

A regular meeting of the **BUILDING AND ZONING COMMITTEE** was held tonight, Chairman Morton J. Simon, Jr. presiding. Members present were Commissioners Holland, Rappoport and Sharkey.

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

Mr. Simon called the meeting to order at 9:49 p.m.

1. The Committee reviewed the following Zoning Hearing Board agenda item for October 17, 2017:

- a) **APPEAL NO. 17-3580:** Appeal of Aula and Jocelyn Harris, owners of the premises located at 7704 Lafayette Avenue, Elkins Park, PA 19027, for a variance to allow for the installation of a second cooking facility in a new proposed addition to serve as an in-law suite, in place of the allowed one kitchen permitted in a single-family detached dwelling.

Mr. Thomas DiBenedetto, AIA, represented the applicant and provided background on the proposed project which will facilitate the applicant's parents moving into the new 44'x24' addition. The second cooking facility is desired so the applicant's parents can maintain some autonomy in their living arrangements.

Mr. Sekawungu reported that the property owners require a variance because only one dwelling unit is permitted per lot and the second kitchen is what defines the addition as a second dwelling unit. The second unit will also require the purchase of a second EDU for sanitary sewer connection, in addition to compliance with the Township's stormwater management requirements.

Mr. Bagley asked if the applicant would sign a restrictive covenant agreement to remove the second kitchen once members of the family cease to occupy the premises and record it at their own cost with the County Recorder of Deeds Office. The applicant agreed with this suggestion; however, they asked that this covenant allow the applicant's to leave the kitchen intact as a selling point for the property, provided any future buyers are notified of the covenant.

Through discussion, it was determined that an oven and cooking range are the defining factor of a kitchen and that they would need to be removed when relatives of the property owner no longer occupy the space. The cabinetry and other appliances may remain. The applicants were asked if they would consider not installing an oven and cooking range in the proposed space. The answer was negative.

Mr. Mitchel Zigmund-Felt, 35 Carter Lane, also raised a concern about second kitchens in light of the large Jewish population were keeping kosher, may require a second kitchen.

Upon motion of Mr. Sharkey, the Committee unanimously recommended to take no action on condition that the Zoning Hearing Board requires the applicant to record a Restrictive Covenant Agreement with the County Recorder of Deeds Office.

2. Receipt of the Planning Commission Meeting Minutes dated September 25, 2017.

Upon motion of Mr. Holland, the Committee unanimously received the Planning Commission Minutes from the September 25, 2017 meeting.

3. Review of Zoning Hearing Board Decisions.

- a.) Appeal No. 17-3577: Appeal of Arcadia University for the property known as 450 South Easton Road, Glenside, PA 19038 to permit construction of a sports playing field press box. The Zoning Hearing Board granted the request on condition that no signage would be added to the proposed field press box.

Upon motion of Mr. Holland, the Committee unanimously agreed to take no action.

4. Report of the Building Inspector for September, 2017.

Upon motion of Ms. Rappoport, the Committee unanimously received the report of the Building Inspector for September, 2017.

5. Old Business – None.

6. New Business.

- a) Amendment to Chapter 215, Property Maintenance, regarding “demolition by neglect:

Mr. Simon said he was in favor of including the provisions of demolition by neglect in the Property Maintenance Code, as long as they are consistent with the other existing and proposed ordinances. He said he would support moving the ordinance forward, provided staff reviews the proposed ordinance to ensure that it is consistent with the other existing and proposed ordinances.

Recommendation to the Board of Commissioners: Upon motion of Mr. Sharkey, unanimously approved by the Committee, it was recommended that the Board of Commissioners adopt an Ordinance amending Chapter 215, Property Maintenance, Section 215-5, Modification of Standards, of the Cheltenham Township Code of Ordinances to include provisions to deter demolition of a structure by neglect and recommending that the Board of Commissioners authorize advertisement of its intention to consider the adoption of said Ordinance at its regularly-scheduled meeting on November 15, 2017.

7. Announcement: Mr. Simon announced that there would be a Public Hearing to consider public comment regarding the proposed Comprehensive Zoning Ordinance and Zoning Map amendment on November 15, 2017 at Curtis Hall, 1250 West Church Road, Wyncote, PA at

7:30 p.m. The Board will also consider and may vote to adopt the Comprehensive Zoning Ordinance and Zoning Map amendment at that meeting.

8. Citizens' Forum – None.

9. Adjournment.

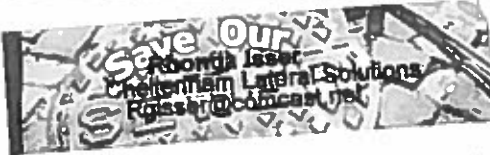
There being no further business, upon motion of Mr. Sharkey, the meeting was adjourned at 10:25 p.m.



Bryan T. Havir
Township Manager

As per Henry Sekawungu and Alyson Elliott

PUBLIC ATTENDANCE LIST
Public Works Committee @ 7:30 PM
Building & Zoning Committee @ 8:00 PM
Wednesday, October 4, 2017
Curtis Hall
Wyncote, PA 19095

NAME (Please Print Clearly)	ADDRESS	EMAIL/TELEPHONE
Andrea Stamps	513 Gen Patterson Dr. Gerald	
Cheryl b. Douglas	526 Gen. Patterson Dr.	
Wendell Stamps	513 Gen. Patterson Dr	
Flo Wilson	557 Gen Patterson Dr	215-572-0247
C. Barbara Douglas	526 Gen Patterson	
Annie Guerant	517. Gen. Patterson	215-885-3135
Terry Guerant	527 Gen Patterson	215-885-3135
Thomas Coleman	413 Harrison Ave	267-226-8202
Ula Coleman	413 Harrison Ave	
Matt GORMAN - FELT		
		
George Staka	7664 WOODLAWN	gshelka@gmail.com

Thomas D Benedetto 109 Hewett Rd. tpd.arch@verizon.net.

