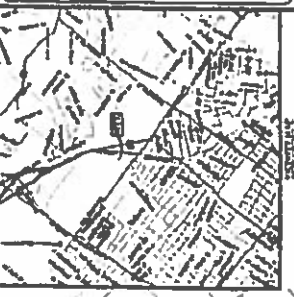
**REGISTERED PROFESSIONAL ENGINEER**  
 BOHLER ENGINEERING  
 BOHLER, JOHN W.  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
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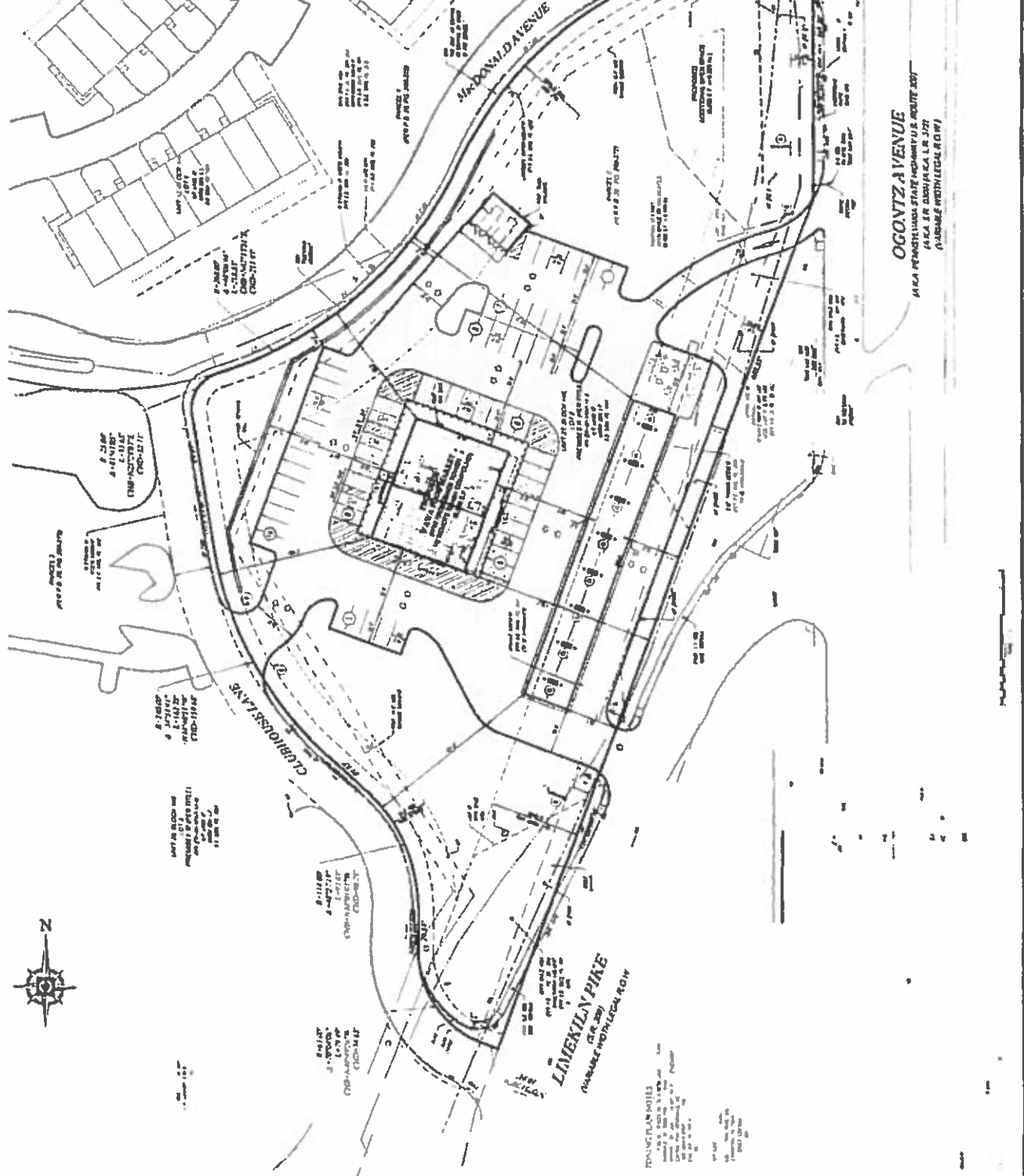


**ZONING PLAN**  
 SHEET NO. 1



**AREA SURVEY TABLE**

NO.	AREA	AREA (SQ. FT.)	AREA (SQ. YD.)
1	LOT 1	10,000	727.38
2	LOT 2	10,000	727.38
3	LOT 3	10,000	727.38
4	LOT 4	10,000	727.38
5	LOT 5	10,000	727.38
6	LOT 6	10,000	727.38
7	LOT 7	10,000	727.38
8	LOT 8	10,000	727.38
9	LOT 9	10,000	727.38
10	LOT 10	10,000	727.38



**ZONING PLAN NOTES**

1. ALL LOTS SHALL BE ZONED AS PER THE ZONING ORDINANCE.
2. THE ZONING PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE CITY COMMISSION.
3. THE ZONING PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY COMMISSION.
4. THE ZONING PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF TRANSPORTATION.
5. THE ZONING PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF REVENUE.
6. THE ZONING PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
7. THE ZONING PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF HEALTH.
8. THE ZONING PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF AGRICULTURE.
9. THE ZONING PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF EDUCATION.
10. THE ZONING PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF LABOR.

An AdHoc Zoning Code Revision Committee meeting was held this night. Members present were: Messrs. Cohen, Leighton, Pransky, Harrower, Labiak, and Mirsky. Also in attendance were: Mr. Bryan T. Havir, Township Manager, Mr. David R. Jones, Interim Director of Engineering, Zoning and Inspections; and Joseph Nixon, Montgomery County Planning Commission.

- Mr. Nixon began the meeting with a discussion regarding the new MU 1 & 2 zones. Mr. Cohen asked if the committee wanted to allow Single Family Residential Use by right in the R-1 Zoning District. Discussion ensued regarding larger parcel properties such as Lynnewood Hall and the Widener Estate.
- Discussion ensued regarding properties zoned R1. Mr. Havir stated that the Township amended the code in 2003 to remove religious uses from the R1 district. Mr. Labiak recalled that a lot of properties were previously zoned R1 to allow for redevelopment later. Discussion ensued regarding various larger properties around the Township. It was decided to keep religious uses out of the R-1 Zoning District. Mr. Nixon discussed moving religious uses to R4.
- Discussion ensued regarding the proposed Wawa at the intersection of Limekiln Pike and Ogontz Avenue and whether that property should be rezoned to C1. Mr. Jones stated that gas stations are not allowed in C1 but are allowed in C2.
- Mr. Cohen discussed Cedarbrook Middle School and various school options. Mr. Nixon stated that based on his research he does not believe schools would be considered municipal uses. It was felt that the Cedarbrook Middle School should be rezoned to C2. Discussion ensued regarding increasing the size of the natural buffer zones from the residential properties located on Evergreen Avenue and Longfellow Avenue. Mr. Cohen suggested that all residential abutting the C2 districts should be provided with a 20' to 25' buffer instead of the current proposed 8' buffer.
- Mr. Nixon stated that he added definition to Estate Dwelling and currently there is not an Estate Dwelling definition in the existing Cheltenham Township Zoning Ordinance. Discussion ensued regarding removing the "limited to a small buildable area language" pertaining to Estate Dwellings. It was agreed that this verbiage would be dropped from the definition.
- Mr. Nixon stated that he added a more specific definition for the word Structure. (Pg. 18) Discussion ensued regarding Deed Restrictions. The word Rigid was replaced with the word fixed. The word Boardwalk was replaced with elevated walkway. (Pg. 18).

- Discussion ensued regarding Bed & Breakfasts and Boarding Houses. It was decided to strike the proposed definition of Boarding Houses in its entirety. Bed and Breakfast signage was discussed, it was decided the height of a sign should be limited to no more than 4' high from the ground to the top of the decorative point of the support and the sign should be externally lit only.
- Mr. Nixon discussed Event Facilities. Discussion ensued regarding overflow parking and parking held in reserve.
- Discussion ensued regarding the language pertaining to bus terminals and adding verbiage for fueling and maintenance on site to the description of bus terminals and truck terminals.
- Discussion ensued regarding updating Master Plans required by the proposed draft zoning ordinance. Mr. Havir recommended Master Plans for developments be approved by the Board of Commissioners and not by staff.
- Discussion ensued regarding the Campus Overlay District and Cafeteria and Sport spaces.
- Mr. Havir stated that the Township Solicitor previously provided language for the Historic Overlay District and that it should be put into the ordinance for this proposed update.
- Meeting adjourned at 9:25 PM.



Bryan T. Havir  
Township Manager

Per: Holly A. Nagy

# Township of Cheltenham

Montgomery County, Pennsylvania

## Board of Commissioners

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Harvey Portner, *Vice President*  
Kathy A. Hampton  
Charles D. McKeown  
Daniel B. Norris  
J. Andrew Sharkey  
Morton J. Simon, Jr.

**Township Manager**  
Bryan T. Havir



**Administration Building**  
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Elkins Park, PA 19027-1589

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FAX: 215 887-1561  
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## MEMORANDUM

**TO:** David Jones, Interim Zoning Officer – Engineering, Zoning & Inspections  
**FROM:** Bryan T. Havir, Township Manager  
**RE:** Signage Application  
**DATE:** July 17, 2013

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The following signage permit application was reviewed last evening at the Economic Development Task Force (EDTF) meeting:

- **Pep Boys, 245 Easton Road, Glenside** – facade signage. It was the unanimous consensus of the EDTF to recommend the following: 1) the “Pep Boys” identification signage with logo and 2) the individual service signage above the four service bays, aligning, brakes, tires and oil change found acceptable. However, the EDTF recommended that the numbers printed on the bay doors shown on the rendering be removed.

Please schedule for consideration of issuance of a COA on the August 7, 2013 Building and Zoning Committee Meeting Agenda.

Thank you.

BTH/km 

cc: Richard Parkes, Building and Zoning Department  
Sue Drucker, Building and Zoning Department  
Holly Nagy, Building and Zoning Department  
David Kratzer, EDTF Design Committee



**Glenside, PA Service & Tire Center**

100.0 sq. ft. building square footage-Allowed  
 97.6 Sq. Ft. total proposed building signage



Existing Elevation



Front Elevation-Proposed

Rev3

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1500 Horizon Drive, Suite 111  
 Chalfont, PA 18914

office: 267.398.0575  
 toll free: 888.355.clima  
 fax: 267.398.0577

info@cimanetwork.com  
 www.cimanetwork.com

**CIMANETWORK**  
 signage & environmental branding



# Certificate of Appropriateness for Signage in Commercial Districts



*This letter serves as a Certificate of Appropriateness for the construction of the project outlined below:*

NAME OF BUSINESS: Pep Boys  
ADDRESS OF PROPERTY: 245 S. Easton Road, Glenside PA 19038  
NAME OF PROPERTY OWNER: Elliott Goldstein  
TELEPHONE # OF PROPERTY OWNER: (215) 576-5300  
TYPE OF WORK BEING DONE: Facade Signage  
DATE OF REVIEW BY DESIGN COMMITTEE: 7/17/13  
APPROVED BY: David Kratzer  
TODAY'S DATE: 7/25/13  
BUSINESS LICENSE #: \_\_\_\_\_

Now, therefore, on this \_\_\_\_\_ day of \_\_\_\_\_, 2013, I, Bryan T. Havir, Township Manager, hereby issue this Certificate of Appropriateness for aforesaid work in the name of the Board of Commissioners of Cheltenham Township.

\_\_\_\_\_  
Bryan T. Havir, Township Manager

PROJECT DESCRIPTION: Pep Boys identification signage with logo and individual service signage above the four service bays, aligning, brakes tires and oil change.

# Township of Cheltenham

Montgomery County, Pennsylvania

## Board of Commissioners

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## MEMORANDUM

**TO:** Building and Zoning Committee

**FROM:** Bryan T. Havir, Township Manager  
David Jones, Interim Zoning Officer – Engineering, Zoning & Inspections

**RE:** Signage Application – Wesley Pharmacy, 108 South Easton Road, Glenside

**DATE:** August 1, 2013

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The signage permit application for Wesley Pharmacy was reviewed by members of the Design Committee and various members of the Economic Development Task Force (EDTF) who were in support of the signage proposal and offered the following comments:

1. Rendering Exhibit with awning. The blue awning is too long and cramps the neighboring buildings. It was recommended pulling the awning away from the building on both sides. Even pulling in to the edge of the grey building would help.
2. Rendering Exhibit without awning. In the scheme without the awning, it appears the façade sign is too high. If decided to eliminate awning, it is recommended the sign be lowered and centered within the beige storefront facade.

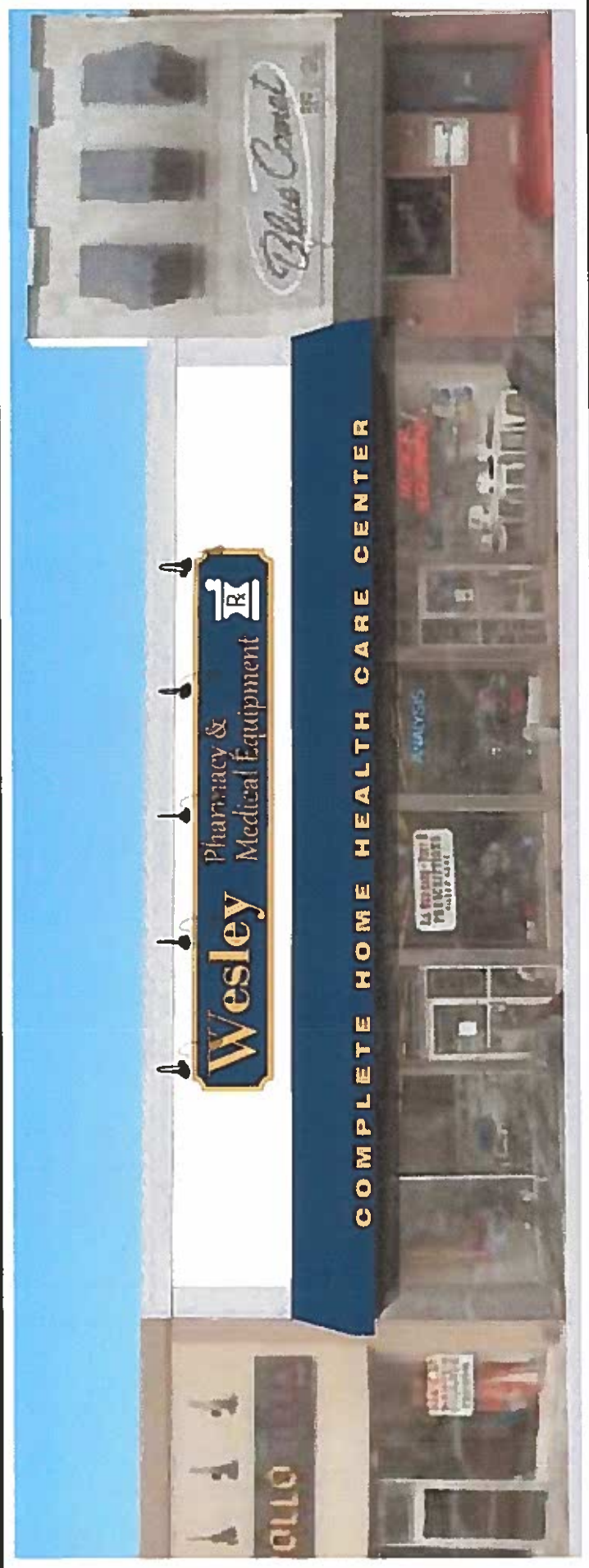
Please schedule for consideration of issuance of a COA on the August 7, 2013 Building and Zoning Committee Meeting Agenda subject to the conditions noted above.

Thank you.

BTH/km

cc: Richard Parkes, Building and Zoning Department  
Sue Drucker, Building and Zoning Department  
Holly Nagy, Building and Zoning Department  
David Kratzer, EDTF Design Committee





July 29, 2013

COMMISSIONERS OF CHELTENHAM TOWNSHIP  
ELKINS PARK, PA 19027

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

	# PERMITS	TOT. FEES	\$ VALUE
<b>RESIDENTIAL</b>			
RENOVATIONS / ALTERATIONS	25	8,123	406,150
<b>MULTI-FAMILY</b>			
RENOVATIONS / ALTERATIONS	0	0	0
<b>COMMERCIAL</b>			
RENOVATIONS / ALTERATIONS	3	1,539	76,950
<b>INSTITUTIONAL</b>			
RENOVATIONS / ALTERATIONS	1	1,555	77,750
<b>FENCE</b>	2	342.50	342.50
<b>JULY, 2013</b>	31	11,559.50	561,192.50
<b>JULY, 2012</b>	70	12,245	605,537
<b>YEAR-TO-DATE 2013</b>	337	61,593	3,191,474
<b>TOTAL 2012</b>	604	224,950	11,247,500
<hr/>			
<b>HEATING &amp; AIR CONDITIONING</b>			
<b>JULY, 2013</b>	5	3,539	176,950
<b>JULY, 2012</b>	2	589	29,450
<b>YEAR-TO-DATE 2013</b>	35	10,845	604,500
<b>TOTAL 2012</b>	48	20,671	1,033,550
<hr/>			
<b>ELECTRICAL</b>			
<b>JULY, 2013</b>	5	2,968	148,400
<b>JULY, 2012</b>	15	2,115	105,750
<b>YEAR-TO-DATE 2013</b>	45	8,370	450,202
<b>TOTAL 2012</b>	80	20,055	1,002,750
<hr/>			
<b>PLUMBING</b>			
<b>JUNE, 2013</b>	5	2,074	103,700
<b>JUNE, 2012</b>		NOT PREVIOUSLY RECORDED	
<b>YEAR-TO-DATE 2013</b>	56	8,754	436,700
<b>TOTAL 2012</b>		NOT PREVIOUSLY RECORDED	

  
\_\_\_\_\_  
David R. Jones  
Interim Director - Engineering, Zoning & Inspections