

April 25, 2011
Administration Building

The Planning Commission ("PC") meeting was held tonight at the Township Administration Building. The following Planning Commission members were present: Messrs. Brockington, Greenberg, Leighton, Cross, Goldfarb. Also present were ex-officio members Messrs. Laughlin, Harrower and Thomas DiBenedetto and Carmen G. Reitano, Assistant to the Director of Engineering, Zoning & Inspections and Hannah Mazzaccaro, Montgomery County Planning Commission.

1.) Acceptance of the minutes of the February 28, 2011 Meeting.

Mr. Goldfarb made the Motion to approve the minutes; Mr. Leighton seconded the Motion; the Motion passed.

2.) Review of Zoning Hearing Board Agenda for May 9, 2011

Appeal No. 3399: Appeal of Teresa Minetti, owner of Premises known as 510 East Avenue, Glenside, PA 19038 from the decision of the Zoning Officer for the following Zoning Relief in order to construct an 8' W x 29.75' L addition to the east side of the residence:

- a. A Variance from the Rules and Regulations of "Nonconforming Uses" as outlined in CCS 295-227.K. for the stated expansion of the nonconforming residence.
- b. In the alternative to a; above, a Variance from the Rules and Regulations of the Class R-5 Residence District as outlined in CCS 295-46.A.(1) for a lesser front yard setback of 18' to the addition instead of the minimum required 40' (The front yard setback for the existing residence is 18').

Mr. Minetti was present to discuss the application.

Mr. Reitano stated that this property was in front of the Committee previously for a modular home and received zoning approval for same. Mr. Minetti stated they are planning for a small addition for relatives moving in. Mr. Minetti also plans on adding a powder room. Mr. Cross suggested to Mr. Minetti that he request letters of approval from his neighbors prior to going before the Zoning Hearing Board.

Mr. Goldfarb made a Motion for approval; Mr. Leighton seconded the Motion; the Motion passed.

Appeal No. 3400: Appeal of St. Nicholas Serbian Orthodox Church, owner of premises known as 506 Stahr Road, Elkins Park, PA 1902, from the Decision of Zoning Officer for the following Zoning Relief in order to construct a 2 storey rectory addition within the current building footprint:

- a. A Special Exception in accordance with the Rules and Regulations of the Class R-5 Residence District as outlined in CCS 295-43.C. for the construction and use of a 2 storey rectory addition within the current building footprint and for a 5' wide sidewalk and stair from the existing driveway to the main entrance of the rectory addition.
- b. In the alternative to a; above, a Special Exception in accordance with the Rules and Regulations of "Nonconforming Uses" as outlined in CCS 295-227.B. and C. for aforesaid improvements.
- c. Variances from the Rules and Regulations of the Steep Slope Conservation District as outlined in Article XXII of Chapter 295 of the Cheltenham Code for the 5' wide sidewalk and stair from the existing driveway to the main entrance of the rectory addition, as follows:
 - i. From CCS 295-168.B. for not submitting a Lines and Grades Plan and conforming to the stated requirements.
 - ii. From CCS 295-167. for the proposed sidewalk and stair instead of one of the enumerated permitted uses.

Mr. Justin Ruby from Mainstay Engineering was present for this application.

Mr. Ruby stated that the Church wishes to construct a two (2) story addition to serve as a rectory for the priest. Mr. Ruby explained that the Church is not changing existing footprint. Mr. Ruby stated that a new sidewalk & driveway was also part of the plan. Mr. Reitano discussed previous lot line dispute between the Church and the neighboring owner. Mr. Ruby stated that the surveyor confirmed that the plantings were on church property. Mr. Reitano stated that the application is subject to steep slope regulations due to the sidewalk/stairs. Mr. Ruby stated that the materials proposed for the addition are very similar to what's currently there. Mr. Laughlin pointed out that the renderings appear different than the presented record plan. Mr. Ruby stated that the renderings were changed and that the Record Plan is accurate. Mr. DiBenedetto agrees with Mr. Cross that the proposed massing of the project works well with the existing church.

A resident presented concerns about the current lack of space in the parking lot. Mr. Ruby stated that there are no planned changes to the lot. Mr. Cross explained grading to a concerned resident and stated that the proposed building as presented will not stray above existing roof lines now. A resident complained of noise and parties coming from church. Mr. Reitano stated that the Noise Ordinance is enforced by the Police.

Mr. Goldfarb made a Motion of No Action; Mr. Leighton seconded the Motion; the Motion passed.

Appeal No. 3401: Appeal of Elizabeth R. Higgins, owner of premises known as 532 Woodland, Avenue, Cheltenham, PA 19012, from the Decision of Zoning Officer for the following Zoning Relief in order to construct and use a 9' W x 45' L deck and 9' W x 15' L shed along the northeast side of the residence:

- a. Variances from the Rules and Regulations of the Class R-8 Residence District as outlined in CCS 295-67.B.(2) for a zero foot (0') side yard setback from the northeast property line instead of the minimum required 9' for the following:
 - i. for the deck;
 - ii. for the shed.

Mr. Higgins was present for this application. Mr. Higgins stated that the shed will be accessed from the patio. Mr. Reitano stated that the shed needs fire rating. Mr. Cross advised the applicants to get plans, elevations, photographs, and letters from neighbors. Mr. Higgins asked whether it would be better to extend the deck across the entire back of the house. Mr. Cross stated that it's better to do everything in one package so if they would like to amend the application they should do so now. Mr. DiBenedetto stated that he would like to see more details about distance between neighbors and wants to see more information on neighboring properties in relation to the proposed deck.

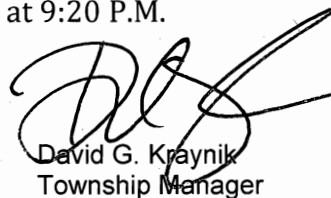
Mr. Goldfarb made the Motion of No Action; Mr. Brockington seconded the Motion; the Motion passed.

3.) Consideration of Resolution of Allocation of Sewer Capacity to 545 Jefferson Avenue Condominium Conversion.

Ms. Mazzaccaro stated that this is part of a Stipulated Settlement and that the Township is mandated to approve the project. Ms. Mazzaccaro stated that the Sewage Facilities Planning Module is projected into future EDU usage. Mr. Goldfarb made the Motion to recommend adoption of the Resolution; Mr. Leighton seconded the Motion; the Motion passed.

4.) Adjournment

Mr. Cross made a motion for adjournment; Mr. Goldfarb seconded the Motion, the Motion passed. The meeting adjourned at 9:20 P.M.



David G. Kravnik
Township Manager

Per: Holly A. Nagy