



PLANNING COMMISSION MEETING
Monday, December 18, 2023
Via Web-Conference
7:30 PM

To Join Zoom Video Meeting: [Click Here](#)

Meeting ID: 899 1529 1219; Password: 206895

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+1 301 715 8592 US (Washington DC)

AGENDA

1. Acceptance of minutes of the Planning Commission meeting dated Monday, November 27, 2023 (see attached).
2. Review of Zoning Hearing Board Agenda for January 8, 2024 (see attached).
 - a. Appeal #23-3745, 613 W. Cheltenham Avenue, LLC for 613 W. Cheltenham Avenue.
 - b. Appeal #23-3746, Byong Park for 25 Washington Lane.
 - c. Appeal #23-3747, Clayton Hampton Crossing, LLC for 137 S. Easton Road.
3. Old Business.
4. New Business.
 - a. Zoning Hearing Board Decisions
 - 1) Appeal #23-3737, Sandra & Michelet Lauture for 332 Rices Mill Road.
 - 2) Appeal #23-3742, Donalds Elliott Baxter, Jr. for 25 Washington Lane (Wyncote House).
5. Adjournment.


Alyson Elliott
Township Manager

**Planning Commission Minutes
Monday, November 27, 2023**

A regular meeting of the **PLANNING COMMISSION** for November 2023 was held tonight via web-conference, Chair Thom Cross presiding. Members present were Kurt Aherns, Carl Freedman, Rasheeda Gray, and Caitlin DiMarzio. Staff present via web-conference were Henry Sekawungu, Director of Planning and Zoning; Robert Habgood, Assistant Director of Planning and Zoning; Julia Detwiler, Planner 1, Galya Globerman, Junior Planner and Chloe Mohr, Montgomery County Planning Commission (MCPC).

Mr. Cross called the meeting to order at 7:30 p.m. A quorum was present.

Introductions were made for the new Planning Commission member Caitlin DiMarzio and liaison from the MCPC, Chloe Mohr.

1. Mr. Cross motioned to recommend approval of the October 23, 2023, minutes. Mr. Freedman seconded, and the motion passed unanimously.

2. Review of Zoning Hearing Board Agenda for December 11, 2023.

A. Appeal #23-3743, Christopher Stone & Kathleen Yeung for 831 Elkins Avenue.

Mr. Habgood provided background on the proposed Zoning Relief to allow for an addition to the rear of the dwelling causing an increase in the building coverage and encroachment into the setback requirement to an accessory structure (detached garage).

Mr. Lance Kraemer, architect, was present for the property owner, and provided additional information on the proposed Zoning Relief as follows:

- Applicant is proposing to demolish part of the existing structure on the rear of the dwelling for a new kitchen.
- Addition will cause a 2" encroachment into the setback to the existing detached garage.
- Building coverage would be increased 3% over the maximum allowable of 30%. The existing building coverage is 23%.
- The property will still comply with the maximum allowable impervious surface.

Discussion ensued with respect to the following:

- The amount of increase in the building coverage.
- The provisions of Stormwater Management (SWM). Mr. Kraemer advised that SWM would be provided in the form of a seepage pit.
- Building material which will match the existing dwelling.

Ms. Mohr asked the reason for the increase in the size of the proposed addition. Mr. Kraemer advised that the increased size is to make the kitchen more useable.

Mr. Freedman motioned to recommend approval. Mr. Aherns seconded, and the motion passed unanimously.

B. Appeal #23-3744, LBG Laventure Real Estate Group & Associates for 334 E. Church Road.

Mr. Habgood provided background on the proposed Zoning Relief to allow for the construction of a two-story addition of two (2) dwelling units to the existing building already with two (2) dwelling units, for a total of four (4) dwelling units, making this a multi-family use on the property located within the 100-year floodplain with encroachment into the side yard setback.

Mr. Rob Sebia, attorney, and Mr. Ben Estepani, architect, were present for the applicant. Mr. Estepani provided further background on the proposed project as follows:

- Location of the proposed two-story addition for the two (2) new dwelling units, off-street parking and setbacks.
- Location of the floodplain on the property.
- Elevation plan for the proposed addition.
- The size of the dwelling units would have 3 bedrooms and 2 bathrooms.

Discussion ensued with respect to the following:

- Requirements for off-street parking.
- The hardship for the proposed multi-family use. The applicant believed the size of the existing lot would allow for multi-family use.
- Possible subdivision of the property. The applicant stated that a subdivision would not be feasible.

- The location of an easement in the rear of the property that is not shown on the site plan and its impact on the plan. The applicant will investigate this matter.
- How the addition would affect the neighboring attached property, which hasn't been contacted.
- Location of the proposed driveway gate for the property & that a PennDOT HOP may be required.

Mr. Sekawungu noted the current issues with the floodplain and that a sewer review by PA DEP is required.

Ms. Mohr discussed the matter between the proposed Zoning Relief and possibly doing a Subdivision.

Mr. Freedman motioned to recommend denial. Ms. DiMarzio seconded, and the motion passed unanimously.

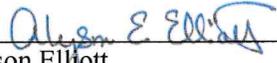
3. Old Business – None.

4. New Business

A. Mr. Habgood reviewed the Zoning Hearing Board Decisions.

B. Mr. Cross inquired about the work being done on newly paved roads, like Cheltenham Hills Drive, and the perceived lack of coordination. Staff advised that utility companies were performing the work and are unsure of the coordination process.

5. Adjournment- Mr. Cross motioned to adjourn the meeting at 8:20 p.m., seconded by Mr. Freedman.



Alyson Elliott
Township Manager

Per: Robert J. Habgood

**Review of Zoning Hearing Board Agenda
For January 8, 2024**

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 613 W. Cheltenham Avenue & vacant parcel on Coventry Avenue, Elkins Park, PA 19027 will be reviewed by the following Township Committees which will offer a recommendation to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, December 18, 2023, at 7:30 P.M. via Web-Conference. <https://cheltenhamtownship.org/agendalist.aspx?categoryid=889>**
- b. **Cheltenham Township Building & Zoning Committee on Tuesday, January 2, 2024, at 8:15 P.M. via Web-Conference. <https://cheltenhamtownship.org/agendalist.aspx?categoryid=896>**

This application will be heard by the Zoning Hearing Board on Monday, January 8, 2024, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 23-3745: Application of 613 W. Cheltenham Avenue, LLC, for the premises known as 613 W. Cheltenham Avenue and vacant parcel on Coventry Avenue, Elkins Park, PA 19027, from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for the redevelopment of the existing building to have 1,133 sq. ft. of office space on the ground floor, four (4) dwelling units each on the first and second floors, for a total of eight (8) dwelling units, with an increase in the impervious surface, decrease in the green space and lesser off-street parking on the properties located within the MU-2 Mixed Use Zoning District.

Zoning Relief:

1. A variance from Section 295-1402.C., to allow for an impervious surface coverage of 86.9% whereas no more than 65% is otherwise permitted.
2. A variance from Section 295-1402.D., to allow for a green area of 13.1% whereas no less than 35% is otherwise required.
3. A variance from Section 295-2301.B., to allow for no pedestrian access through the parking lot, whereas pedestrian access through the parking lot is otherwise required.
4. A variance from Section 295-1402.H., to allow for a parking setback of 1 foot from the ultimate street right-of-way, whereas a minimum 10 feet from the ultimate street right-of-way is otherwise required.
5. A variance from Section 295-405.G.(1)(c), to permit eight (8) apartment units on an 11,171 sq. ft. lot, whereas three (3) are otherwise permitted.
6. A variance from Section 295-2301.E., to permit ten (10) off-street parking spots, whereas fifteen (15) off-street parking spots are otherwise required.
7. A variance from Section 295-405.B.(17)(c), to allow for office space on the ground floor, whereas 50% of the ground floor must otherwise contain retail.
8. A variance from Section 295-1402.E.(2), to permit the existing non-conforming encroachment into the side yard setback for the stairs and fire escape of 4.8' (9.7' combined), whereas not less than 8' (20' combined) side yard setback is otherwise required.
9. A variance from Section 295-405.G.(1)(d), to three (3) one-bedroom apartments to be less than 750 sq. ft., whereas 750 sq. ft. is otherwise required for one-bedroom apartments.
10. A variance from Section 295-405.A.(6)(a), to 6' privacy fence in the front yard and parking lot area, whereas a fence no greater than 4' is otherwise permitted.

The above application, including site plans, is on file in the Township Administration Building, Planning and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027. Please contact the Planning and Zoning Department at (215) 887-1000 X216 if there are any questions with respect to the application.

Information on how to access the Web-Conference for each Meeting will be posted on the Township's website www.cheltenhamtownship.org under the Planning Commission and Building & Zoning Committee Agendas by the Friday before the scheduled Meeting Date.

**ZHB #23-3745
Zoning Officer**

**CHELTENHAM TOWNSHIP ZONING HEARING BOARD
ADDENDUM TO ZONING HEARING BOARD APPLICATION**

Applicant: 613 W Cheltenham Avenue, LLC
7608 Woodlawn Ave
Elkins Park, PA 19027

Owner: Same as Applicant

Subject Property: 613 Cheltenham Ave
Elkins Park, PA
TMP No.: 31-00-05488-00-7 & 31-00-05491-00-4

Attorney: Matthew J. McHugh, Esquire
Leonard B. Altieri, III, Esquire
KLEHR HARRISON HARVEY BRANZBURG LLP
1835 Market Street, Suite 1400
Philadelphia, PA 19103
mmchugh@klehr.com / laltieri@klehr.com
215-569-1662/215-569-4364

Relief Requested

1. A variance from Section 295-1402.C of the Cheltenham Township Zoning Ordinance (the "Zoning Ordinance") to allow for Max Impervious Coverage of 86.9% whereas no more than 65% is otherwise permitted.
2. A variance from Section 295-1402.D of the Zoning Ordinance to allow for a Minimum Green Area of 13.1%, whereas no less than 35% is otherwise required.
3. A variance from Section 295.2301.B of the Zoning Ordinance to not allow for pedestrian access through the parking lot, whereas pedestrian access through the parking lot is otherwise required.
4. A variance from Section 295-1402.H of the Zoning Ordinance to allow for a parking setback of 1 foot from the ultimate street right-of-way, whereas a minimum 10 feet from the ultimate street right-of-way is otherwise required.
5. A variance from Section 295-405.G(1)(c) of the Zoning Ordinance to permit eight (8) apartment units on an 11,171SF lot, whereas three (3) are otherwise permitted.
6. A variance from Section 295-2301.E of the Zoning Ordinance to permit ten (10) off-street parking spots, whereas fifteen (15) off-street parking spots are otherwise required.

7. A variance from Section 295-405.B(17)(c) of the Zoning Ordinance to allow for office space on the ground floor, whereas 50% of the ground-floor square footage must otherwise contain retail.
8. A variance from Section 295-1402.E(2) of the Zoning Ordinance to permit the existing non-conforming encroachment into the side yard setback for the stairs and fire escape of 4.8' (9.7' combined), whereas not less than 8' (20' combined) side yard setback is otherwise required.
9. A variance from Section 295-405.G(1)(d) of the Zoning Ordinance to permit three (3) one-bedroom apartments to be less than 750SF, whereas 750SF is otherwise required for one-bedroom apartments.
10. A variance from Section 295-405.A.(6)(a) of the Zoning Ordinance to permit a 6' privacy fence in the front yard and parking lot area, whereas a fence no greater than 4' is otherwise permitted.

Summary of Application

The Applicant is seeking the relief requested as set forth in connection with the redevelopment of the existing structure located at 613 W. Cheltenham Ave. The Subject Property is located in the MU2 Mixed Use District. Applicant is seeking relief from the Zoning Ordinance to construct 1,133SF of office space on the ground floor, and eight (8) total residential dwelling units on the Subject Property, which consists of two adjacent lots, and further identified as Montgomery County UPI Nos.: 31-00-05488-00-7 & 31-00-05491-00-4. Applicant is proposing to construct four (4) dwelling units on the first floor, totaling 2,988.2SF, and four (4) dwelling units on the second floor, totaling 3,086.4SF for a total residential dwelling unit square footage of 6,074.7SF. Due to the confines of the existing structure, and the existing non-conformities on the site, Applicant will be seeking relief from, among other sections of the Zoning Ordinance, minimum floor area for three (3) of the units, specifically units, #1,2 and 6.

The current site is an existing non-conformity as it applies to maximum impervious coverage, and minimum green space. The current impervious coverage is 77.6% or 8,672SF, whereas only 65% is otherwise allowed. As part of the redevelopment, Applicant is seeking an increase of the existing non-conformity by 1,034SF for a total impervious coverage amount of 9,706SF or 86.9%. As noted above, the minimum green space is also an existing non-conformity at 22.4% or 2,499SF whereas 35% is otherwise required. As part of the redevelopment, Applicant is seeking a reduction of 1,033SF of green space, for a total of 13.1% or 1,466SF of total green space on the Subject Property.

Applicant is proposing to provide ten (10) off-street parking spaces by utilizing the adjacent vacant lot, whereas fifteen (15) off street parking spaces are otherwise required. As will be testified to in greater detail at the hearing, Applicant believes that even with the requested relief of 5 parking spaces, there is sufficient on-street parking to properly accommodate the Subject Property.

Legal Standard

Dimensional Variances

In considering an application for a variance, the Zoning Hearing Board is required to apply the provisions of Section 10910.2 of the MPC. Section 10910.2 provides that the Zoning Hearing Board has the authority to grant a variance if it finds that the Applicant has met its burden with respect to the following five elements:

1. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.
2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
3. That such unnecessary hardship has not been created by the appellant.
4. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
5. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

53. P.S. §10910.2(a).

In determining whether the Applicant has established the existence of an unnecessary hardship, the Pennsylvania Supreme Court has stated that the Zoning Hearing Board may consider multiple factors including the economic detriment to the applicant if the variance was denied, the financial hardship created by any work necessary to bring the building into strict compliance with the zoning requirements and the characteristics of the surrounding neighborhood. Hertzberg v. Zoning Board of Adjustment of Pittsburgh, 721 A.2d 43, 50 (Pa. 1998).

Conclusion

At the hearing on this matter, the Applicant will present sufficient credible testimony and evidence to support its entitlement to the Relief Requested.

Township of Cheltenham

Montgomery County, Pennsylvania

Board of Commissioners

Daniel B. Norris, *President*
Matthew D. Areman, *Vice President*
Irv Brockington
Dwight Pedro Lewis
Brad M. Fransky
Ann L. Rappoport
Mitchell Zygmund-Felt

Township Manager
Alyson Elliott



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

Phone: 215-887-1000
Fax: 215-887-1561
www.cheltenhampa.gov

August 24, 2023

Leonard B. Altieri, III, Esquire
1835 Market Street, Suite 1400
Philadelphia, PA 19013

Re: 613 W Cheltenham Avenue - Tax ID #310005488007– Zoning Determination Request

Dear Mr. Altieri:

Pursuant to your Zoning Determination Request, received by the Township on August 11, 2023, a review has been completed with respect to your proposal to reverse subdivide two adjacent parcels and renovate the existing three-story structure to include five (5) office units on the lower level, four (4) residential units on the first floor, and four (4) residential units on the second floor, located at 61 W Cheltenham Avenue in the MU2 Mixed Use District.

Attached please find the following information from the Cheltenham Township Code for your review:

1. Section 295-1401 Permitted Uses MU2 Mixed Use District
2. Section 295-1402 Dimensional Standards
3. Section 295-405B.17 Mixed Use Building
4. Section 295-405.G.1 Multifamily Building/Unit
5. Section 295-2301.E Parking Requirements by Land Use

It appears from a review of the submitted request and Township Codes that the proposed reverse subdivision is permitted, however, at a minimum, the following Zoning Relief would be required:

- Section 295-1402.C, to allow for more than 65% of the total lot area to be covered by impervious surfaces.
- Section 295-1402.D, to allow for less than 35% of the total lot are to be grass or landscaping.
- Section 295-2301.B to allow for no provisions for pedestrian access through the parking lot.
- Section 295-1402.H to allow for parking set back less than 10 feet from the ultimate street right-of-way or property line.
- Section 295-405.G(1)(c) to allow for eight (8) apartment units on a 11,171 square foot lot where the maximum permitted density is fifteen (15) units per acre.
- Section 295-2301.E to allow for ten (10) off-street parking spaces where fifteen (15) are required.
- Section 295-405.B(17)(a) to allow for an office use in place of retail uses on the first floor.

- Section 295-405.B(17).c, to allow for less than the required 50% of the first floor as a retail use and to not have windows on the front façade.
- Section 295-1402.E(2), to allow for encroachment into the side yard setback for the stairs and fire escape.

The following determinations may be required:

- Section 295-405.G(1)(d), that the minimum floor areas in apartments is at least the required 750 square feet for a one (1) bedroom dwelling and 900 square feet for a two (2) bedroom dwelling.
- Section 295-405.A.6.(a), that the proposed fence is not greater than 4' tall in the front yard and parking lot area.

You can seek relief from the Zoning Hearing Board (ZHB) or appeal this determination. The ZHB application is attached for your convenience. It is the applicant's responsibility to ensure that all required Zoning Relief is requested.

Once the Zoning matter is resolved, then the proposed use will also require a review by the State to determine sewer capacity and availability. You will need to establish a Professional Service Agreement (copy attached) and provide a comprehensive narrative on the prior use and the proposed use including a building plan, and water bills for a full year for the prior use.

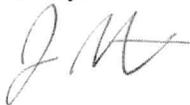
This project would also require the submission of a Lot Consolidation/Land Development application.

This premise is located within the East Cheltenham Commercial Enhancement District. Any proposed signage will require a Certificate of Appropriateness and review by the Township's Design Review Committee per Section 295-2405.A.5. Please note that cabinet signs are not permitted per Section 295-2403.A.11.

Please note that there are outstanding property maintenance violations for this property that must be resolved. You need to contact the Building & Codes Department at (215) 887- 1000 ext. 223 to resolve all outstanding violations.

If you have any questions or need additional information, please feel free to contact the Planning & Zoning Department at (215) 887-1000 ext. 225.

Sincerely,



Julia Detwiler
Planner I

cc: Daniel Norris, Ward Commissioner*
Alyson Elliott, Township Manager*
Henry Sekawungu, Director of Planning & Zoning*
Scott Lynch, Fire Marshal*
Robert Habgood, Assistant to the Director of Planning & Zoning*
*Sent via email



CHELTENHAM TOWNSHIP
PLANNING AND ZONING DEPARTMENT
8230 OLD YORK ROAD
ELKINS PARK, PA 19027
(215) 887-1000

ZONING DETERMINATION REQUEST

Requestor's Name (Please Print): Leonard B. Altieri, III, Esquire

Requestor's Address: 1835 Market Street, Suite 1400, Philadelphia, PA 19013

Requestor's Telephone#: 215-569-4364 Email: LAltieri@klehr.com

Property Address Requested: 613 W. Cheltenham Ave

Parcel ID (if known): 31-00-05488-00-7

Explain in Detail the Proposed Use for the Property: _____

Property Owner currently owns 613 W. Cheltenham Ave (the "Subject Property") along with the adjacent parcel fronting Coventry Ave (31-00-07300-00-4). Property Owner wishes to reverse subdivide the two parcels and combine them into one, using the Coventry Ave parcel for parking. Property Owner will then renovate the existing three-story structure to include five (5) office units on the lower level, totaling 1,133 sqft, and eight (8) total residential units (4 on the 1st floor [2,988.3 sqft], and 4 on the 2nd floor [3,086.4 sqft]), for a total residential unit square footage of 6,074.7 sqft.

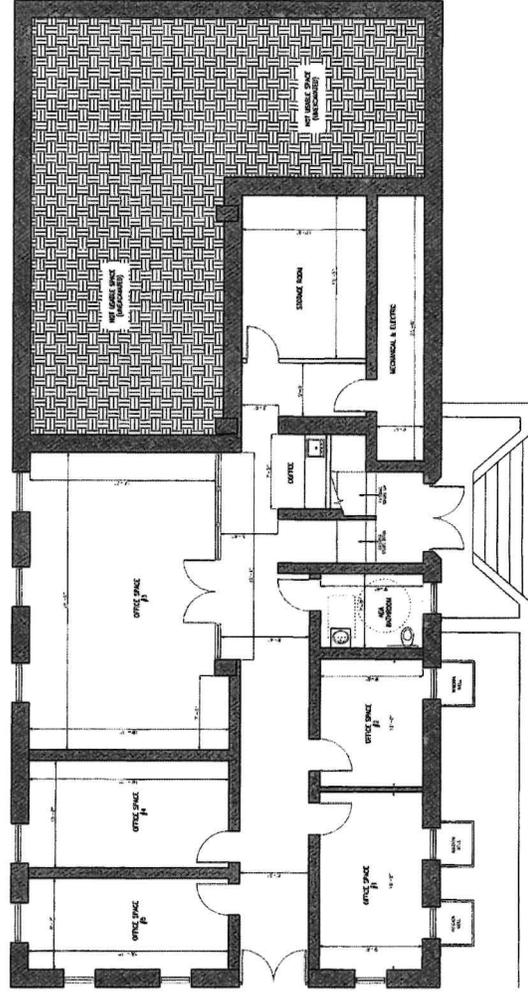
(Separate page can be attached for additional detail on the proposed use. Please include information on previous use. Business uses should include proposed hours of operation, number of staff, and available off-street parking.)

Site Plan attached: Yes No

Site plan should include dimensions of existing structures and impervious surfaces on the property, and the dimensions and locations of proposed improvements

Fee payable to Cheltenham Township: Residential \$ 80
Non-Residential \$ 125
(including Multi-Family)

Requestor's Signature: Leonard B. Altieri III Date: 8/10/23



PROPOSED
LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	AREA	TOTAL AREA
1	OFFICE	1014.50 SQ. FT.	
2	OFFICE	1165.50 SQ. FT.	
3	OFFICE	893.50 SQ. FT.	
4	OFFICE	893.50 SQ. FT.	
5	OFFICE	1014.50 SQ. FT.	
TOTAL		5101.50	5101.50

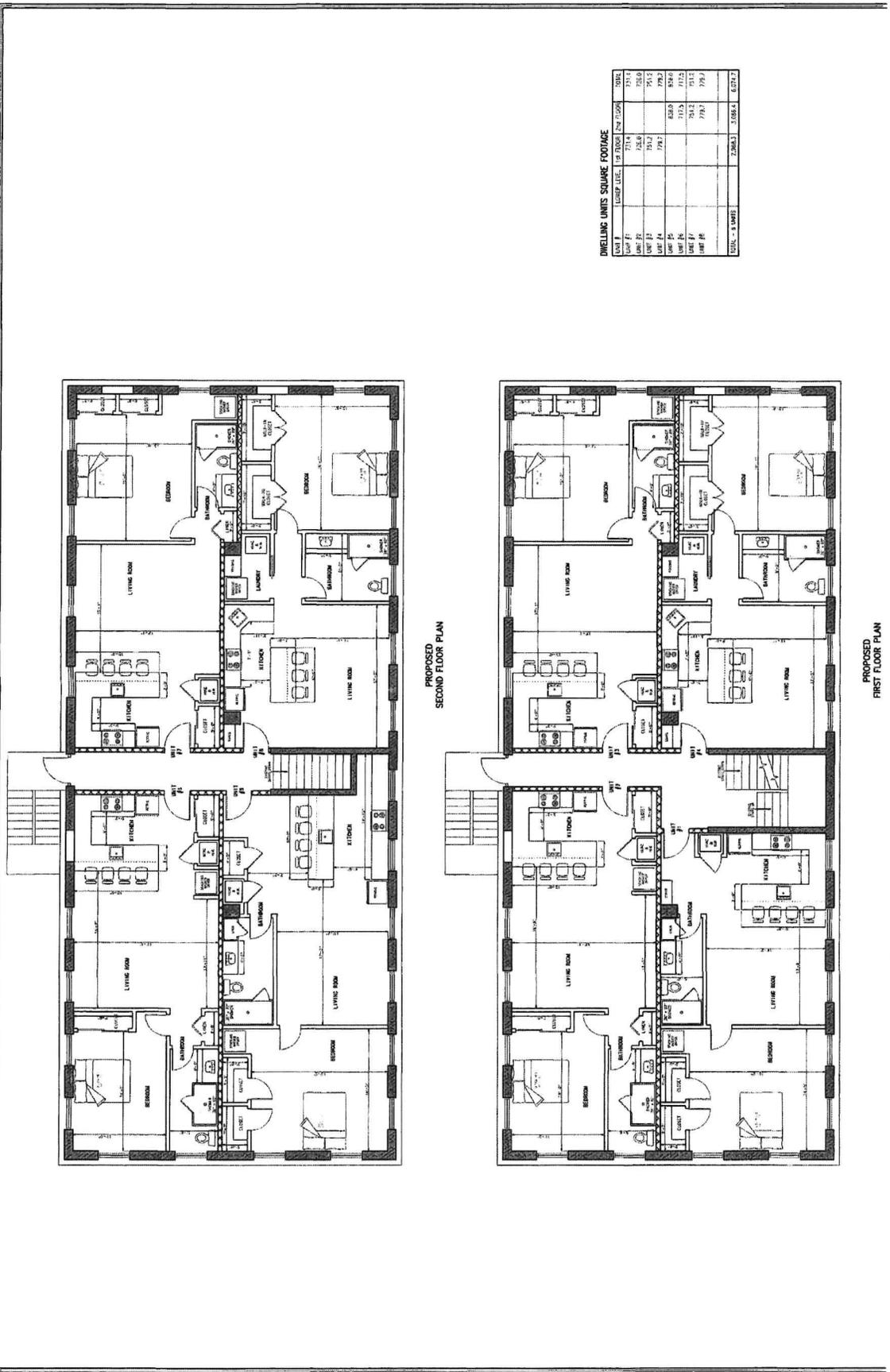
PROJECT INFORMATION
DATE: 11-JANUARY-2023
DRAWING NO.: Z-2
SHEET NO.: 1 OF 2
PROJECT NO.: 23-000

PROJECT: 613 WEST CHELTENHAM AVENUE
ARCHITECT: BRUTTAMANTI ARCHITECTURE LLC
COPYRIGHT: BRUTTAMANTI ARCHITECTURE LLC

613 WEST CHELTENHAM AVENUE
Zoning Drawings

BRUTTAMANTI ARCHITECTURE LLC
1332 South Broad Street
Philadelphia, PA 19146-8808
Phone: (215) 276-0200
Email: info@bruttamanti.com

613 WEST CHELTENHAM AVENUE
Zoning Drawings



ARCHITECTS: BRUTTANTI ARCHITECTURE LLC
 613 West Cheltenham Avenue
 Elkins Park, PA 19027
 Phone: (215) 318-2800
 Fax: (215) 318-2800
 Email: info@bruttanti-architecture.com

PROPOSED RESIDENTIAL UNITS
 1st & 2nd Floor Plans

613 WEST CHELTENHAM AVENUE
 Zoning Drawings

DATE: 11.09.2017
 DRAWING NO.: 2017-01
 PROJECT NO.: 17-0001
 SHEET NO.: Z-3

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 25 Washington Lane, Wyncote, PA 19095 will be reviewed by the following Township Committee which will offer a recommendation to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, December 18, 2023, at 7:30 P.M. via Web-Conference.**
<https://cheltenhamtownship.org/agendalist.aspx?categoryid=889>

This application will be heard by the Zoning Hearing Board on Monday, January 8, 2024, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 23-3746: Application of Byong Park, for the premises known as 25 Washington Lane (Wyncote House), Wyncote, PA 19095, from the Decision Zoning Officer for a variance from Section 295-405.B.(20), to allow for a personal care business use (massage therapy) to be located less than 750' from another personal care business use (barber shop) on the property located in the M-2 Mixed Use Zoning District.

The above application, including site plans, is on file in the Township Administration Building, Planning and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027. Please contact the Planning and Zoning Department at (215) 887-1000 X216 if there are any questions with respect to the application.

Information on how to access the Web-Conference for each Meeting will be posted on the Township's website www.cheltenhamtownship.org under the Planning Commission and Building & Zoning Committee Agendas by the Friday before the scheduled Meeting Date.

**ZHB #23-3746
Zoning Officer**

(Attached)

Application to Zoning Hearing Board for Zoning Relief

Applicant's Name: Byong Park

Property Address: 25 Washington Lane, Ste 11A, Wyncote, PA 19095

9. If Application is for a Variance, list Zoning Code Section from which Zoning Relief required and nature of hardship relied upon:

Zoning Code Section: Section 295-405B.20 Personal Care Business Uses

(1) Barbershop belongs to Personal Care Business A as a beauty service, and Massage Therapy belongs to Personal Care Business B as more of a medical service.

There is a barber shop within 750 feet of the applicant's premises. However, barber shop and massage therapy shop provide different services, even though both of them belong to personal care businesses. The customers of barber shop go to barber shop for a good looking/appearance in hair. It is a salon for beauty care. The patients of massage therapy have pain in muscle, and they look for pain relief and treatment. The applicant is currently working as a massage therapist at the chiropractic office in Cheltenham Township. She provides massage therapy services for the patients at the chiropractic office. She has a very good reputation from the patients of the chiropractic office.

(2) As mentioned above, the applicant provides beneficial services to public (patients) in the area by providing massage therapy. Especially, many of the residents of the property who suffer muscle pain will receive the treatment from the therapy.

(3) For the landlord, it is difficult to find tenants in this difficult economic situation. Landlord and Tenant mutually receive financial benefit through establishing massage therapy business in the premises.

Hereby, I courteously request that you allow zoning permit for the applicant.

Township of Cheltenham

Montgomery County, Pennsylvania

Board of Commissioners

Daniel B. Norris, *President*
Matthew D. Areman, *Vice President*
Irv Brockington
Dwight Pedro Lewis
Brad M. Pransky
Ann L. Rappoport
Mitchell Zygmund-Felt

Township Manager
Alyson Elliott



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

Phone: 215-887-1000
Fax: 215-887-1561
www.cheltenhampa.gov

October 23, 2023

Byong Park
26 Township Line Road #C35
Elkins Park, PA 19027

Re: 25 Washington Lane - Tax ID #310027724001– Zoning Determination Request

Dear Mr. Park:

Pursuant to your Zoning Determination Request, a review has been completed with respect to your proposal to operate a massage therapy business, located at 25 Washington Lane in the M2 Multifamily District.

Attached please find the following information from the Cheltenham Township Code for your review:

1. Section 295-405B.20, Personal Care Business Uses
2. Chapter 179, Massage Establishments

It appears from a review of the submitted request and Township Codes that the proposed massage therapy business is not permitted at this location as it is located within 750 feet of another personal care business use. You can seek relief from the Zoning Hearing Board (ZHB) or appeal this determination. The ZHB application is attached for your convenience.

Your massage business use must also comply with the conditions outlined in Chapter 179, Massage Establishments, including licensure with the Township.

Once the Zoning matter is resolved, your business will need to be registered with the Township Tax Office, which can be reached at (215) 887-1000 ext. 135.

If you have any questions or need additional information, please feel free to contact the Planning & Zoning Department at (215) 887-1000 ext. 225.

Sincerely,

Julia Detwiler
Planner I

cc: Henry Sekawungu, Director of Planning & Zoning*
Robert Habgood, Assistant to the Director of Planning & Zoning*
Galya Globerman, Junior Planner*
Donna Dolan, Tax Office*
*Sent via email



RECEIVED

SEP 23 2023

CHELTENHAM TOWNSHIP

**CHELTENHAM TOWNSHIP
PLANNING AND ZONING DEPARTMENT
8230 OLD YORK ROAD
ELKINS PARK, PA 19027**

ZONING DETERMINATION REQUEST

Requestor's Name (Please Print): Byong Park

Requestor's Address: 26 Township Line Rd # C35 Elkins Park PA 19027

Requestor's Telephone#: _____ Email: jubilatoir@gmail.com

Property Address Requested: 25 Washington Ln. 1st Fl. office Suite 11A
Wyncote PA 19095

Parcel ID (if known): _____

Explain in Detail the Proposed Use for the Property: _____

Licensed Professional Massage Therapist
provides Massage Services

Existing Floor Plan was not altered.

Using exactly same as previous existing floor plan.

Thank you!

(Separate page can be attached for additional detail on the proposed use.)

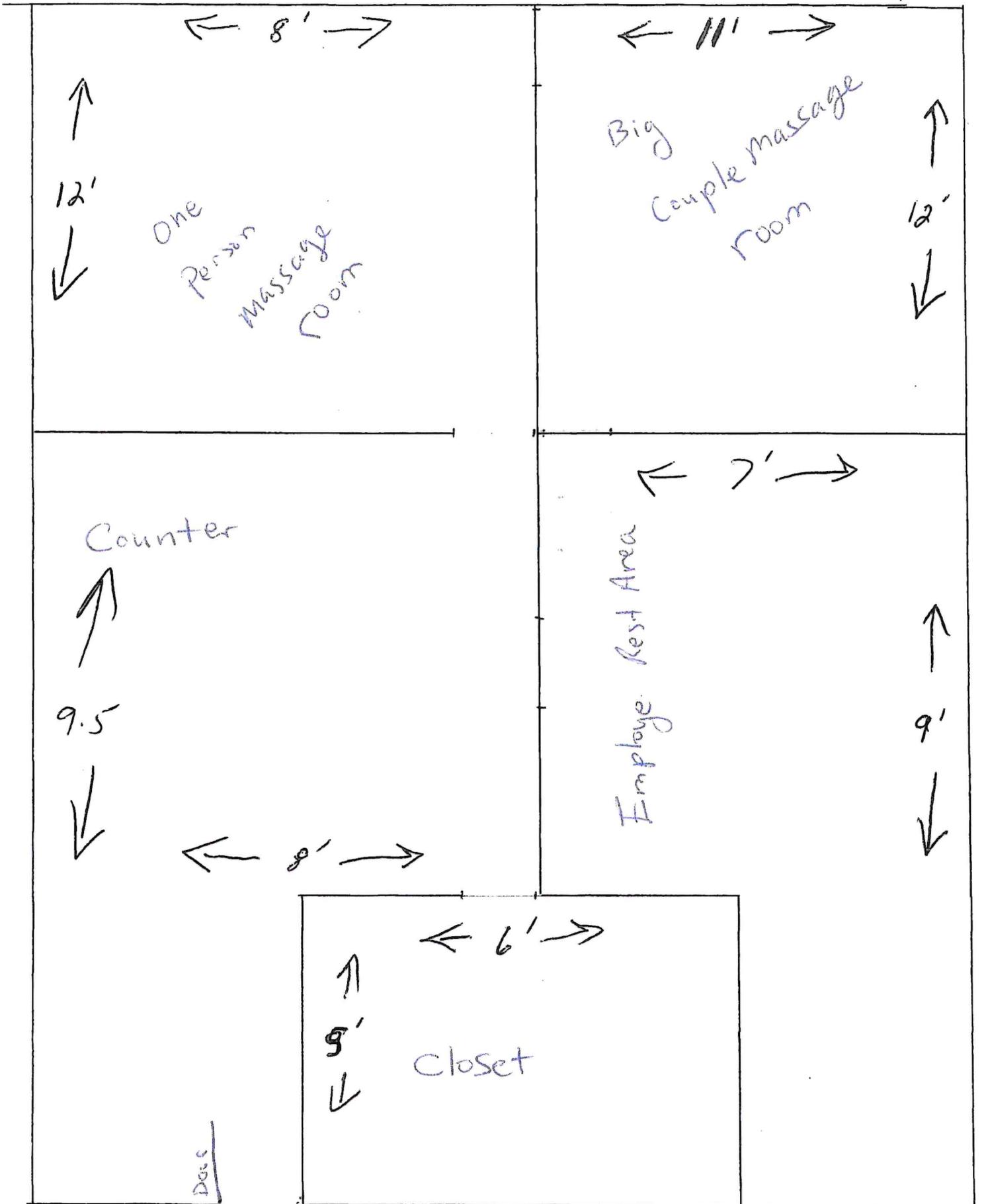
Site Plan attached: Yes No

Fee payable to Cheltenham Township: Residential \$ 80
Non-Residential \$ 125
(including Multi-Family)

Requestor's Signature: Byong Park Date: 3/7/2022

OFFICE 11 A

RESTORE LIFE MASSAGE INC



ENTRANCE

NOTICE

NOTICE IS HEREBY GIVEN that an application for Zoning Relief for 137 S. Easton Road, Glenside, PA 19038 will be reviewed by the following Township Committees which will offer a recommendation to the Zoning Hearing Board:

- a. **Cheltenham Township Planning Commission on Monday, December 18, 2023, at 7:30 P.M. via Web-Conference.**
<https://cheltenhamtownship.org/agendalist.aspx?categoryid=889>

- b. **Cheltenham Township Building & Zoning Committee on Tuesday, January 2, 2024, at 8:15 P.M. via Web-Conference.**
<https://cheltenhamtownship.org/agendalist.aspx?categoryid=896>

This application will be heard by the Zoning Hearing Board on Monday, January 8, 2024, at 7:30 P.M. at Curtis Hall, at Curtis Arboretum, Greenwood Avenue and Church Road, Wyncote, PA 19095.

APPEAL NO. 23-3747: Application of Clayton Hampton Crossing, LLC, for the premises known as 137 S. Easton Road, Glenside, PA 19038, from the Decision of the Zoning Officer for the following Zoning Relief in order to allow for a restaurant use with outdoor seating and lesser off street parking on the property located within the MU-1 Mixed Use Zoning District.

Zoning Relief:

1. A variance from Section 295-2301.E., to have lesser off-street parking.
2. A variance from Section 295-405.B.(25)(c)., to have outdoor seating along the Wesley Avenue side of the property.

The above application, including site plans, is on file in the Township Administration Building, Planning and Zoning Department, Room 204, 8230 Old York Road, Elkins Park, PA, 19027. Please contact the Planning and Zoning Department at (215) 887-1000 X216 if there are any questions with respect to the application.

Information on how to access the Web-Conference for each Meeting will be posted on the Township's website www.cheltenhamtownship.org under the Planning Commission and Building & Zoning Committee Agendas by the Friday before the scheduled Meeting Date.

**ZHB #23-3747
Zoning Officer**

Township of Cheltenham

Montgomery County, Pennsylvania

Board of Commissioners

Daniel B. Norris, *President*
Matthew D. Areman, *Vice President*
Irv Brockington
Dwight Pedro Lewis
Brad M. Pransky
Ann L. Rappoport
Mitchell Zygmund-Felt

Township Manager

Alyson Elliott



Administration Building

8230 Old York Road
Elkins Park, PA 19027-1589

Phone: 215-887-1000
Fax: 215-887-1561
www.cheltenhampa.gov

October 26, 2023

Armand Parllaku
120 Thorndike Road
Philadelphia, PA 19115

Re: 137 S Easton Road - Tax ID #310008641004– Zoning Determination Request

Dear Mr. Parllaku:

Pursuant to your Zoning Determination Request, a review has been completed with respect to your proposal to operate a BYOB Italian/Mediterranean restaurant with outdoor seating, located at 137 S Easton Road in the MU1 Mixed Use District.

Attached please find the following information from the Cheltenham Township Code for your review:

1. Section 295-1301 Permitted Uses in the MU1 Mixed Use Districts
2. Section 295-405B.25, Restaurant
3. Section 295-405B.(25)(c), Outdoor Restaurant Areas
4. Section 295-2301, Parking Requirements by Land Use

It appears from a review of the submitted request and Township Codes that the proposed restaurant with outdoor seating is not permitted as it does not meet the requirements for off-street parking per Section 295-2301E, and the proposed outdoor seating does not meet the requirements of Section 295-405B.(25)(c). You can seek relief from the Zoning Hearing Board (ZHB) or appeal this determination. The ZHB application is attached for your convenience.

Once the Zoning matter is resolved, then the proposed use will also require a review by the State to determine sewer capacity and availability. You will need to establish a Professional Service Agreement (copy attached) and provide a comprehensive narrative on the prior use and the proposed use including a building plan, and water bills for a full year for the prior use.

This premise is located within the Glenside Commercial Enhancement District. Any proposed signage will require a Certificate of Appropriateness and review by the Township's Design Review Committee per Section 295-2405.A.5. Please note that cabinet signs are not permitted per Section 295-2403.A.11.

Once the Zoning and sewer matters are resolved, your business will need to be registered with the Township Tax Office, which can be reached at (215) 887-1000 ext. 135.

If you have any questions or need additional information, please feel free to contact the Planning & Zoning Department at (215) 887-1000 ext. 225.

Sincerely,

A handwritten signature in cursive script, appearing to read 'J M', is centered on the page.

Julia Detwiler
Planner I

cc: Matthew Areman, Ward Commissioner*
Alyson Elliott, Township Manager*
Henry Sekawungu, Director of Planning & Zoning*
Scott Lynch, Fire Marshal*
Robert Habgood, Assistant to the Director of Planning & Zoning*
Galya Globerman, Junior Planner*
Donna Dolan, Tax Office*
*Sent via email



RECEIVED
SEP 11 2023
CHELTENHAM TOWNSHIP

CHELTENHAM TOWNSHIP
PLANNING AND ZONING DEPARTMENT
8230 OLD YORK ROAD
ELKINS PARK, PA 19027
(215) 887-1000

ZONING DETERMINATION REQUEST

Requestor's Name (Please Print): Armand Parlaku

Requestor's Address: 120 Thorndike Rd, Philadelphia, PA 19115

Requestor's Telephone#: 215-971-0989 Email: armandparlaku@gmail.com

Property Address Requested: 137 S Easton Rd, Glenside, PA 19038

Parcel ID (if known): 31-00-08641-013, 31-00-08641-004

Explain in Detail the Proposed Use for the Property: BYOB Italian/Mediterranean Restaurant with outdoor dining

Hours of Operations 11am to 11pm every day of the week. 25 employees depending how busy it will get.

Floor Plans outlining Restaurant area are attached. Building does not have any of-street parking spaces,

however it is in close proximity to the Glenside Train station and we estimate there will be foot traffic coming from the train station. Attached is the map outlining nearby parking lots that can be used by other customers as well.

Previous use of the building was school with 90-120 students.

(Separate page can be attached for additional detail on the proposed use. Please include information on previous use. Business uses should include proposed hours of operation, number of staff, and available off-street parking.)

Site Plan attached: Yes No

Site plan should include dimensions of existing structures and impervious surfaces on the property, and the dimensions and locations of proposed improvements

Fee payable to Cheltenham Township: Residential \$ 80
Non-Residential \$ 125
(including Multi-Family)

Requestor's Signature: Armand Parlaku

Date: 9/7/2023 | 3:16 PM EDT

DATE	
SCALE	
REVISIONS	

ADDRESS
137 S EASTON ROAD
GLENSIDE PA, 19028

EXISTING
ELEVATIONS AND
SECTIONS

PROJECT NO.	Z-100.8
DATE	11-1-12
SCALE	1/8" = 1'-0"
DRWING	SHW
REVISIONS	

